

SOUTH WEBER CITY COUNCIL AGENDA

Watch live or at your convenience

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

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Tuesday, October 27, 2020 in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m. *Due to physical distancing guidelines, there is limited room for the public to attend. Unless commenting, please watch on YouTube at the link above. **Attendees are required to wear a face mask.** If you are unable or uncomfortable attending in person, you may also comment live via Zoom if you register prior to 5 pm the day of the meeting at <https://forms.gle/PMJFhYFJsD3KCi899>. You may also email publiccomment@southwebercity.com for inclusion with the minutes.

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

1. Pledge of Allegiance: Councilman Halverson
2. Prayer: Councilwoman Alberts
3. Corona Update
4. *Public Comment: Please respectfully follow these guidelines
 - a. Individuals may speak once for 3 minutes or less
 - b. Do not make remarks from the audience
 - c. State your name and address
 - d. Direct comments to the entire Council (Council will not respond)

PRESENTATIONS

5. Property Acquisition Proposal by Ron and Karen Anderson

ACTION ITEMS

6. Approval of Consent Agenda
 - a. September 29, 2020 Minutes
 - b. September Check Register
 - c. August Budget to Actual
7. Resolution 2020-45: Final Plat for South Weber Drive Commercial Subdivision 2nd Amendment
8. Ordinance 2020-04: General Plan

REPORTS

9. New Business
10. Council & Staff

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205(1)(d)

11. Discussion of the Purchase, Exchange, or Lease of Real Property
12. Return to Open Session and Adjourn

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

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

DATE: 10-20-2020

CITY RECORDER: Lisa Smith



South Weber City

City Council Agenda Application

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

City Council meetings are held the second, third and fourth Tuesdays of each month beginning at 6:00 p.m. This application must be submitted by 5:00 p.m. eight (8) days prior to the meeting.

Name: Ron & Karen Anderson

Address: 10832 Firch Farm Road
South weber, Ut 84405

Phone: 801-628-7100

E-mail: karena@firchfarm.com

Date of City Council Meeting you request to be placed on: 10/27/2020

PURPOSE/REASON TO BE ON CITY COUNCIL AGENDA:

purpose to purchase approx 1829.16 sq feet of park property abutting our property line

WHAT IS YOUR RECOMMENDATION?

City approve the sale

CITY DEPARTMENT INPUT:

SIGNATURE: *[Signature]* DATE: 10/7/2020

This application allows you to be placed on the City Council agenda for items of discussion only, no official action will be taken.

PROPOSAL

Mr. Ronald and Karen Anderson
6832 Firth Farm Road
South Weber, UT 84405

DEAR SIRs:

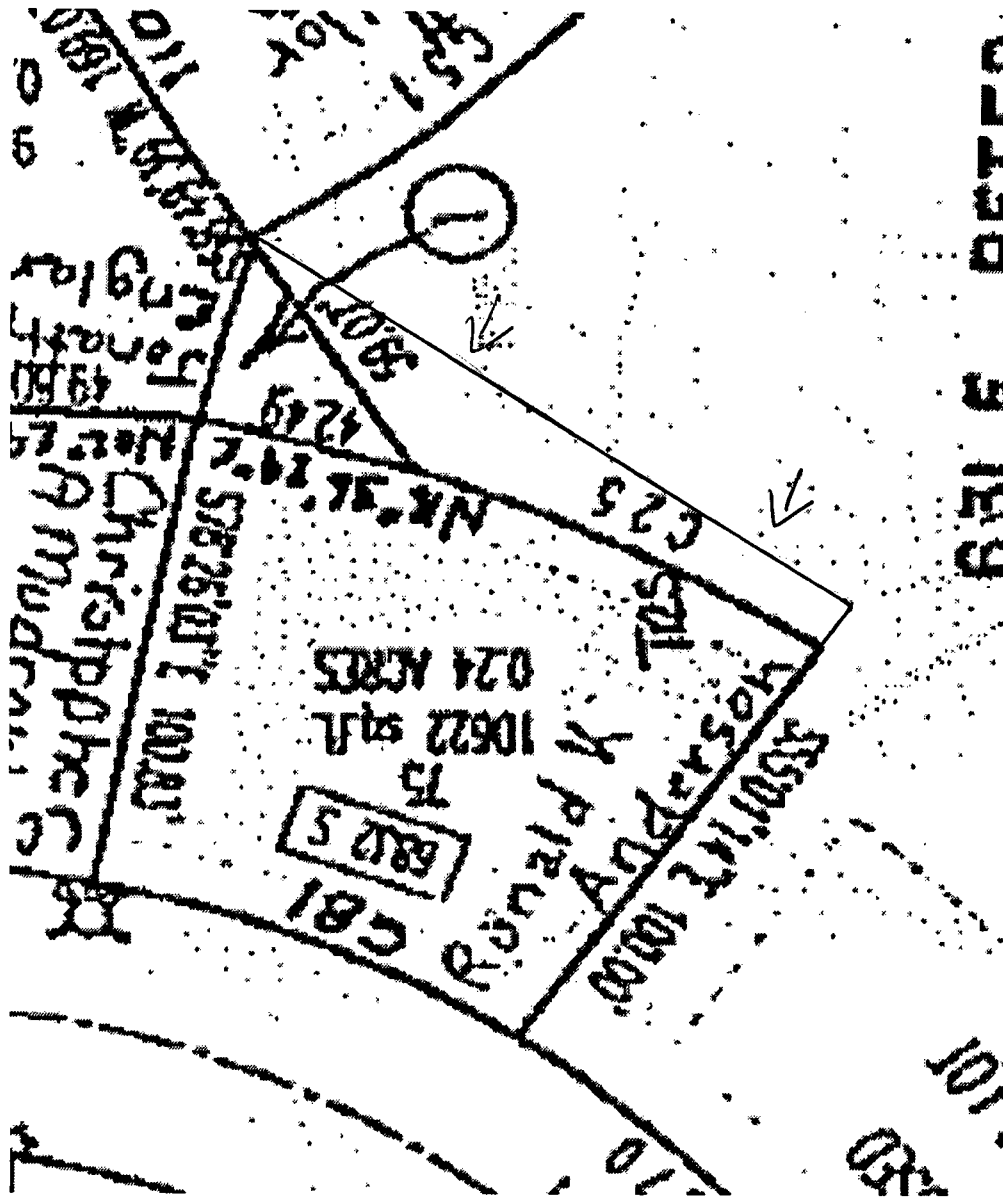
IT IS PROPOSED THAT RONALD AND KAREN ANDERSON, PURCHASE A 1829.16 SQUARE FOOT VACANT PARCEL OF LAND ABUTTING THEIR PROPERTY FROM THE CITY OF SOUTH WEBER. THE HOMEOWNERS FEEL THAT IT WILL BE A BENEFIT TO THEMSELVES AND THE CITY AESTHETICALLY. WE WOULD LIKE TO MAKE THE PROPERTY LINE STRAIGHT FROM THE TRIANGULAR PIECE ALREADY IN OUR POSSESSION. PLEASE REFER TO THE PLAT MAP FOR REFERENCE.

WE WOULD PROPOSE AN OFFER OF \$4500.00 FOR THE APPROXIMATE 1829.16 SQUARE FEET. CURRENTLY, THE COUNTY HAS OUR TRIANGULAR PIECE THAT CONSISTS OF 871.2 SQUARE FEET ASSESSED AT \$2.20. PER SQUARE FOOT. OUR OFFER IS \$2.47 PER SQUARE FOOT.

BUYER SHALL PAY ALL THE COST INVOLVED IN THE PURCHASE OF THE PROPERTY INCLUDING THE PREPARING OF THE DEED AND ANY RECORDING FEES. WE HAVE PREPARED A LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WE WOULD LIKE TO PURCHASE. WE FEEL IT TO BE A FAIR AND EQUITABLE OFFER AND WOULD LIKE THEY CITY TO CONSIDER THIS PROPOSAL.

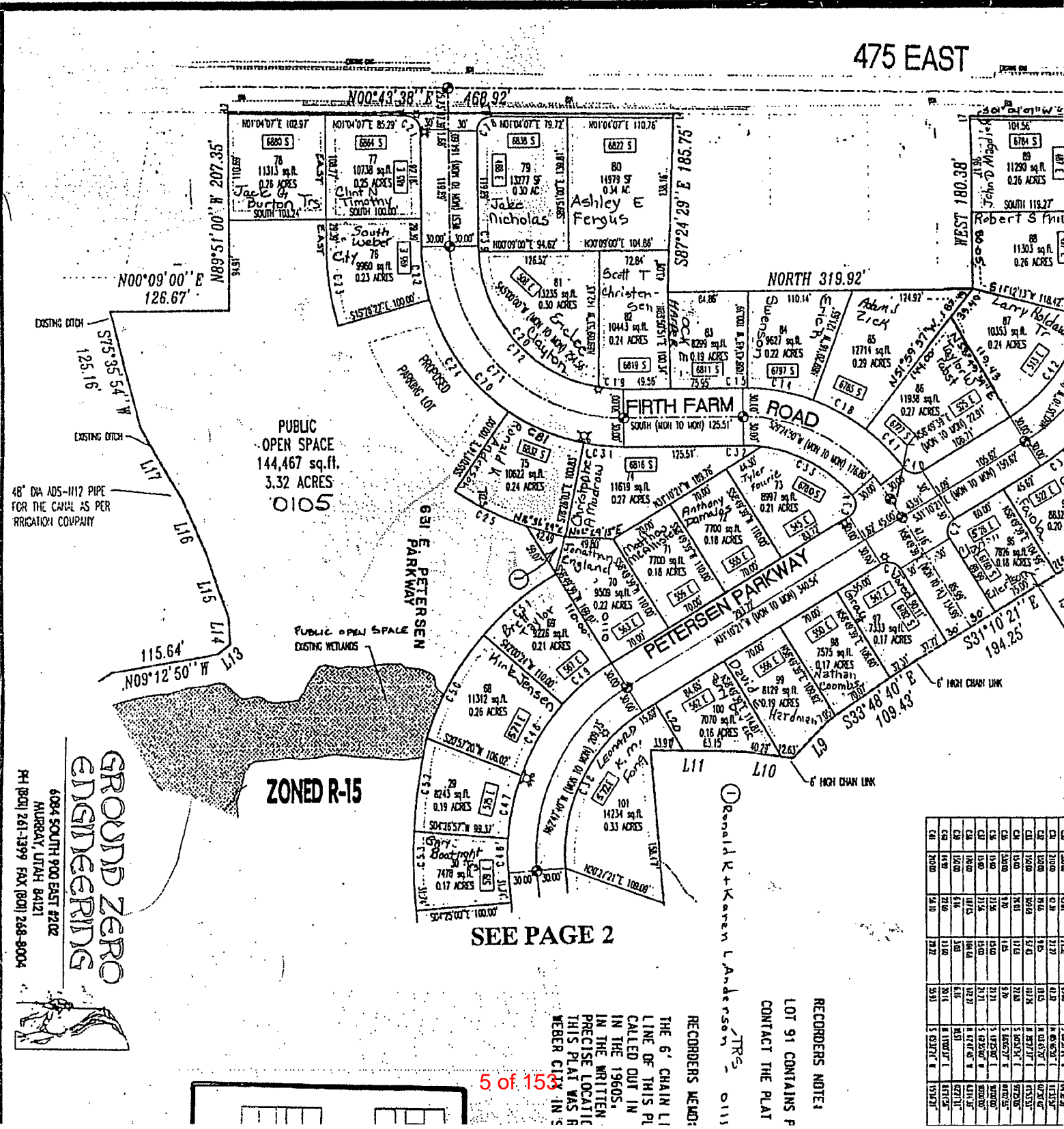
SINCERELY,

RONALD AND KAREN ANDERSON



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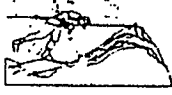
475 EAST

PUBLIC OPEN SPACE
144,467 sq. ft.
3.32 ACRES
0105

ZONED R-15

SEE PAGE 2

GROUND ZERO ENGINEERING
6084 SOUTH 400 EAST #202
MURRAY, UTAH 84121
PH: (801) 261-1399 FAX: (801) 268-9004



RECORDERS MEMO:
THE 6" CHAIN LINK LINE OF THIS PLAT CALLED OUT IN IN THE 1960S. IN THE WRITTEN PRECISE LOCATIONS THIS PLAT WAS REWEBER CITY IN S

① Ronald R + Karen L Anderson TRS - 0111

RECORDERS NOTE:
LOT 91 CONTAINS F CONTACT THE PLAT

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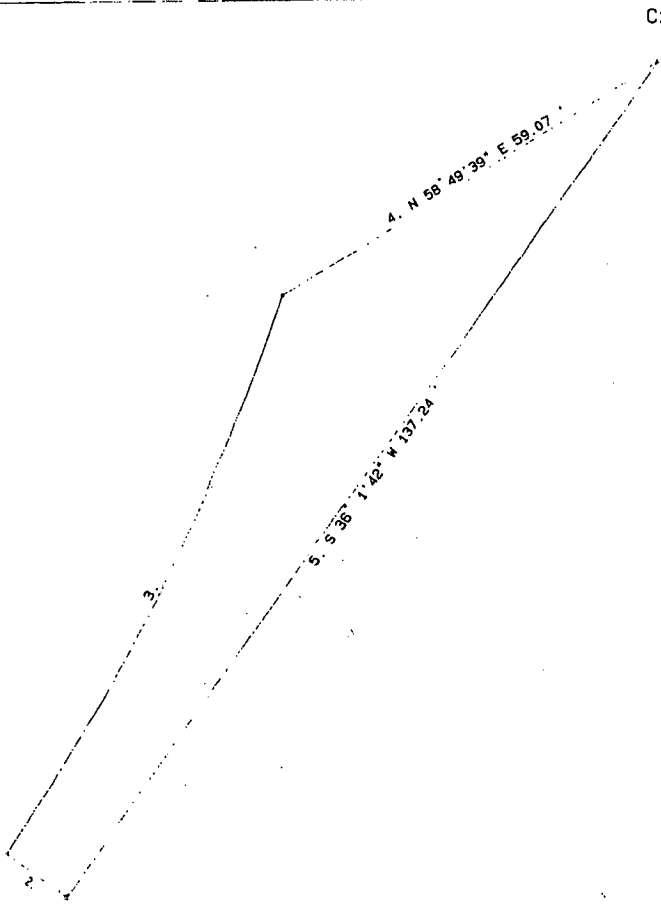
#5 Anderson Proposal

CITY

Township Section Range Corner

1:54a

C: /FASTMAP5/
KAREN/
CITY



Shot	Direction	Distance	N-Y Total	E-X Total
	Starting point		0.0000	0.0000
1.	S 55° 1' 14" E	10.000	-5.7328	8.1936
	Point of beginning		-5.7328	8.1936
2.	N 55° 1' 14" W	10.000	-0.0000	-0.0000
3.	N 27° 11' 46" E	83.961	74.6784	38.3731
4.	N 58° 49' 39" E	59.070	105.2541	88.9142
5.	S 36° 1' 42" W	137.237	-5.7328	8.1936

CURVE DATA

Shot	Radius	Arc Length	Central Angle	Direction
3.	310.000	84.219	15° 33' 57"	LEFT

SCALE: 1" = 20.00'



A PART OF THE PUBLIC OPEN SPACE OF CANYON MEADOWS PUD AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDERS OFFICE:

BEGINNING AT A POINT WHICH IS THE MOST SOUTHERLY CORNER OF LOT 75, CANYON MEADOWS PUD AND RUNNING THENCE NOTRHEASTERLY 84.2193 FEET ALONG A 310 RADIUS CURVE TO THE LEFT WHICH CORD BEARS NORTH 27°11' 46" EAST 83.961 FEET, TO THE MOST SOUTHERLY CORNER OF LOT 70 CANYON MEADOWS PUD, THENCE NORTH 58°49'39" EAST 59.07 FEET ALONG SAID LOT 70 TO THE MOST WESTERLY CORNER OF LOT 69 CANYON MEADOWS PUD, THENCE SOUTH 36°01'42" WEST 137.237 THENCE NORTH 55°01'14" WEST 10 FEET TO THE POINT OF BEGINNING.



DAVIS COUNTY CLERK/AUDITOR

Curtis Koch, MBA, CGFM, CERA

61 South Main Street, P.O. Box 618, Room 101
Farmington, UT 84025-0618

*****AUTO**SCH 5-DIGIT 84401 AA 65420 1/1-P181 T178



13-220-0111
ANDERSON, RONALD K & KAREN L - TRUSTEES
6832 FIRTH FARM RD
SOUTH WEBER UT 84405-7193

2020 Notice of Property Valuation and Tax Changes

Taxing District	Land Serial Number	Acres	Last Year detailed review
46	13-220-0111	0.02	2019

Property Owner:
ANDERSON, RONALD K & KAREN L - TRUSTEES

Property Location:

Partial Legal Description – For Tax ID Only
A PART OF LOT 70, CANYON MEADOWS PUD
MORE PARTLY DESC AS FOLLOWS: BEG AT A
PT

VALUE OF YOUR PROPERTY				
PROPERTY TYPE	2019 MARKET VALUE	2019 TAXABLE VALUE	2020 MARKET VALUE	2020 TAXABLE VALUE
PRIMARY LAND	1,742	958	1,917	1,054
	1,742	958	1,917	1,054

Market Value VS Taxable Value: If this is your Fulltime Primary Residence, this property qualifies for a residential exemption pursuant U.C.A. 59-2-103 and is taxed at 55% of Market Value (creating a taxable value). All other property is taxed at 100% of Market Value. Market Value is determined by the Davis County Assessor. To review your value please call the Assessor's office at 801-451-3250.

TAXING ENTITIES	2019 TAXES	COMPARE		PROPOSED			CHANGE		BE HEARD
		2020 IF NO BUDGET CHANGE	2020 IF PROPOSED BUDGET APPROVED	RATE	TAXABLE VALUE	TAXES	IF 2020 INCREASE	PUBLIC TRUTH IN TAXATION MEETING	
DAVIS SCHOOL DIST	5.81	0.005959	6.28	0.005959	1,054	6.28	0.00	0%	This is Not a Bill * Do Not Pay*
STATE CHARTER SCHOOL LEVY	0.08	0.000083	0.09	0.000083	1,054	0.09	0.00	0%	
STATE BASIC SCHOOL LEVY	1.59	0.001628	1.72	0.001628	1,054	1.72	0.00	0%	
DAVIS COUNTY	1.09	0.001110	1.17	0.001110	1,054	1.17	0.00	0%	
DAVIS COUNTY FLOOD	0.20	0.000199	0.21	0.000199	1,054	0.21	0.00	0%	
DAVIS COUNTY HEALTH & SERVICES	0.21	0.000208	0.22	0.000208	1,054	0.22	0.00	0%	
DAVIS 2005 JAIL BOND	0.07	0.000071	0.07	0.000071	1,054	0.07	0.00	0%	
DAVIS COUNTY PARAMEDIC	0.12	0.000119	0.13	0.000119	1,054	0.13	0.00	0%	
SOUTH WEBER CITY	1.38	0.001403	1.48	0.001403	1,054	1.48	0.00	0%	
COUNTY LIBRARY	0.32	0.000319	0.34	0.000319	1,054	0.34	0.00	0%	
WEBER BASIN WATER	0.15	0.000146	0.15	0.000146	1,054	0.15	0.00	0%	
MOSQUITO ABATEMENT	0.11	0.000110	0.12	0.000110	1,054	0.12	0.00	0%	
CENTRAL WEBER SEWER DISTRICT	0.58	0.000564	0.59	0.000564	1,054	0.59	0.00	0%	
COUNTY ASSESS & COLLECT LEVY	0.17	0.000177	0.19	0.000177	1,054	0.19	0.00	0%	
MULTICNTY ASESS & COLLECT LEVY	0.01	0.000012	0.01	0.000012	1,054	0.01	0.00	0%	
Totals	11.89	0.012108	12.77	0.012108	1,054	12.77	0.00	0%	

If you Disagree with the Total Market Value of your property, you may file the enclosed Appeal with the Davis County Board of Equalization (BOE) at 61 S. Main St. or P.O. Box 618, Room 101, Farmington, UT 84025. Appeal applications are also on the County web site www.daviscountyutah.gov (hover over "Departments", click "Tax Administration", click "Appeals", on left hand side see appeal application and appeal instructions).

The Deadline for filing appeals for your 2020 Total Market Value is:
September 15, 2020
Appeal form is enclosed – if you have questions regarding appeals, please call 801-451-3329 or 3332

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 29 September 2020

TIME COMMENCED: 6:01 p.m.

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

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

CITY ATTORNEY:

Jayme Blakesley

DEPUTY RECORDER:

Friday Whaley

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Chris Tremea, Paul Sturm, Stacie Whitford, Kip Lufkin, Kenny Carson, Raelene Miller, Lisa Winsor, McKenna Winsor, Lilly Livingston, Stacy Clark, Jenna Johnson, Susanna Johnson, Corinne Johnson, Kennedy Whitaker, Maggie Hyer, Emily Poff, Kent Hyer, Trevor Schenck, Kelly Parke, Joseph Cook, Henry De Varona, Fred Cox, and Joe Perrin.

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

1. PLEDGE OF ALLEGIANCE: Mayor Sjoblom

2. PRAYER: Councilman Soderquist

3. CORONA VIRUS UPDATE: Mayor Sjoblom reported past seven-day slope increase in COVID is steeper than July. There was a 24% increase in cases last week and 65% the previous week. It appeared we are in a 2nd wave increase in cases with the average of 55 cases per day this week. All jurisdictions were seeing increases especially, South Salt Lake County and the Provo and Orem City areas. There were a lot of cases coming from college students getting sick and bringing it home to their families. In Davis County there were 12 cases who are currently

hospitalized. Report were showing the young age groups are passing it to the older/vulnerable age groups. There hadn't been a death in Davis County in a couple of weeks. Utah is the first state in the country for lowest mortality rate. South Weber City had 62 total cases with 9 of them active (last week was 55 cases and 5 active). No elementary or jr. high school was closed as there is a 15-case threshold. Viewmont High School is the only high school above 15 case count, but neither A nor B day was above 15 alone.

4. SWEAR IN 2020 YOUTH COUNCIL MEMBERS

Each fall applications are solicited from youth desiring to serve their community for one year. The South Weber City Youth Council, supervised by Councilwoman Angie Petty and Councilwoman Hayley Alberts, is an organization serving the community while teaching the principles of responsible government. Examples of past service include the annual Easter Egg Hunt, Breakfast with Santa, and Country Fair Days assistance.

Youth Council: Ryker Alvey Emily Poff, Maggie Hyer, Alexa George, Susanna Johnson, Jennah Johnson, Alexia Alberts, Lillyann Livingston, and Kennedy Whitaker

City Recorder Lisa Smith administered the oath of office. Councilwoman Petty announced McKenna Winsor will be an assistant advisor and had previously served on the Youth Council.

5. PUBLIC COMMENT: Please respectfully follow these guidelines:

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

Corinne Johnson, 8025 S. 2500 E., expressed her appreciation for the work the Planning Commission and City Council have put forward concerning the Lofts Subdivision in making sure city code and standards are followed.

Paul Sturm, 2527 Deer Run Drive, voiced his concerns from the Planning Commission meeting held on 16 September 2020 concerning the new preliminary site plan for the Lofts at Deer Run. He addressed apprehension with the proposed architectural designs and requested the construction of the buildings blend with the country feel of South Weber City. He was concerned about inadequate parking for this development. He questioned the parking report by A Trans Engineering and expressed if the calculations are incorrect additional parking cannot be added after the fact and the city is left to deal with it.

Kenny Carson, 7459 S. 850 E., relayed his concerns with the Elite Training Center located at 128 E. South Weber Drive. He commented concerning the restrictions on this property with spectators. He expressed soccer is a spectator sport.

Trevor Schenck, 6455 S. Raymond Drive, explained his property is adjacent to the Elite Training Center. In his opinion, South Weber City administration and community were misled in the planning stages that this facility would be a practice only facility and there would be no league games. He addressed the required buffer which was changed from landscaping all the way

around the facility to a strip section with six trees. He voiced his concerns with the noise that comes from games versus practices, and continual traffic issues with parking and speeding throughout the surrounding neighborhoods. He has had several soccer balls enter his property which has caused problems with trespassing for retrieval. He hoped people involved with La Roca will watch these meetings and help to mitigate this problem.

Nate Kendell, 220 East 6650 S., discussed the dangerous traffic on his street and parking in the neighborhoods for soccer games at the Elite Training Center. He was worried about possible traffic accidents. He conveyed rules aren't being followed.

Roger Miller, 291 E. 6650 S., expressed he knows Trevor Schenk had been threatened. He had witnessed how fast individuals are travelling on 6650 South to the soccer facility.

PRESENTATIONS:

6. Recognition of Stacie Whitford: The Mayor and City Council would like to recognize and honor Stacie Whitford for her eight plus years of service to the community through her volunteer work of raising and lowering the flags at City Hall and Memorial Park.

Since the first day she volunteered to track half-mast days, she has dutifully tracked the days flags should be at half-mast then raised and lowered the flags, rain or shine, even arranging for a substitute when unable to do so herself. Mayor Sjoblom presented her with a gift certificate. Stacie pointed out her son is her substitute and part of his Eagle Scout project was to help her with the flags. She suggested individuals download the colonial flag app which identifies days for half-mast.

ACTION ITEMS:

7. Conditional Use Permit 2016-05: Elite Training Centers at 128 E South Weber Drive: Conditional Use Permit 16-05 was approved by the Planning Commission on September 8, 2016 and approved by the City Council on September 13, 2016. A review meeting on April 10, 2018 brought clarifications and conditions to the permit (see CUP 16-05) which was approved by the Planning Commission on May 10, 2018. An official CUP form was then created that finalized that documented the conditions. Planning Commission met on July 9, 2020 and September 10, 2020 to review the CUP and recommended the attached Amended CUP 16-05 draft with potential adjustments/improvements.

The purpose of any CUP is to mitigate detrimental impacts caused by the permitted land use. The task at hand for the City Council is to clarify the detrimental impacts caused by and mitigation conditions required of the soccer facility. Previous discussions by the City Council and Planning Commission since the soccer facility was originally proposed, as well as information obtained since the facility began operating, have identified some detrimental impacts that could be mitigated with reasonable conditions:

- Trespassing of soccer facility patrons onto neighboring property
- Traffic patterns to and from the facility
- Parking on streets and in neighborhoods
- Car headlights shining into neighbors' homes at night as patrons leave the facility

- Noise

Kelly Park, owner of Elite Training Center, stated he encourages individuals not to use 6650 South. He asked if it is possible to install signage on 6650 South stating this street is not access to the soccer complex. He apologized for issues surrounding the day the parking took place along South Weber Drive and neighborhoods. He was not in favor of being restricted to the number of vehicles because he doesn't want to be responsible for counting them. He was happy to put no trespassing signs on the fence. He requested permission to replace the vinyl fence with chain link because he replaces the fence constantly. He didn't like the idea of a solid landscaping.

Councilman Winsor discussed La Roca patrons ignoring traffic laws and being crude to citizens in the city with horns honking and hand gestures. He expressed the applicant is required to meet the demand for parking. He suggested Mr. Park reduce the increased demand for parking. He pointed out there wasn't supposed to be games at this facility. He discussed hours of operation and the way it is written with the use of "events". He felt there should be hard and fast times with a closing of 10:00 p.m. He discussed outdoor use with noise and suggested limiting outdoor use during summer nights. He expressed special events need a two-week notice with the city. He stated until there is more respect from the patrons, he suggested limiting the parking to the asphalted parking area on the property.

Councilwoman Alberts asked the City Attorney to weigh in on the earlier meetings when this facility was discussed as a practice facility only. Jayme stated he wasn't a part of the earlier meetings concerning this facility, but Code Enforcer Chris Tremea prepared a summary of earlier meetings which the Council had in their packet. Jayme didn't believe there was a distinction made between events and practices, but those who were present for those meetings may have a different recollection. He tried to piece together the record of what was discussed. He explained the ability to limit what occurs on the property has to have a relationship to detrimental impacts that are identified to the extent of making a distinction between games and practices, you would have to identify detrimental impacts that are somehow different when games occur versus when practices occur and then you could impose conditions that would relate to those detrimental impacts. Councilman Soderquist asked if there is a permitted uses list. Jayme stated in the packet his memo of 4 September 2020 discussed the criteria the Council may apply for conditional use permits. In this particular conditional use permit conditions included buffer yard requirements, conditions from the City Engineer's review, conditions from the City Planner's review, a buffer yard amendment, and then additional conditions were imposed at a later time that included the 6' vinyl fence, comply with UDOT access requirements, parking restrictions, restrictions for lighting on outdoor fields, complying with land use restrictions on the property, and complying with all city codes including but not limited to noise restrictions, etc.

City Manager David Larson discussed permitted uses in Section 10-5M-4. Jayme stated the original conditional use permit was not put to writing and the best record is to go back and look at the motion. He based his memo concerning Chris Tremea's summary. Councilwoman Alberts agreed with Councilman Winsor concerning this being a training or practice facility. Kelly discussed the building itself being primarily a practice facility, but felt he wasn't misleading.

Councilwoman Alberts voiced there is more than a little bit of a problem. She suggested signage on 6650 South and the facility web-site address how to access the facility. She advocated the hedge down the full length of the property. Discussion took place concerning the old city code

requiring a buffer. Jayme stated when you look at the original conditional use was an amendment to the buffer yard C and was listed in the CUP to make sure it would apply. Chris Tremea expressed the confusion concerning the buffer yard. He listened to the audio to be able to determine what was said and he determined it was buffer yard C. He believed there was a cooperative effort between the two neighbors and suggested whatever decision is made needs to be made in a public meeting.

It was stated the city code for buffer yard was amended in 2018. David commented the only change made from the code then to now was that the landscape buffer didn't do much because there wouldn't be any homes.

Councilwoman Alberts favored a masonry wall over a chain link fence. She stated the parking issue is not a rare occurrence. She desired the weeds be addressed. Councilman Halverson related an incident with trespassing when Trevor's daughter was in their swimming pool and a strange man climbed into the backyard. Kelly stated he was open to suggestions. He proffered installing a net. Councilman Winsor suggested moving the soccer field until the hedge grows. Kelly related the balls going into the backyard doesn't happen often. Councilman Halverson doesn't have the answer but advised a tall masonry wall would help with noise and eliminate people climbing the fence. He understood the facility is authorized to have two outdoor fields. He specified an email from the City Manager to Kelly stating this facility was not approved for event play. He charged if there are over 100 people, there is an EMT requirement, signage for parking, someone directing traffic, etc. and none of that had been done for any of the events. Councilman Halverson presented the hours of operation should be 6:00 a.m. to 10:00 p.m.

Councilwoman Petty expressed she lives next door to commercial property, and she believed a masonry fence was a good idea. She suggested a higher masonry wall would create a barrier for the soccer balls. Discussion took place regarding performance of masonry walls.

Councilman Halverson addressed concerns with the area in front of the building. Kelly explained he doesn't own all the property and would like to fence along the east and south side for the fire lane. Councilman Soderquist requested Mr. Park return with a plan to mitigate these issues. He understood Mr. Park wanted to extend hours of operation, but Quin was hesitant to expand opportunities until some good faith effort is put forward. He mentioned Google maps gives directions to go through Old Maple Road and 6650 South. He suggested blocking off 6650 South.

Mayor Sjoblom reviewed each detriment as follows:

- Trespassing of soccer facility patrons onto neighboring property
- Traffic patterns to and from the facility
- Parking on streets and in neighborhoods
- Car headlights shining into neighbors' homes at night as patrons leave the facility
- Noise

Each issue was addressed individually with possible solutions to mitigate the problem.

NOISE:

Outdoor operation hours 7:00 a.m. to 9:00 p.m. 30 minutes before sunup and 30 minutes after sundown. Indoor hours 6:00 a.m. to 10:00 p.m. Monday through Sunday.

Request for a special events' permit with a two-week notice.

PARKING:

There are currently 64 asphalted parking stalls and 44 overflow parking spaces. Limit demand to 64 asphalted parking. Council discussed the possibility of asphalted the 44 overflow parking spaces along with a requirement for someone directing traffic. Kelly was willing to asphalt the overflow parking. City Council agreed to allow for 100 vehicle parking spaces.

“No parking” signs to be purchased by Kelly and installed by city staff on Raymond Drive, Kingston, 6650 South, and South Weber Drive.

Update Google maps and property owner to update website.

No “right turn only” sign would be required.

FENCING:

8 ft minimum masonry wall from northern corner of Schenk property extended to the property line. 6 ft. barrier wall continuing south to the southeast property corner. Add no trespassing signs along fence.

VIOLATION:

Establish a penalty for violation of CUP conditions. Set time frame for completion of asphalt and installation of fencing. Jayme suggested violation of CUP conditions subject to fine up to that allowed by state law.

Councilwoman Petty moved to approve Conditional Use Permit 2016-05: Elite Training Centers at 128 E South Weber Drive subject to the following:

- 1. Hours of Operation**
 - a. Outdoor hours of operation limited to 30 minutes after sunup to 30 minutes after sundown w/ floor and ceiling of 7 am to 9 pm;**
 - b. Indoor hours of operation limited to 6 am to 10 pm;**
 - c. Operations permitted seven days per week;**
 - d. Special events only allowed by permit with at least two weeks' notice; permits to be approved by staff**

- 2. Parking**
 - a. Cap of 100 parking spaces;**
 - b. All parking spaces paved and marked;**
 - c. Facility staff on site to direct and control parking;**

- 3. Traffic**

Owner to procure signs that provide direction and “No Parking” on 6650 South, 475 East, South Weber Drive, Raymond, Kingston, and all adjacent streets – staff to determine spacing and location

- 4. Neighbors/Trespass**

- a. Install at least a ten-foot high barrier or masonry wall along the eastern border of the outside playing fields, from the north end of the Schenk property (parcel #131800033) to the northeast corner of the building. The fence must be constructed in such a manner that it will deter patrons from climbing the wall and trespassing on neighboring properties; the remaining portion of the eastern edge of the property shall have a six-foot barrier or fence (which may be chain-link) to the southern corner of the property.
 - b. Signs to be placed on barriers/walls/fences indicating “No Trespassing” and “No Climbing” barrier/wall/fence to retrieve soccer balls
5. Violations/Deadlines
 - Masonry wall and paved parking to be installed by May 1, 2021
 - Penalty for violation of CUP up to amount permitted by state law
 - Penalties assessed per violation, with each day/event constituting a separate and new violation, in accordance with state law and following required notice/cure requirements
 6. No parking allowed on South Weber Drive or adjacent residential streets.
 7. No lighting will be permitted for the outdoor fields.
 8. Comply with any land use easements.
 9. Comply with all city code including noise restrictions and signage.
 10. Repair and maintain all barriers, walls, and fences

Council to review a copy of the CUP before signing. Each member of Council to review to verify that the terms match the motion passed today.

Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

8. Resolution 2020-40: Award Weber Basin Job Corps Campus Water System Re-Pipe Project:

Project Engineer Dana Schuler’s memo dated 24 September 2020 is as follows:

“GENERAL

South Weber City entered into a water service contract with the United States Department of Labor (DOL) in May 2020. As part of this contract, the City is to have designed and constructed a new water system for the Weber Basin Job Corps campus.

This award is applicable to the Weber Basin Job Corps’ portion of the project, with the City’s portion of the project to be awarded at a later date.

PRE-QUALIFICATION PROCESS

Due to the complexity of construction on the Job Corps campus, the project team decided to pre-qualify contractors. A Request for Qualifications was issued on July 27, 2020, with Statements of Qualifications (SOQ) due on August 7, 2020. The City received SOQs from the following contractors: 1. BHI 2. Condie Construction Co. 3. COP Construction 4. CT Davis Excavation 5. Marriott Construction 6. Ormond Construction 7. S&L Inc. 8. Sundt 9. VanCon, Inc. 10. Whitaker Construction

Each selection committee member evaluated and scored the SOQs. The committee then met on August 17, and again on August 19 to determine which contractors were deemed qualified. Overall, only CT Davis Excavation, who lacked complex project experience, was eliminated.

MANDATORY PRE-BID MEETING

Preliminary plans and a draft bid schedule were sent to the pre-qualified contractors ahead of the mandatory pre-bid meeting which was held onsite on September 4, 2020. The following contractors were attended: 1. BHI 2. COP Construction 3. Marriott Construction 4. Ormond Construction 5. Sundt 6. VanCon, Inc. 7. Whitaker Construction

Since this meeting was mandatory, Bids will only be accepted from these seven (7) companies.

BIDDING

On September 16, 2020 at 2:00 p.m., bids were opened for the Weber Basin Job Corps Campus Water System Re-Pipe Project. Three (3) bids were received from the following contractors:

1. BHI
2. COP Construction
3. Ormond Construction

The results of the bidding are shown on the enclosed Bid Tabulation. The Bid Tabulation shows the bidders in order of lowest to highest according to the Base Bids.

BUDGET

A Concept Cost Estimate was created in April 2020 which estimated the project to cost approximately \$1.4M. Per Section 2.D of the DOL-City contract, and confirmed by the City Attorney, the DOL is responsible for any overages. A conference call was held on Monday, September 21 with representatives from the Department of Labor and the US Forest Service. An acknowledgement was made on their part to fund the overage.

AWARD RECOMMENDATION

Overall, we recommend that the Council award the Project to COP Construction for the Base Bid for a total contract amount of \$1,637,830.00. of \$1,637,830.00.”

Councilwoman Petty moved to approve Resolution 2020-40: Award Weber Basin Job Corps Campus Water System Re-Pipe Project to COP Construction for \$1,637,830.00. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

9. Resolution 2020-41: Final Site and Improvement Plans for Riverside Place, Phase 5

City Engineer Brandon Jones' review of 23 September 2020 is as follows:

“Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 5 dated, September 18, 2020. Both the plat and the Improvement Plans are consistent with the approved preliminary plans and meet the associated City Codes. The improvements also comply with City Standards.

BACKGROUND This Phase connects Riverside Place Phase 3 and Harvest Park Phase 1. The majority of this phase has already been constructed as a part of the Canyon Meadows Drive Road Dedication Plat and access required for Harvest Park Phase 1. The services for the anticipated lots were constructed with the road, but the lots were not platted at the time. The Road Dedication Plat has not yet been recorded, but will no longer be needed, as this plat will take care of dedicating the road and platting the lots.

GENERAL

E1. Final plans need to be submitted to the South Weber Irrigation Company and an approval letter provided indicating that the improvement plans meet their requirements.

PLAT

E2. No comments.

IMPROVEMENT PLANS

E3. No comments.

RECOMMENDATION

E4. We recommend approval of the plat and associated improvement plans subject to receiving an official approval letter from the SWIC prior to the commencement of construction.”

City Planner Barry Burton's review of 4 September 2020 is as follows:

“Zoning Compliance:

PL1 – All lots are in compliance with the requirements of the R-M zone.

PL2 – This phase, though not that same as shown on the approved preliminary plat, is in conformance with the preliminary as far as the number of lots in that given area. There are two reasons this is not exactly as originally approved. The approved preliminary had Canyon Meadows Drive dead-ending at the Posse Grounds in anticipation the City may be moving this facility to a new location and that land would be available for future development. The City has since made the determination not to move the Posse Grounds. Secondly, developers of the adjacent Harvest Park Subdivision initially had no access from a public street and proposed that they obtain access to Canyon Meadows Drive through what is now Riverside Place 5. The Planning Commission and City Council, in effect, approved the change to the Riverside Place Preliminary Plat by approving Harvest Park Phase 1.

Final Plat:

PL3 – I see no problems with the final plat.

Recommendation:

PL4 – I advise the Planning Commission to recommend Riverside Place Phase 5 Final Plat to the City Council for approval.”

Councilwoman Alberts raised concerns with overflowing dumpsters and weeds.

Scott Higgy, representing the property owners, explained the dumpster will be emptied more frequently and they have been working on removal of the weeds. Councilman Halverson asked about the fencing around the posse grounds. Brandon Jones commented there will be a new chain link fence installed. Councilwoman Alberts questioned if phase 1 hasn't been completed, what guarantee is there that phase 5 will be completed. Mr. Higgy replied they already have other builders interested in purchasing lots. Councilwoman Petty asked about approval from South Weber Irrigation. Councilman Halverson verified they do have approval from the provider.

Councilman Winsor moved to Resolution 2020-41: Final Site and Improvement Plans for Riverside Place, Phase 5. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

10. Resolution 2020-42: Award Cottonwood Dr. Waterline Replacement Project

Project Engineer Dana Schuler's memo dated 24 September 2020 is as follows:

“South Weber City and Uintah City have combined efforts to have installed a new, shared water line along Cottonwood Drive. This will replace two (2) aging, undersized, parallel lines in the roadway. Maintenance of the new water line will be shared equally between the cities. Additionally, Weber Basin Water Conservancy District will now own and operate the portion of water line from the aqueduct connection on the west side of Adams Avenue Tollway to the Cottonwood Trailhead. The Cottonwood Drive Waterline Interlocal Agreement, dated March 18, 2020, documents the cost share and ongoing maintenance responsibilities for each city.

BIDDING

On September 9, 2020 at 2:00 p.m., bids were opened for the Cottonwood Drive Water Line Replacement Project. Ten (10) bids were received from the following contractors: 1. Wasatch Sand & Gravel 2. Kapp Construction & Development 3. MC Green & Sons 4. Ormond Construction 5. BH Inc. 6. C.H. Nix Construction 7. TONCCO, Inc. 8. Skyview Excavation and Grading 9. CT Davis Excavation 10. COP Construction

The results of the bidding are shown on the enclosed Bid Tabulation. The Bid Tabulation shows the bidders in order of lowest to highest according to the Base Bids. The low bidder was Wasatch Sand and Gravel at \$787,530.00.

VALUE ENGINEERING

After receiving the bids, representatives from Uintah City, South Weber City, and Weber Basin WCD met to discuss ideas to value engineer the project to reduce the overall cost. Weber Basin agreed to allow us to re-configure the meter vaults to delete the bypasses; this saves in pipe and fittings and the overall size of the vault. South Weber City agreed to remove their SCADA installation from the project, knowing that it can be added in the future, while in the meantime, the City can request from Weber Basin any data collected with their SCADA. During the meeting, Weber Basin also committed to providing an additional \$50,000 towards the project, making their total contribution \$100,000. The contractor also provided a cost savings idea of reducing the trail repair thickness; this saved \$4,200.

CONCURRENT CHANGE ORDER 1 After receiving pricing from the contractor, a change order was prepared. The contractor was unable to obtain revised vault prices from his supplier in time for this change order; however, we will continue to work with the contractor and follow up on the deduction. This change order should be approved concurrent to the project award. Overall, the total cost savings contained in Change Order 1 is \$87,700.

BUDGET The following is a budget summary:

	Costs
2020-2021 Project Budget	\$ 700,000
Total Base Bid	\$ 787,530
Concurrent Change Order 1 (deduct)	(87,700)
Total Contract Award	\$ 699,830
Weber Basin WCD Contribution	(100,000)
Service meters replacement by SWC only	(6,390)
Total Project Cost for Cost Sharing	\$ 593,440
Uintah City Responsibility – 52.5%	\$ 311,556
South Weber City Responsibility – 47.5%	\$ 281,884
Total South Weber Responsibility (including meters)	\$ 288,274

*Does not include engineering or contingencies

AWARD RECOMMENDATION

Overall, we recommend that the Council award the Project to Wasatch Sand & Gravel for the Base Bid of \$787,530.00 together with Concurrent Change Order 1 in the amount of \$-87,700.00, for a total contact price of \$699,830.00, with the condition that Uintah City concurs with the award of the project.”

David reported Uintah City held a special meeting tonight and agreed with the recommendation. Councilwoman Alberts inquired what the cost will be when SCADA is added back in. Brandon Jones explained he is working with the SCADA supplier and the amount is currently unknown. Councilwoman Alberts verified the budgeted amount was \$300,000. Councilman Soderquist conveyed the budgeted amount was for \$350,000. He asked about the trail repair thickness of change and its effects. Brandon voiced he had no concerns with the difference and believed it would perform adequately.

Councilman Winsor moved to approve Resolution 2020-42: Award Cottonwood Dr. Waterline Replacement Project to Wasatch Sand & Gravel for a base bid of \$787,530.00 together with concurrent change order 1 deducting -\$87,700.00 for a total contract price of \$699,830.00 with the condition that Uintah City concurs. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

DISCUSSION ITEMS:

11. The Lofts at Deer Run Redesign

Mayor Sjoblom explained the developers have come before Planning Commission for their preliminary submission over several meetings the past four weeks. Based on Planning Commission guidance they made significant changes to the site plan/development. They are asking for some feedback from the Council as they begin to re-draw the plans to match the new site plan presented to the Planning Commission at the 16 September 2020 meeting.

Joseph Cook, developer of the Lofts at Deer Run, presented the original site plan, and then presented the new site plan indicating significant changes. There is a different configuration of the buildings with three entrances. He discussed the addition of walking paths and gathering areas. The commercial density has gone from 28,741 to 14,589. Commercial parking has gone from 90 to 51, shared parking from 54.88% to 34.69% with total parking reduced from 164 to 147. Residential units are reduced from 72 to 65. He then reviewed the architectural features which he felt is more attractive and people friendly. He expounded upon the amendment to the develop agreement which would be required and a variance request to remove the masonry wall upon the property line as there is already a wall nearby. There would be landscaping identifying the property line.

Mayor Sjoblom thanked the developer for listening to the Planning Commission and the public in trying to make this a better project for the community. Councilwoman Petty appreciated the redesign of the buildings and expressed it is a much better fit for the city. She admitted concern about parking. Joseph explained there are two parking spaces per home with one of the parking spaces being assigned to each unit.

Councilman Winsor addressed issues with the parking study. He related there will be more individuals home because of COVID. He disagreed with the timing of the day care drop off and pick up times. He announced the numbers are skewed.

Dr. Joseph Perrin of A-Trans Engineering explained the study is based on national standards. Councilman Soderquist was concerned about 20 vehicles showing up for day care at one time and how that would be addressed. The Council feared that the information was based on assumptions. Councilwoman Alberts conducted research of similar developments and all of them have vehicles spilling out into their streets. She discussed the possibilities of units renting out individual rooms which would increase the need for parking. She referred to Wasatch Front Regional Council data concerning COVID and an increase in individuals working from home. Councilman Halverson declared this development doesn't have enough parking.

Councilwoman Alberts suggested eliminating one level per building and going to three parking spaces for each unit. Joseph asked if the city would entertain the elimination of all commercial. Councilwoman Petty indicated she would. Councilwoman Alberts suggested dropping the buildings from 50 ft. to 35 ft. Councilman Winsor explained city code requires two entrances if there are more than 30 units. He was concerned about the underground parking only having one way in and out. Councilman Soderquist recommended locating the parking for the day care center as near the facility as possible. Councilwoman Alberts was remiss about snow removal eliminating some parking in winter. Fred Cox, architect, discussed eliminating the commercial and increasing more amenities for the residents which would open more parking spaces. Councilwoman Petty understood there is a development agreement, but she communicated the current configuration will have people parking on residential streets and it will become a problem. Joseph proposed coming up with a plan for three parking spaces per unit. Councilman

Halverson stated unequivocally there needs to be enough parking for the development. Fred Cox asked about correlating the number of parking spaces with the number of bedrooms along with guest parking. David indicated there are 24 one bedroom, 19 two-bedroom, 22 three-bedroom units.

12. City Council Meeting Schedule

The Mayor and staff would like to present the idea for Council's consideration to only meet twice a month, on the second and fourth Tuesdays, as identified in City Code.

City Code 1-2-4A1 states, "The City Council shall hold regular meetings on the second and fourth Tuesday of each month..." The City Council currently meets regularly on the second, third, and fourth Tuesdays of each month, adding an extra meeting allowed but not required by City Code.

Councilwoman Alberts suggested if large agendas are foreseen, she would suggest three meetings. Councilman Winsor discussed at one time there were two regular meetings and one work meeting, but over time it has migrated to three regular meetings. David discussed limiting to two meetings would allow for the packets to be distributed sooner giving individuals more time for review. The Council determined it would try the two meetings a month.

David reported the Code Committee is working on responsibilities and would like to review amendments with the City Council to get feedback. It was decided there will be a work meeting on 20 October 2020.

REPORTS:

13. New Business: Councilwoman Alberts received comments concerning City Hall being locked and asked the status for it opening back up. It was stated the Administrative Committee will be meeting to discuss this item. She related some citizens are wanting street signs. David outlined the process for requesting signs.

Councilwoman Petty reported the left turn lane on 475 East needs to be painted.

Mayor Sjoblom requested the city staff set up a tour at Wasatch Integrated Waste for the City Council and Planning Commission.

14. Council & Staff Reports

Mayor Sjoblom: She gave an update on resident Stan Cook who was recently injured when a tree fell on him during the windstorm. He was still in the hospital but able to move around with the help of a walker.

Due to a surge in recent vehicle burglaries throughout Davis County, Sheriff Sparks notified the City that his officers will be interacting with residents, especially those in affected neighborhoods, in the next few days to educate them on how to keep their property safe and deter crime in our city.

Council of Governments (COG) Meeting Updates:

- a. Coronavirus Aid, Relief, and Economic Security (CARES) Act grants were provided to six businesses located in South Weber City. Average grant amounts received around the county were up to \$15,000/business.
- b. Utah Transit Authority (UTA) is looking to implement more diversified routes and locations. They have plans to construct a Bus Rapid Transit (BRT) route, which is a rail-like transit service, from Davis County to Salt Lake County on the east side. They have plans for improvements from Woods Cross Station south but are looking at possibly extending the BRT to Farmington Station. Buses would arrive for transit every six minutes at peak hours and every ten minutes at off peak hours.

Mayor Sjoblom reported last week she visited 14 more residents in South Weber City with Peifen Tamashiro from HAFB. This round two of the well survey is for the wells HAFB identified from a record search that are located between a one- and two-mile radius of the sources of contamination. It was determined that none of these wells are being used for drinking water or vegetable garden watering.

Mayor Sjoblom thanked the Public Works Department for their handling of clean up from the windstorm. They were very quick and responsive to concerns by residents, Council, and staff.

Councilman Winsor: He disclosed a tree is down at the park. David spoke with Mark Larsen about that today. The city will be getting a chipper and take care of it.

Councilwoman Petty: She announced the Youth City Council will be meeting this Thursday to go over its charter. The Parks and Recreation Committee will be meeting this week as well.

Councilman Soderquist: He communicated the Administrative/Finance Committee met today. The Gravel Pit Committee met last week and discussed different ways to determine where the dust is originating.

Councilwoman Alberts: She conveyed there is graffiti on the old South Weber Drive west of Staker Parsons Gravel Pit. She reported the new audio equipment had arrived. She met with the Country Fair Days Committee to discuss events. There is a possibility of moving everything to Canyon Meadows Park next year.

City Manager, David Larson: There will be a new liaison from Davis County Sheriff's Department because Jason Boyston has been promoted. David will be out of town the week of 12 October 2020.

Councilwoman Alberts moved to go into a closed session held pursuant to the provision of UCA section 53-4-205(1)(c) and (d) to discuss the purchase, exchange, or lease of real property, and to discuss pending or reasonable imminent litigation at 11:00 pm. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205(1)(c) and (d)
15. Discussion of the Purchase, Exchange, or Lease of Real Property

16. Discussion of Pending or Reasonable Imminent Litigation
17. Return to Open Session and Adjourn

Councilman Winsor moved to return to open session at 11:37 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

ADJOURN: Councilman Halverson moved to adjourn the Council Meeting at 11:37 p.m. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED: _____ **Date** 10-27-2020
Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

Presentation to the South Weber City - City Council - 29Sep20

Comments by Paul A. Sturm

- 1) I have several general comments regarding the Planning Commission Meeting held on 16Sep20 as follows:
 - A) The new Preliminary Site Plan & Improvements for the Lofts at Deer Run as presented by Mr. Joseph Cook and his associates was much better than his previous attempts since they finally took the recommendations of the Planning Commission seriously. The building profiles for Buildings B and C shown in the new/improved design are significantly lower and provide a better view of the Weber River valley than the fifty-foot tall wall of buildings along 2700 E. initially proposed. We do cherish our views, not like an associate of Mr. Cook stated to me on 8Jul19 at ~0850. In addition, by moving the buildings further from the Frontage Road, the "Sight Distance" is improved and permits better traffic and pedestrian safety along 2700 E.. This was a major concern with the prior site design due to multiple "Sight Distance" safety issues when the buildings were directly adjacent to the sidewalk.
 - B) The next issue that I have is with a comment made by Mr. Cook starting at approximately 29:30 into the video of the 16Sep20 Planning Commission Meeting. His series of statements concerning the architectural designs proposed in the drawings/sketches was that these were of an East Coast design similar to what he has built in Florida. This IS NOT the East Coast! As stated in several places of the South Weber City General Plan, any construction needs to blend with the "Country Feel/Country Charm of the City!
 - C) My next concern is with the parking proposed for this development.
 - i) I believe that the parking, as now shown, is inadequate for a development of this size. The formula used by Mr. Cook and other associates, and provided by Mr. Barry Burton ($2 \times \text{\#units} + 2$), does not provide the amount of parking necessary for this development and the assumed typical type of resident for a townhouse community, i.e., young singles or young families. Please note that Taylor Walton, in an earlier Planning Commission meeting stated that, in other developments, the parking calculation was not just two extra parking slots for an entire development, but additional parking slots were required per '5?' number of units. Taylor's comment was not addressed further during that meeting and since, as far as I know.
 - ii) I have questions regarding the parking report from A Trans Engineering. According to Dun & Bradstreet, A Trans Engineering is just a two person operation with annual receipts of less than \$200,000, a really small company. Also, a question that should be asked of A Trans Engineering is that, since the parking assessment is a theoretical calculation, has any follow-up work been performed by A Trans Engineering on their prior theoretical parking assessments to validate that what they had predicted actually proved to be accurate in real life.

iii) My biggest concern with the number of parking slots is that, if the calculations are incorrect, one cannot make additional parking out of thin air after the fact, and the City is left with a real mess. This concern was also mentioned by Rob multiple times during the 16Sep20 Planning Commission meeting. This was also echoed by Blair Halverson at 1:07.00 near the end of the meeting that this was a major concern of the City Council. [NOTE: I have a thought, just so that Mr. Cook has an option to provide additional parking and expand the proposed parking area. That would be to seek to purchase the lower section of Merlin Kingston's lot (the neighbor directly south of the Lofts) and create additional/overflow parking on that extra parcel. Currently that parcel has the same general topography as does the Lofts property, and as such, could be readily incorporated into the current parking design.]

2) Comment on Agenda Item #12

I understand most of the pros/cons of going to two City Council meetings per month. Two meetings per month permits both Council and Staff additional time to prepare for City Council Meetings and to hold their other committee meetings. The only negative that I can see is that, with two meetings per month, and the same amount of material to consider, each of these meetings could be one and one half times as long as they are presently.

1923 Deer Run Drive

Dear Mayor, City Council Members and Planning Commission-

I am writing in reference to the special meeting with regards to the Lofts.

I can't believe we are finally getting to see what they have come up with. I opened up the packet expecting something amazing for how long it took and all I wanted to say was... blah! I will get to the aesthetics later... but for now, let's address the glaring obvious... the parking! This development has inadequate parking to say the least! If these are only allowing 74 designated spaces, 1 per unit and 90 shared parking for residents and commercial, how on earth will they ever have enough room during this time when so many of us are working from home and not going into the office? When this was presented in the beginning people were going to work and leaving home every day. Now many people are doing everything at home. How will the shared parking work then? We have no on street parking along 2700, so that leaves people parking along other residential roads. Home owners who live on these roads should expect that they can keep the parking in front of their own homes for their own cars and not all of their new neighbors. When the snow falls, where will they park and where will all of the snow go? What about the employee parking for the commercial? I would like to know where guests will park, or what about if they are renting out space to 3 or more adults, so now there is even more cars to deal with. So many parking issues that don't seem to be addressed effectively in the plans.

I know that this developer is asking for a variance for a retaining wall to allow for the parking lot. I ask you to please tell them to come back with a plan that actually meets our city code with no variances of any kind! It is our only way to bring this development in to something we can tolerate. As a citizen who has listened to countless hours of meetings, I beg of you to please fulfill your promise that you will do everything you can to help give the residents of our city the very best. We have been told that there is no way to try to fix the mistake made by agreeing to the zoning change, but I disagree. We have heard repeatedly that you were "hoodwinked". Let's move past this and expect more! Let's hold him to every single thing we can so he has to change his development to fit our code, not change our code to fit his development. He knew how steep the slope in this property was prior to purchasing it. We can't change his bad purchase and we don't have to suffer for it. It's time we stand up to developers and make them develop the way we want for our city. They do their development and then move on, we have to live with what they have left behind. I understand that there is a HOA at his other property in Sunset. Doing a simple Facebook search brought up some issues that they have with their parking. Someone posted:

"There is nothing the HOA is willing to do regarding tenants' visitor parking. Tenants will feign ignorance/mistake when their visitors take your parking. It is assigned parking, but instead of giving up their own parking spot they'll gladly use whoevers spot is open then have the audacity to yell at you. There is no recourse for you as a tenant. The police can't do anything because it's private property. Property managers can't do anything because their only concern is the townhome. HOA is useless. They don't answer their phone, text messages go unanswered. "

This will be the same problems here in our city and if he just walks away, then it is up to our code enforcement to take care of these issues when people park on the road, which means an added expense to us!

They have dedicated a huge amount of space for a daycare, but I don't see much outdoor space for it. The State of Utah requires a certain amount of outdoor space as well as who can live close to a daycare. Do they have a process in place to screen those that are purchasing a condo there? And who do we think will buy a 700 square foot condo? Can we not encourage him to double the size of the townhouses and make something really nice? What is their contingency plan if the daycare doesn't come or if after a year they find that commercial can't survive there? We certainly do not want it to sit empty and become a blight or add in more housing where the commercial was supposed to go.

As we send the developer back to the drawing board... we need to help them to know how they can improve on the style! What they gave us was just plain! I ask you to push them to make the buildings look better and inviting. I am including some options of buildings that I think would at the very least look good! The Lofts at Deer Run rendition reminds me of the Aero buildings on Hillfield road just before Northridge. They are all exactly the same with no character and they have a lot that are empty still! If this development is going to be on the frontage road and be something to draw in customers to the commercial and buyers for the condos, let's have it look the very best we can! Let's give all those neighbors that are losing their beautiful view something that isn't horrible! I think adding the country charm we have come to love and expect in South Weber should be something we expect these developers to adhere to. Again, thanks to Google... here are some amazing 3 story projects that I think could give some ideas as to how to change their plan just a little to make it pleasing to the eye for not just the residents in the lofts, but also all of us who have to look at it while we live here. We should ask for something that fits our city!

6a 09-29-2020 Minutes



Balcony's and awnings to define spaces, crisp clean white, painted cement board or some way to define space. We should ask for courtyards for people to be outside. It might even bring in a food place to the commercial. Maybe each building can look slightly different than the other ones. These are just a few pictures I found in looking for a couple minutes. With the right architect, the possibilities are endless and we need to require them to not just meet our code, but give us something that doesn't look like a cell block or college dorms! It's obvious that this developer is just after making as much money as possible so he can move on to the next project. We have to live with what's left behind, so just like with the Stephens's property... send him back to the drawing board as many times as it takes to get it right!



I can't imagine the task you all have with this project!!

Please take your time. We don't need to rush through this and let mistakes continue to happen. Know that citizens stand behind you and we want you to say no to the variance, no to the look of it, no to the parking. You are our first line of defense in asking for more! He is just after a financial gain, while we are seeking life long residents and not something with a high turn-over!

Sincerely,

Amy Mitchell

From: [Brandyn](#)
To: [Jo Sjoblom](#); [Wayne Winsor](#); [Angie Petty](#); [Quin Soderquist](#); [Hayley Alberts](#); [Blair Halverson](#); [Robert Osborne](#); [Gary Boatright Jr.](#); [Tim Grubb](#); [Wes Johnson](#); [Taylor Walton](#); [David J. Larson](#); [Public Comment](#)
Subject: The Lofts Site Plan and Special Meeting concerns - Table consideration until better City and citizen review
Date: Thursday, August 27, 2020 2:23:03 PM

Mayor, City Council, and Planning Commission,

Please table the Lofts approval in the special meeting scheduled tonight allowing adequate time for a thorough review of the 460+ proposal!

The city already did the city and residents the mistake of previously racing through and signing the developer agreement in 2019 with very little citizen knowledge, time to share public comments after reviewing it, and transparency of the many concerning commitments, errors, and guarantees given in the agreement. This 460+ page document the City should absolutely allow City leaders and citizens adequate time to review and comment on to mitigate as much costly and long term issues that could be anticipated in this developer written proposal for their financial gain.

With only 6 days that it has been posted, and I believe was very likely strategically scheduled for a special meeting during Back to School week when many citizens or city leaders are preoccupied and limited in their time and obligations to go page by page through the many significant and important details. The City Council, Planning Commission and citizens need time to review the variances, possible conflicts of interest, and developer written exceptions being proposed. Additionally, please hold the developer strictly to all of the city codes and restrictions with no additional exceptions or variations as this development is already at maximum high density that is in vast contrast from all the other surrounding residential properties and knew the limitations and challenges this property would present.

With the average number of vehicles per household, guests, commercial space with parking for employees and customers especially during winter with little to no green space to hold snow will further limit parking when there is already far too few parking and green space to what is logical and reasonable without having never ending parking, safety, and traffic concerns with an estimated "1,730 daily trips" or vehicles each day according to their traffic study, making left hand turns from two entrance/exits in a very short distance to one another onto the already narrow road obstructing the flow of traffic among other possible concerns.

We firmly feel after hours of reviewing audio and city records that Laurie Gale was deceptive in public meetings that we understand has legal standing in presenting this development originally as "a Daycare" rather than a huge high density complex with a daycare business possibly within a suite of the development. The City allowed the rezone with consideration based on the pretense of a Daycare and many leaders have expressed concerns publically being "hoodwinked" and tricked into this rezone. While the City had a stronger legal standing before the property was sold to the developer and before the City signed a poorly written agreement with very little transparency and awareness to citizens in 2019, we understand the City is now bound by what is code and limited ability to improve the huge wall of a building and very frequent high traffic that will be constantly making left hand turns crossing traffic around what will become two very limited visibility driveways. Please firmly hold the developer strictly to all the existing City codes with no exceptions or variations just to add even greater financial gain or savings to the developer with only negative impacts and little to no benefits to surrounding residence or community. Please also reference the Sunset City dispute online with the developer trying to force through an unapproved sewer lift that becomes costly to citizens and the city later, and if I recall correctly, the dispute was because the sewer lift was added without Sunset City knowledge or prior approval. Please ensure we are not stuck with similar burdens and issues the City, residents, homeowners association, or neighborhood is burdened with that can be foreseen.

I am one who is not anti-development, but very much for wise development that makes sense. This development, unlike the Patio homes and townhomes up the street that had little to no resistance, simply does not compliment the surrounding residential community and these developments should

be built on lots with better multi-street access into the property and not on a hillside. Maximizing the very highest financial gain for the developer should not be our City's responsibility or primary concern. Please also verify that the acreage has been verified to the number of units allowable, excluding the north lot that is divided from the property by canal and therefore should not be considered in greenspace, parking, or number of unit calculations. Just as a homeowner cannot purchase a lot on the other side of their neighbor that would not give them rights to have horse, livestock, or larger building than their single, undivided lot allows or this shall set precedence for homeowners and future developers. I am so glad I do not live directly next to this property and so sorry for those long term neighbors who will now have a towering 3 story tall buildings looking down into and placing an indefinitely shadow, noise, lack of privacy, and blocking former mountain views from their backyards.

Living up the road my greatest concerns personally are the traffic safety, eyesore, and the property being next to a loud highway with bad parking and green space will increase the turnover and in a short number of years will become rundown with a notable increase in crime and transient residents. I do not believe I have ever heard any developer not say almost verbatim to cities, just as this developer did last year, "we are building a high quality development" suggesting unlike every other developer. Please consider the immediate surrounding property owners rights and neighborhoods that will be negatively impacted by this development with limited access from road, safety concerns with left hand turns around limited view corner, how large delivery, construction, and moving trucks will be able to navigate and access the property without illegally crossing the double yellow line and impeding oncoming traffic safety or flow navigating down into the property. The lack of reasonable green space solely so for the developer's financial gain to grossly maximize the very highest number of units possible. Hopefully improvements to the city code will no longer be allowable within South Weber City. This development size on what we can anticipate based on historical slopes and landslides through Layton to Washington Terraces should be considered for this odd development that would be more appropriate with better street access on relatively flat property. Retention and other structures should be kept to existing environmental and other noted restrictions. The well-established developer purchased this property knowing the high financial return they will gain from 70 or so units but also clearly knowing the odd shape and steep hillside with limited access this property will require or limit for development. The city should not allow exceptions to it's codes or conditional use for any claimed hardship or variations to hillside retention, sewer lifts, parking, retention, or other reasons that this developer had legal consideration and reasonable expectation of prior to purchasing this property.

And last, the architectural look. If we are going to continue referring to "Country Fair Days" then we should have a country or at least a more rural, residential look than the contemporary look that has been proposed and contemporary as we see countless down Hillfield road, State street in Clearfield, and through downtown Salt Lake. We have very limited space left in South Weber and we need our Planning Commission to set and expect more consistent architectural designs that complement our community or get rid of the "country" in Country Fair Days so we do not look like a hodge-podge patch work city with an identity crisis. When Walmart or Smiths wants to build in Park City, they comply with the architectural design that all can expect. While nobody is saying we should follow Park City in our strict building codes, we can definitely better define what the look and feel of the future of South Weber should be consistent with.

Thank you for the many hours of work each of you will spend reviewing this important decision and for all the countless hours of work you do for our City and citizens who have to live with whatever developments are approved as you do your best to balance the interest and legal rights of residents, the city, and developers.

Sincerely,

Brandyn Bodily

2408 E 8240 S, South Weber

CC 2020-09-29 CI #4 Hawkes

From: [Richard Hawkes](#)
To: [Public Comment](#)
Cc: [Jo Sjoblom](#); halbert@southwebercity.com; [Quin Soderquist](#); [Blair Halverson](#); [Wayne Winsor](#); [Angie Petty](#)
Subject: Comments for the Lofts at Deer Run agreement
Date: Saturday, September 5, 2020 4:51:55 PM
Attachments: [RECORDED Lofts at Deer Run Development Agreement \(7-1-2019\).pdf](#)

I have spent some time on this agreement and it appears to be flawed in the favor of the builder. Some highlights are as follow and my comments are in the PDF:

- What is the long term plan for the sewer capacity expansion. This has the city acknowledging that they need to do something but pushes it off until a later date. That way when the bond comes up and the apartments are built, the SW citizens will only have the choice to approve or not have enough sewer. Maybe we should put it to a vote now.
- The plan calls for a minimum of 164 parking spaces but they could only fit 162 into the drawing. Where are they going to come up with the additional spaces?
- The plan calls for 74 units and a minimum of 27k sq ft of commercial space. There are only 78 spots allocated (assuming 3 stories) how is this all going to fit together?

The bottom line is that this agreement is lean on details. Thus they will push it through and start construction while developing the details. Then we will be stuck with whatever details comes through when it is too late.

Richard

E 3169718 B 7295 P 562-570
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/01/2019 11:04 AM
FEE \$0.00 Pgs: 9
DEP RT REC'D FOR SOUTH WEBER CITY

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

**DEVELOPMENT AGREEMENT
FOR THE LOFTS AT DEER RUN
IN SOUTH WEBER CITY**

This **DEVELOPMENT AGREEMENT** (“Agreement”) is made and entered into as of this 27th day of July, 2019, by and between **DEER RUN INVESTMENTS, LLC** of 784 Parkway Drive, North Salt Lake, UT 84054 (hereinafter referred to as “Developer”), and **DEER RUN PLAZA LLC** of 10883 South Martingale Lane, South Jordan, UT 84095 (hereinafter referred to as “Owner”), and **SOUTH WEBER CITY**, a municipal corporation of the State of Utah (hereinafter referred to as “City”), of 1600 East South Weber Drive, South Weber, UT 84405. Developer, Owner, and City are heretofore referred to as the “Parties.”

RECITALS:

- A. Owner acknowledge that Developer is their authorized agent to represent their interest in development of their fee simple title property, approximately 3.22 acres, as more particularly described in **Exhibit A** attached hereto (the “Property”). A Concept Plan of the site is attached hereto as **Exhibit B**.
- B. Developer proposes a mixed-use development which includes residential and commercial buildings and associated streets, shared parking, and other required improvements collectively known as the “The Lofts at Deer Run” (the “Development”), on the Property.
- C. The purpose of this Agreement is to establish the approved criteria required for the development of the Development prior to approval through the City’s required subdivision process.
- D. City, acting pursuant to its authority under Utah Code Ann. § 10-9-101, *et seq.*, and its land use policies, ordinances and regulations has made certain determinations with respect to the Subdivision and, in the exercise of its legislative discretion, has elected to approve this Development Agreement for the purpose of specifying the obligations of the respective parties with respect to the installation of required infrastructure improvements and such other matters as the Parties agree herein.

AGREEMENT

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

- 1. **Incorporation of Recitals and Exhibits.** The foregoing Recitals and all Exhibits referenced herein are hereby incorporated by this reference and made part of this Agreement.

Development Agreement for The Loftis at Deer Run in South Weber City

2. **City Laws and Purpose.** City determines that the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with City laws, including the City's land use ordinances, the purposes set forth in the zoning district, and the City's General Plan. This Agreement is adopted by a City ordinance as a legislative act and hereby amends the City laws only to the extent within the authority of City and only to the extent necessary to give Developer the effect of the rights and obligations of this Agreement where such City laws may be inconsistent with this Agreement's intent.
3. **Subdivision Approval.** This Agreement does not remove the Developer from their obligation to adhere to the City's established Subdivision approval process. The Developer shall comply with all applicable time frames as specified in City Code. Approval will be based on substantial compliance with Exhibit B.
4. **Geotechnical.** The Development is located within the area identified in the General Plan as Sensitive Lands. As such, the Developer must comply with all provision of City Code, Title 10 Zoning Regulations, Chapter 14 Sensitive Lands Development Regulations.
5. **Sewer Capacity.** The Sewer Capital Facilities Plan, dated August 2017, identifies the Property as requiring 4.0 Equivalent Residential Units (ERU's) based on an assumed commercial-only land use. The City acknowledges that the Development exceeds the anticipated demand and the needed capacity will be addressed through future Capital Facilities Plans and future capital improvement projects. The Development's proportional share of the future capital improvement projects which will provide the desired capacity will be paid through the impact fees assessed when the Building Permits are issued. Building permit approval and occupancy will not be contingent upon sewer capacity.
6. **Density.** The Development will be limited to not more than seventy-four (74) new residential units. There shall be a minimum of 27,000 square feet of commercial space.
7. **Parking.** In order to accommodate the parking needs of both the residential and commercial users within the Development, there shall be at least one hundred and sixty-four (164) parking spaces. Of these spaces, there shall be one (1) space dedicated solely for each residential unit with the remaining spaces being shared by both commercial and residential occupants. In order to ensure parking requirements are followed, Developer agrees that future residents and commercial tenants/operators are made aware in writing of the dedicated and shared parking requirement. Signage and pavement marking must be provided designating a specific parking stall to each residential unit. Signage is not required for any remaining parking spaces.
8. **Hours of Operation.** Commercial buildings shall limit the hours of operation of all businesses within the Development to the hours between 5:00 am to 6:00 pm.
9. **Detention Basin.** A detention basin is required in order to control the flow of storm water leaving the site. The basin is the sole responsibility of the Development and will be privately owned and maintained. However, the sizing, design, location and construction of the basin must comply with City Code and City Standards.

Development Agreement for The Lofts at Deer Run in South Weber City

10. Successors and Assigns.

10.1 **Binding Effect.** This Agreement shall be binding upon the successors and assigns of the Parties. Owners acknowledge and agree that if the City is not paid in full in a timely fashion by Developer of all monies as stated in this Agreement, no future development will be permitted by City on the Property until full payment is made.

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

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

11.1 all rights and remedies available at law and in equity, including but not limited to injunctive relief, specific performance, and/or damages;

11.2 to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

11.3 the right to withhold all further approvals, licenses, permits, or other rights associated with any activity or development described in this Agreement until such default is cured.

12. Court Costs and Attorneys' Fees. In the event of any legal action or defense between the Parties arising out of or related to this Agreement or any of the documents provided for herein, the prevailing Party or Parties shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

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

Developer: Deer Run Investments, LLC
784 Parkway Drive
PO BOX 540395
North Salt Lake, UT 84054

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

Development Agreement for The Lofts at Deer Run in South Weber City

Owner: Deer Run Plaza LLC
 10883 South Martingale Lane
 South Jordan, UT 84095

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

14. **General Terms and Conditions.**

- 14.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with any applicable notice and hearing provisions of **MLUDMA** and applicable provisions of the City Laws.
- 14.2 **Captions and Construction.** This Agreement shall be construed according to its fair meaning and as if prepared by all Parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed to effectuate the public purposes, objectives and benefits set forth herein while protecting any compelling countervailing public interest and providing to Developer vested development rights as described herein. As used in this Agreement, the words “include” and “including” shall mean “including, but not limited to” and shall not be interpreted to limit the generality of the terms preceding such word.
- 14.3 **Term of Agreement.** The term of this Agreement shall be for a period of seven (7) years following the date of its adoption.
- 14.4 **Agreement to Run with the Land.** This Agreement shall be recorded in the office of the Davis County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and inure to the benefit of the Parties hereto and their respective successors and assigns. This Agreement shall be construed in accordance with the City Laws. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Davis County, Utah.
- 14.5 **Legal Representation.** Each of the Parties hereto acknowledge that they each have been represented by legal counsel in negotiating this Agreement and that no Party shall have been deemed to have been the drafter of this Agreement
- 14.6 **Non-Liability of City Officials.** No officer, representative, agent or employee of the City shall be personally liable to any other Party hereto or any successor in interest or assignee of such Party in the event of any default or breach by the defaulting Party, or for any amount which may become due the non-defaulting Party, its successors or assigns, or for any obligation arising under the terms of this Agreement.

Development Agreement for The Lofts at Deer Run in South Weber City

- 14.7 **Entire Agreement.** This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.
- 14.8 **No Third-Party Rights.** The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Parties named herein. The Parties alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.
- 14.9 **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore, acts of nature, government restrictions, regulations or controls, judicial orders, enemy or hostile government actions, war, civil commotions, fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder, shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this paragraph must have noticed the other parties in writing of a force majeure event within thirty (30) days following the occurrence of the claimed force majeure event.
- 14.10 **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
- 14.11 **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.
- 14.12 **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.
- 14.13 **Exhibits.** Any exhibit to this Agreement is incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit.

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

Development Agreement for The Lofts at Deer Run in South Weber City

“Developer”
DEER RUN INVESTMENTS, LLC

By Joseph M. Cook Title Manager

Witness the hand of said grantors, this 27th day of June, A.D. 2019.

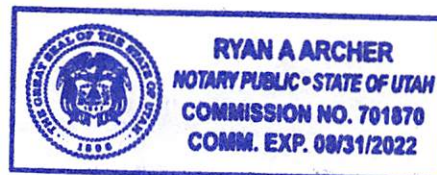
Deer Run Investments, LLC

State of Utah)
) ss.
County of Davis)

On this 27 day of June, A.D. 2019, personally appeared before me, Joseph M. Cook, the signer of the foregoing instrument, who duly acknowledged that he/she is the Developer of Deer Run Investments, a Limited Liability Company and signed said document in behalf of said Deer Run Investments, LLC by Authority of its Bylaws or Resolution of its Board of Directors, and said developer acknowledged to me said Limited Liability Company executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

RAC
NOTARY PUBLIC
Commission Expires: 08/31/2022



Development Agreement for The Lofts at Deer Run in South Weber City

"Owner"

DEER RUN PLAZA LLC

By Laurie Gale

Title Member - Registered Agent

On this 27th day of June, A.D. 2019, personally appeared before me,

Laurie Gale,

the signer of the foregoing instrument, who duly acknowledged that he/she is the Registered Agent of Deer Run Plaza, a Limited

Liability Company and signed said document in behalf of said Deer Run Plaza LLC by

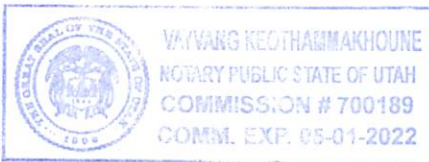
Authority of its Bylaws or Resolution of its Board of Directors, and said

Laurie Gale

acknowledged to me said Limited Liability Company

executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.



Vivang
NOTARY PUBLIC
Commission Expires: 5/1/22

"City"

SOUTH WEBER CITY

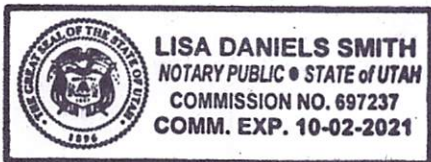
By David Larson
David Larson, City Manager

Lisa Smith
Attest: Lisa Smith, City Recorder

State of Utah)
) ss.
County of Davis)

Subscribed and sworn to before me on this 1st day of July 2019, by David Larson.

WITNESS my hand and official seal the day and year in this certificate first above written,



Lisa Daniels Smith
NOTARY PUBLIC
Commission Expires: 10/02/2021

EXHIBIT "A"
THE LOFTS AT DEER RUN
BOUNDARY DESCRIPTION

13-041-0062

BEG ON THE W LINE OF A HWY, 125 FT PERP'LY DISTANT W'LY FR THE CENTER LINE THEREOF, AT A PT 692.5 FT E & S 4°12' W 479.28 FT & N 85°48' W 142 FT, M/L, FR THE NW COR OF THE SW 1/4 OF SEC 36-T5N-R1W, SLM; RUN TH S 4° W 243.47 FT, M/L, ALG W LINE SD HWY TO DEER RUN ESTATES UNIT NO 5; TH N 87°57'40" W 289.07 FT TO THE E'LY LINE OF THE DAVIS & WEBER CO CANAL COMPANY R/W; TH NE'LY ALG THE E'LY & S'LY LINE OF SD CANAL R/W TO A PT S 83°46' W 136.27 FT, M/L, & S 67°01' W 74.64 FT ALG SD R/W FR THE W LINE OF SD HWY; TH S 4°12' W 133.40 FT; TH S 85°48' E 66.0 FT TO THE POB. CONT. 1.581 ACRES.

13-041-0115

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD TRACT, WH PT IS E 434.00 FT FR THE W 1/4 COR OF SD SEC 36; & RUN TH E 45.36 FT; TH SE'LY 169.29 FT ALG THE ARC OF A 626.80 FT RAD CURVE TO THE RIGHT (NOTE: CHORD BEARS S 21°03'13" E 168.80 FT); TH S 83°21'47" W 47.65 FT; TH S 66°36'47" W 63.92 FT; TH N 71.41 FT; TH E 6.00 FT; TH N 52.00 FT; TH W 6.00 FT; TH N 65.00 FT TO THE POB. CONT 0.31 ACRES

13-041-0068

BEG AT A PT 707.37 FT E & S 4°12' W 283.3 FT & S 83°46' W 152.07 FT FR NW COR OF SW 1/4 OF SEC 36-T5N-R1W, SLM; TH S 83°46' W ALG CANAL R/W 9.20 FT; TH S 67°01' W 74.64 FT; TH S 4°12' W 133.4 FT; TH S 85°48' E 76.00 FT, M/L, TO W'LY R/W LINE OF FRONTAGE RD; TH N 4°00' E 170.08 FT, M/L, TO POB. CONT. 0.388 ACRES

13-041-0118

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE N'LY BNDRY LINE OF SD TRACT AT A PT 200.00 FT PERP'LY DIST W'LY FR THE CENTERLINE OF SD PROJECT, WH PT IS E 707.37 FT & S 4°12' W 283.30 FT & S 83°46'00" W 127.07 FT FR THE NW COR OF THE SW 1/4 OF SD SEC 36 SD PT BEING THE S'LY R/W LINE OF THE WEBER COUNTY CANAL COMPANY; & RUN TH S 4°00'00" W 413.55 FT; TH N 87°57'40" W 7.19 FT; TH S 12°25'38" E 106.71 FT; TH N 4°00' E 520.30 FT; TH S 83°46'00" W 23.37 FT TO THE POB. CONT 0.26 ACRES

13-140-0010

ALL OF LOT 2, DEER RUN ESTATES UNIT NO 5. EXCEPT THEREFR THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXIST STATE HWY 89 KNOWN AS PROJECT NO 0089, BEING PART OF AN ENTIRE TRACT OF PPTY SIT IN LOT 2, DEER RUN ESTATES UNIT NO 5, A SUB IN THE SW 1/4 OF SEC 36-T5N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE SE COR OF SD LOT 2, AT A PT 20.751 M (68.08 FT) PERP'LY DISTANT N'LY FR THE CENTER LINE OF DEER RUN DRIVE (7950 SOUTH STR) OF SD PROJECT, AT ENGINEER STATION 0+003.570; & RUN TH N 12°25'38" W 19.039 M (62.46 FT) ALG THE E'LY BNDRY LINE OF SD LOT 2; TH S 3°59'37" W 20.019 M (65.68 FT) TO THE S'LY BNDRY LINE OF SD LOT 2; TH E'LY 5.662 M (18.58 FT) ALG THE ARC OF A 96.978 M (318.17 FT) RAD CURVE TO THE RIGHT (NOTE: CHORD TO SD CURVE BEARS N 75°54'58" E FOR A DIST OF 5.662 M (18.58 FT)) TO THE POB. CONT 0.51 ACRES

- EXHIBIT B -



ENTELEN ENGINEERING, PLLC
 1220 S. 1000 W. SUITE 200
 SALT LAKE CITY, UT 84119
 PHONE: (801) 486-4400
 FAX: (801) 486-4000
 WWW.ENTEL-ENGINEERING.COM
 THE PLAN AND SPECIFICATIONS PREPARED
 HEREON ARE THE SOLE PROPERTY OF ENTELEN
 ENGINEERING, PLLC AND ARE NOT TO BE
 REPRODUCED, COPIED, OR TRANSMITTED IN
 ANY FORM OR BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE WRITTEN PERMISSION OF
 ENTELEN ENGINEERING, PLLC.

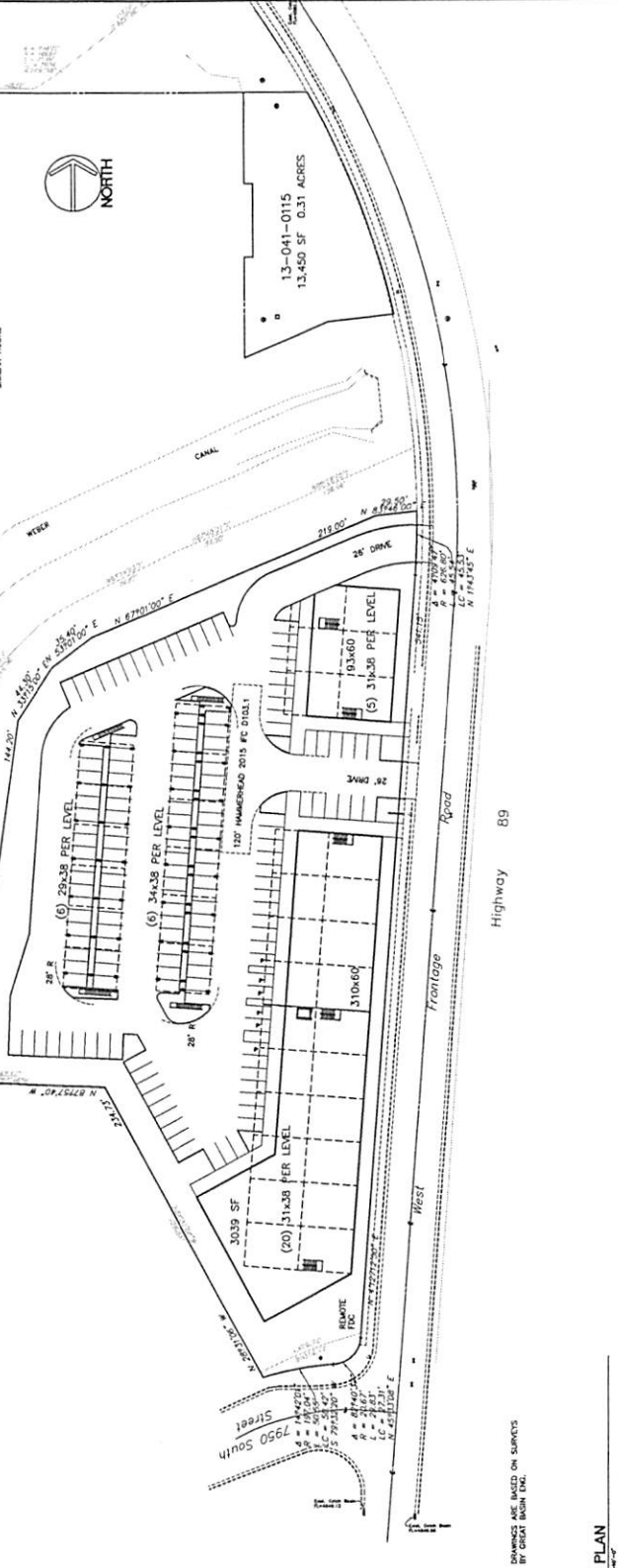
No.	Revisions	Date

THE LOFTS AT DEER RUN
 7870 S. 2700 EAST
 SOUTH WEBER, UTAH
SITE PLAN
 File No. COMB-AD01-ED
 Created by: [Signature]
 Reviewed by: [Signature]
 Date Made: MAY 24, 2019
 Scale

A001

PROJECT SUMMARY	
GROSS LAND AREA (3.22 ACRES TOTAL)	126,535 SF
OFFICE MAIN FLOOR	27,219 SF
UPPER RESIDENTIAL AREA	90,060 SF
GROSS BUILDING AREA	117,279 SF
TOTAL PARKING SPACES	164
RESIDENTIAL (2) PER UNIT	150 SHARED
74 UNITS MAX 74x2+2	68 SHARED
OFFICES/SERVICES 9/1000	27,219 SF - EMPLOYEES
LANDSCAPE AREA INSIDE PROPERTY	30,752 SF
	24%

SHARED PARKING BASED ON 1000 MULTI-FAMILY PARKING AND 1000 IN THE EVENING WITH OFFICE PARKING AT 2000 AND 1000 IN THE EVENING WITH OFFICE PARKING AT 2000 OFFICE PARKING BASED ON 7000/2400/2400 OR WITH SIMILAR HOUR



DIMENSIONS ARE BASED ON SURVEYS BY GREAT BASIN LTD.



From: [Alyson Maw](#)
To: [Public Comment](#)
Subject: Lofts at Deer Run
Date: Monday, September 7, 2020 12:26:00 PM

My husband and I live 7913 S 2600 E, South Weber, UT 84405, and the changes that the developer is proposing is NOT something that my husband or I are looking forward to.

If there is a 12 ft retaining wall, 10 feet to the east of the Davis/Weber Canal property, and the Condo's built on the top of that. The housing complex will be a 42 foot blight in front of the Mountains. Plus their ability, to peer into our back yard....

The parking issues are still a huge concern for us. Especially in the winter months, where are they going to shovel the snow. Our home is in a cul de-sac and I constantly have to have the South Weber plow truck move the snow away from our mailbox, because they push it right to it. Then, there is a 6 foot wall of snow there for at least 3 months. There is not space allowed in the parking for all the snow that we get.

One other issue, is the water pressure. We have fluctuating pressure occasionally, how will the water be with 74 more homes using it, less than 300 feet away?

I realize that this Condo will be built, I just want it closer to the 2700 E road, than to the canal.

Thank you for listening.

--

Alyson Maw / Realtor

801-791-7253

Utah Prestige Real Estate, LLC

www.mawshomes.com

"Trust me to Find your way Home"

September 9, 2020

Dear South Weber City Council,

We the Haslam family write to you with great concern regarding the La Roca soccer field and its patrons. As a short introduction, we are a family of five. Jake and Sarah Haslam are the parents of 3 children, Isabelle(5), Ava(2), and Royce(6 months). We recently moved into 297 East Old Maple Road and have enjoyed our time getting to know the new area and our neighbors. We are excited to have a home surrounded by other young families and a place that we will be able to raise our family for many years to come.

Upon moving in, we were very surprised by the amount of traffic coming from I84 direction to La Roca soccer fields. We have a great fear not only for our children, but the other many children that live in and around the neighborhood. We are greatly concerned that with the amount of traffic passing our homes, and the speed at which they do so, it is only a matter of time before irreversible tragedy occurs. We see this as entirely avoidable and call on the commission to take action to help regulate La Roca and its patrons in a way that will keep South Weber residents safe. We echo the voices you have heard and plead for your help in maintaining a safe environment for our children.

We are grateful for your public service and trust you will represent us well to attain a favorable outcome.

Sincerely,

The Haslams

CC 2020-09-29 CI #7 Borgstrom

From: [Mike Borgstrom](#)
To: [Public Comment](#)
Subject: The Lofts
Date: Wednesday, September 16, 2020 2:11:14 PM

As you are aware nearly all residents impacted by the Lofts are in complete opposition to the project. Count me in on the opposition to the Lofts, though I know that's a moot point now. I do not believe the parking issue is still being looked at realistically, more consideration should be given to visitors vehicles. The altered drawings of the project appear to have pushed the building west, perhaps to the canal impacting many more residents on the other side of the canal. Again, count me in on opposition to the move further west. Me and many of my neighbors will be further impacted (Further disrupted view, increased noise) if the Lofts move further west. Though the vegetation in the picture is nice, I believe the view from the street will just be an overcrowded parking lot. Previously the rendering of the Lofts had more curb appeal, with the parking in the rear.

I'm not one to comment, but the misperception that the silent majority agrees with whatever is going on in the city I guess needs to be displayed.

Thanks for your consideration,

Michael Borgstrom

From: [BRIAN SHARON](#)
To: [Public Comment](#)
Subject: South Weber City Council Agenda Tuesday, September 29, 2020
Date: Monday, September 28, 2020 1:15:15 PM

With regard to Action Item #9 on the agenda:

Before approving Item 9 it would be great if the developer/contractor would clean up the empty lots. A great many of them are filled with trash and weeds. and sidewalks cannot be walked on. Also, there are three dumpsters that are filled to overflowing. The items in these dumpsters along with the trash and weeds on the empty lots get blown on the streets and finished lots in the development. As I walk around the area I often pickup items and put them in my trash can because the dumpsters are too full.

Only when the developer/contractor completes what they have started should approval for Phase 5 or any other phase be given.

Nilson Homes doesn't seem to have this problem.

Brian Sharon
562 Spaulding Way
801.822.8907

CC 2020-09-29 CI #9 Skeen

From: [Jordan Skeen](#)
To: [Public Comment](#)
Subject: La Roca and Old Maple Farms Development
Date: Tuesday, September 29, 2020 9:12:24 AM

Hello,

My wife and I live on the corner of Old Maple Rd. We purchased our home almost a year ago to-date. We were so excited to be moving into such an amazing community and area.

When spring time came around we shortly realized that our quiet little road was not so quiet. La Roca players, coaches, parents speeding through our neighborhood and running the stop sign in front of our house. We have communicated to the city and city councilmen. Since that time a sheriff has come and witnessed several traffic violations and issues with those late to practices, games, etc.

When school is out, I rarely have my kids outside as the road is littered with speeders and stop sign violators. La Roca has become such a problem that the whole neighborhood is concerned that someone is going to get hurt.

Before this happens I hope that action could be taken to avoid someone getting seriously hurt.

From: [Jillian Farrell](#)
To: [Public Comment](#)
Subject: La Rocca traffic in Old Maple Farm Subdivision
Date: Tuesday, September 29, 2020 9:55:48 AM

To whom this may concern:

I am writing to you about the dangers of the evening La Rocca traffic that occurs in our neighborhood. These people are typically rushing parents driving through quite fast or speeding teenagers. The teenagers have loud music and no consideration for our children, dog walkers and family's out on an evening stroll. Our neighborhood is a beautiful calm place but with all this chaos it's becoming a matter of when will someone get hurt not if.

Please consider speed bumps on our main road or opening up the E 6650 S up to take some of the burden.

We are new to the area. My husband is in the 421 fighter squadron on base and we would like this assignment to be enjoyable for our family and neighbors for the few yrs we have left in at Hill AFB.

Thank you,
Jillian Farrell

CC 2020-09-29 CI #11 Moser

Tony Moser

6458 Raymond Dr.

Dear City Council Members and Mayor,

I would like to submit my public comments for today's meeting dated September 29, 2020.

The soccer facility currently located in my neighborhood has not been straight forward with their intentions from the beginning of development up to today. I have a few examples listed below. To summarize: September 8, 2016 planning commission; we were told the soccer complex was going to just be a practice facility. September 13, 2016 city council meeting; we were told only 3 fields, two outdoor and one indoor. We were told they would be a good neighbor. We were told hours of operations were from 6 am to 10 pm Monday through Saturday. Also, we were told it would strictly be a training facility (see city council work meeting minutes). All of this "misinformation" has come to light since opening this soccer complex.

Intentions come to light. June 4, 2017 an article was published in the Standard Examiner stating their true intentions. The creation of a development academy and list of teams planning on playing games at their new soccer complex. This came to exist with loud speakers announcing players names and even louder introduction music. Limited parking started to show that the 78 stalls listed in the city council meeting on September 13 were not enough to handle the crowds. Then again on July 11, 2017 the Standard examiner again posted another article about how a "soccer complex rises in South Weber farmland". In that article they reveal that home games will be played at the new soccer complex.

It was obvious then and more now, that there was **never** any intentions of keeping the conditional use permit as agreed upon by the city and the soccer complex. Parking was and still is a main concern. August 1, 2020 there was a soccer **tournament** held at the complex. During the pandemic we all are currently managing, a tournament was held and then canceled from not following CDC guidelines and crowd control. Parking was a disaster. Soccer participants honked horns and yelled at the neighbors as they left the complex. Several city council members and others, attended and saw only the beginning of what is scheduled and coming to our farmland community on the west side of South Weber. This was a 'local' tournament. This wasn't a tournament where traveling teams come in from all over the western United States. Those teams travel in motorhomes and large passenger vans. The original two outdoor soccer fields, quickly became 4 and the games continue. I will give them credit for at least following ONE of the conditions in the permit and that is the days of operations. They have been pretty good at keeping Sunday off the list as agreed upon. The hours of operations however, gets stretched as they will play up to midnight during the winter months at the indoor field.

Landscaping has been discussed multiple times in the city council and planning commission meetings as well. Currently the facility only has grass for their ball fields. Weeds can be found around the perimeter and especially around the building. Chris Tremea sent an email March 27, 2018 to

Jo Sjoblom <JSjoblom@southwebercity.com>,
Kent Hyer <KHyer@southwebercity.com>,
Wayne Winsor <wwinsor@southwebercity.com>,
Angie Petty <apetty@southwebercity.com>,

Blair Halverson <bhalverson@southwebercity.com>,
Merv Taylor <MTaylor@southwebercity.com>

In that email, he states that a bid into “the \$100,000 figure for landscaping, including trees, shrubs, and grass.” Where are the trees and shrubs?

What used to be a beautiful field with geese in the fall is now a white building with weeds everywhere.



We, as a neighborhood, would like to see the city stand up to the misleading information that continues to plague our neighborhood and keep this soccer complex as approved. That is to keep them to a training facility with allowing some scrimmage games, but NO TOURNAMENTS. If they agree to something, that they be held to that. August 1, 2020 should have been a huge eye opener to the city with where this complex potentially is headed. Overflow parking in an open grass field that wasn't mowed during the heat of the summer, is NOT an answer. Trespassing on private property needs to be enforced. Soccer parents late for practice will always result in speeding through the subdivisions, as they currently do. Teenagers late for practice do the same thing. Nate and Emma Kendell who live on the rural section of road on 6650 shouldn't have to witness a quarter mile drag strip every evening there is a practice or games.

I've spent many years living in this great community with serving others around me. This includes coaching youth basketball, youth baseball and yes youth soccer teams. I completed 10 years of reading to school kids at South Weber Elementary 1st and 2nd grade children. I participated in many years with South Weber days, including but not limited to the parade committee, cooking for the meal at the park, and other events. We used to call this place home, but lately it's hard to spend time in your own yard

on the weekends with dealing with rude soccer participants and loud parents showing their disapproval with honking and hand gestures.

I urge you to do the right thing for the city of South Weber and surrounding neighbors of this soccer complex. My family would like to continue to live here and know that the years we have spent here will continue to mean something.

I can be reached at 801-810-8669 for further comment if needed.

Tony

Planning commission: September 8, 2016

http://www.southwebercity.com/img/File/planning_commission/2016/PC%209-8-16%20Minutes.pdf

Discussion and Action on Conditional Use Permit: Application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke: Barry said this proposal is to build a *private soccer practice facility* which involves three different actions on the part of the Planning Commission, the rezone of the property, a one-lot subdivision and conditional use approval for the proposed use and layout.

.....

City council: - September 13, 2016

<http://www.southwebercity.com/img/File/City%20Council%20Meetings/2016/CC%209-13-16%20Minutes.pdf>

RESOLUTION 16-31 Smith & Edwards Final Subdivision: Tom said this is a final plat for Smith & Edwards soccer development. All the requirements have been met by the applicant. The Planning Commission has recommended approval to the City Council. Barry Burton, City Planner, said the access is coming off of South Weber Drive. Council Member Sjoblom asked about deterring traffic. Barry said the City has looked at alternatives in the past and suggested making 6650 South a one-way street or dead end street. He said it would make it a little less convenient for residents on 6650 South. Mayor Long asked if **no parking can be posted on 6650 South. Barry said, "yes"**. He said this property is **located in the noise zone and has an easement that does have some restrictions**. Barry said there is sufficient parking with 78 stalls as well as overflow parking. *He said the developer has said the soccer fields are **not for recreational soccer**.*

Page 4 of 12 – City Council Meeting

Kelly Parke, 3393 W. 1700 N. Ogden, Utah, said they **will try to be a good neighbor**. He said the 50 ft. is in the area where there will be an open soccer field. **He said the intent is two outdoor fields and one indoor facility.**

Page 7 of 12 City Council Meeting

5. Include hours of operation from 6:00 a.m. to 10:00 p.m. **Monday thru Saturday.**

Council Member Hyer moved to open the public hearing for Ordinance 16-18. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

City Council Work Meeting Minutes – again states training facility – pg 2-3 of 6
Thom Wight said it will be under the direction of La Roca soccer. **He said this will be strictly a training facility**

Tom said the Conditional Use Permit is for a **private-use** indoor soccer facility and **two outdoor soccer fields**.

See this article from the Standard Examiner with team locations and numbers: - June 4, 2017

[Layton-based-La-Roca-joins-US-Soccers-development-academy-teams-finalized](#)

Here's a breakdown of the numbers.

"62 girls named to the four teams. The U-18/19 and U-15 teams are comprised of 15 players each while the U-16/17 and U-14 teams each have 16 players."

From the Standard Examiner: - July 11, 2017

[la-roca-soccer-complex-south-weber-construction](#)

In this article it states,

*"The plan is to utilize the outdoor fields for **home games** played by La Roca's girls development academy teams starting in **Fall 2018**, Parke said. The teams will play this upcoming season at Regional Athletic Complex in Salt Lake City."*

" but the city determined it could be zoned for commercial recreation."

Tom Smith tsmith@southwebercity.com via [southwebercity@microsoft.com](mailto:tsmith@microsoft.com)

Jun 27, 2017
2:35 PM

to Tony, Tammy, Jo, Wayne, Scott, Merv, Kent

Mr. Moser,

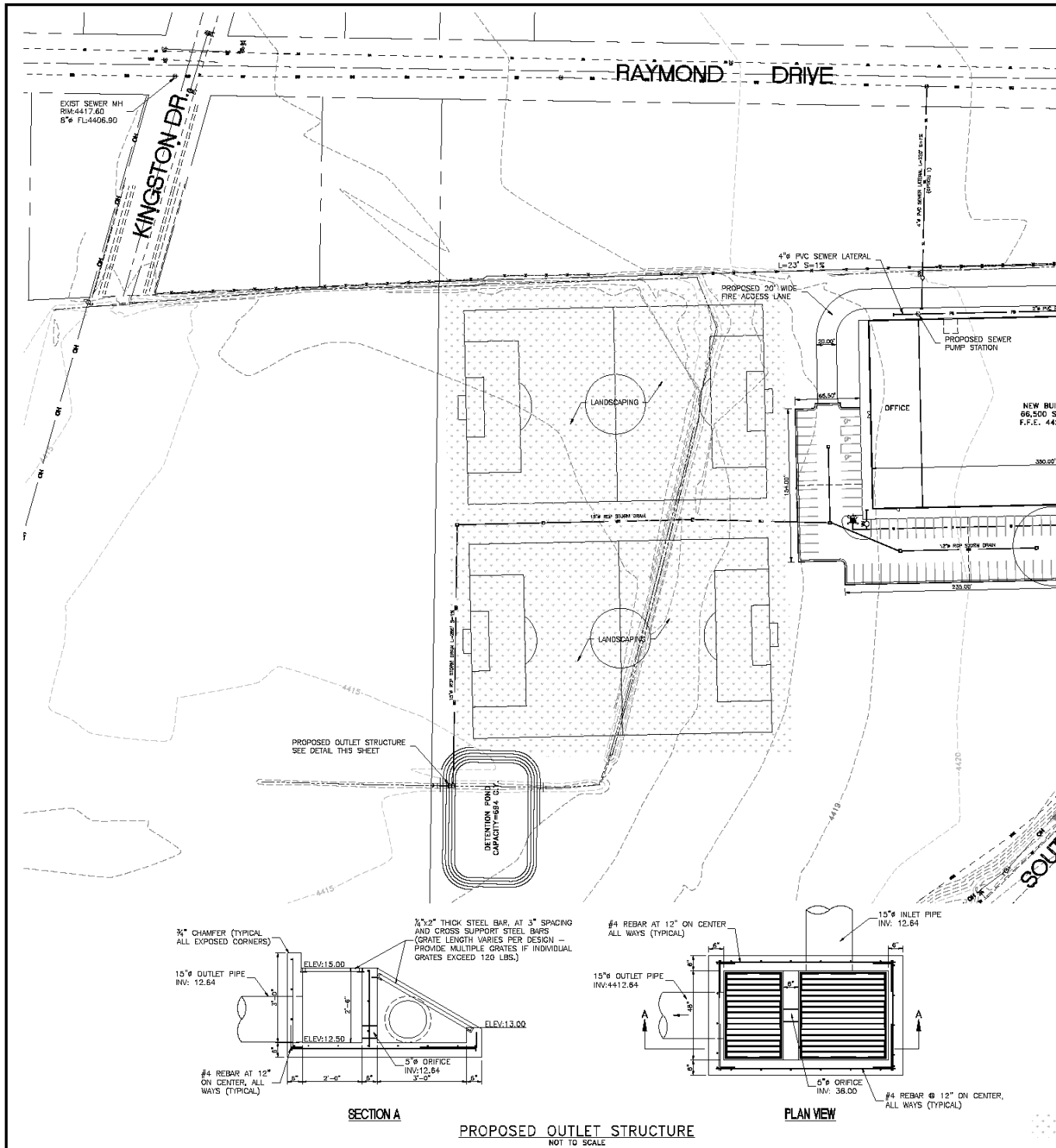
The motion that was approved by the council was with the understanding that the facility was to be for **practice use only**. The developer does not a recommendation from the Planning Commission or approval from the City Council to have competitive league games. The facility also does not have the proper accommodations to host league games (stadium seating, stadium lighting, parking, etc.). They may have future plans to develop the facility into such a complex, but that would have to go through the proper process and new terms would have to be established.

Thank you for the correction. The paved portion of the parking lot that is required of the facility is 52 lots. However, the developer is placing additional parking space on the west side.

Thank you,
Tom Smith
City Manager
South Weber City
801-479-3177 ext. 207
1600 East South Weber Dr.
South Weber City, UT 84405

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Soccer Complex Draft – June 23, 2016 – DRAFT – showing 2 fields not 4 as they currently have in place



From: [Amy Mitchell](#)
To: [Public Comment](#); [Jo Sjoblom](#); [Quin Soderquist](#); [Blair Halverson](#); [Hayley Alberts](#); [Wayne Winsor](#); [Angie Petty](#)
Subject: City council Meeting 9_29_20
Date: Tuesday, September 29, 2020 4:13:41 PM

Dear Mayor and City Council-

Thank you for your time tonight! I appreciate the time it takes to try to do what is best for our community!

I know that this is a big meeting with so much to discuss and I so wish I could be there in person, but time is not on my side this week. I wish to address a few items from the agenda.

#1 is the CUP for the soccer complex. I hope to see you hold Mr. Parke to this agreement. I am glad that there will be more parking on site as their overflow parking does get to be a nuisance along South Weber Drive. Is it possible to also hold him accountable to fixing the entrance, making it look nicer and more appealing when you drive by? Is all other items from the past addressed in this new CUP? I hope we don't see a repeat of the many problems in the past and that it can be a benefit to our city and not just a drain.

#2 is the Lofts on Deer Run. The newest idea presented is just barely better than the last renition and I really hope that as our representatives, that you can hold him to every detail possible so we can continue to improve it. It still seems like too much to try to cram into that small space. The parking is terrible and under capacity. It is my hope that you will do like you promised all of us and make him stick to every single code we have in place! No exceptions, no variances!! That is the only thing we have to stick to! I also wish to see the number of units decreased and the size of the units increased. Even the apartments are bigger than what he is proposing. He is just here to turn a profit and we do not need to do his job for him. He will not care if it is turned into a blight, but will continue to move along to some other small city and do the same thing there. We need to ask for the very best building materials, the most amount of green space and the most amount of parking stalls possible.

I continue to stand by my previous email for the 8/27 meeting and ask for you to not allow any variances at all. You have my full support in pushing him into doing what is right for South Weber! After seeing what he has done in other cities... we need to ask for more!

Thank you for your time and service!
Sincerely,
Amy Mitchell

CC 2020-09-29 CI #13 Gibbs

From: [Janet Gibbs](#)
To: [Public Comment](#)
Subject: comments regarding Phase 4 & 5 at tonight's City Council meeting.
Date: Tuesday, September 29, 2020 4:30:35 PM

Hello

I understand that the City Council will be giving final approval to Riverside Place Phases 4 & 8 at tonight's meeting.

I have no objections to the approval of the Phases. I have concerns regarding the Riverside Place Phase 2 HOA. I have lived in the HOA for 3 years.

My comments and request are listed below.

COMMENTS

The HOA has been in "progress" for 5 years. Homes sit unfinished or partly finished; I counted 18 homes in the unfinished or partly finished status. My definition of unfinished covers a range of the hole dug (footings were poured yesterday), landscaping not completed, gates and fences not installed, to homes that sit framed only, to a home that owners apparently haven't been able to take possession for a number of reasons, one being the home didn't pass code. Some home owners have been waiting months to move into their homes. The construction seems to take longer than the accepted 6-8 months. Weeds and trash covering lots, at one point even the ones people had taken possession. These issues present an eye sore to not only the current home owners but to the whole neighborhood, including the City.

Scott and Doug (general contractor) have been made aware of these issues during HOA meetings and emails. I believe the City has also been made aware of the issues in the HOA. There is no on site supervisor and Doug isn't on site that much, plus he has been requested not to communicate with at least two homeowners.

The reasons for these delays provided to some homeowners have ranged from:

1. Can't find subs or workers
2. Fired subs and supervisors for various reasons.
3. Homes for 55+ aren't selling (this is Scott's comments) and reason for reducing the 55+ section.

The weed issue was resolved, mostly, by contacting Chris Tremea. There could be more clearing of weeds. Especially on sidewalks so people are able to use the sidewalks without tripping (which has happened to me) and use the sidewalks for wheelchairs and walkers.

3 dumpsters that are full and could be removed and replaced. This would solve the problem of junk around and keep it from blowing on home owners property.

CONCERN

My concern is that Scott and Doug will ignore, delay materials, manpower delays and no supervision of subs in finishing of Phase 2. If the developer and general contractor can't seem to complete a Phase within 5 years; how can they manage two new Phases?

REQUEST

Is it feasible to have Scott and Doug complete the following

1. Clean up weeds
2. Move in an expedited manner on completing the current homes waiting for completion.
3. Provide an on site supervisor.

I have observed Nilsson construction and there hasn't been issues with the eyesores of the HOA. I

am sure there are other issues with Nilsson homes, but they aren't apparent and don't make the area unattractive. Homeowners watch the Nilsson homes go up quickly compared to what has been the pattern at the HOA and wonder why.

Thank you for your time and consideration. I understand this email will be attached to the minutes of tonight's meeting.

Janet Gibbs
586 E Green Springs Way
South Weber
801-419-3568

Sent from [Mail](#) for Windows 10

CC 2020-09-29 CI #14 Jones

From: [ryan jones](#)
To: [Public Comment](#)
Subject: La Rocca
Date: Tuesday, September 29, 2020 10:33:43 PM

I just found out about the meeting tonight. I know this is probably too late to be included in your consideration for solutions to the traffic issue in Old Maple created by La Rocca. I understand that some see it as a problem, or a concern. Every one of the cars that goes to the soccer fields through Old Maple must pass our home. I don't see it as a big deal. Those who are going that direction are indistinguishable from those headed to their homes in the neighborhood. I worry that people will want to put speed bumps in the neighborhood. That, to me, would be worse than the chip that was laid on our roads. Needless to say increased traffic is part of a growing community.

I feel like it would be best to stop worrying about it.

I've said my piece.

Cheers!

Report Criteria:
Report type: GL detail

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name	
09/18/20	41746	A-1 KEY SERVICE INC.	09/09/20	Replace door lock - fire station	1057260	1,065.00	A-1 KEY SERVICE INC.	
	Total 41746:						1,065.00	
09/24/20	41771	ADVANTAGE RENTAL	09/03/20	Trencher for Cherry Farms	1070261	183.60	ADVANTAGE RENTAL	
	Total 41771:						183.60	
09/03/20	41705	APPARATUS EQUIPMENT & SERVICE	08/25/20	Boots (1)	1057140	309.00	APPARATUS EQUIPMENT & SERVICE	
	Total 41705:						309.00	
09/18/20	41747	APPARATUS EQUIPMENT & SERVICE	08/05/20	Brush Pants	1057450	316.47	APPARATUS EQUIPMENT & SERVICE	
	Total 41747:						316.47	
09/10/20	41730	Barry Burton	08/31/20	Planner Services - August 2020	1058310	1,750.00	Barry Burton	
	Total 41730:						1,750.00	
09/24/20	41772	BELL JANITORIAL SUPPLY	06/30/20	Paper Towel and Hand Soap - Restrooms	1070261	168.06	BELL JANITORIAL SUPPLY	
	Total 41772:						168.06	
09/10/20	41731	BLUE STAKES OF UTAH	08/31/20	Blue Stakes - August 2020	5140250	265.05	BLUE STAKES OF UTAH	
	Total 41731:						265.05	
09/10/20	41732	Bonneville Acquisitions LLC	08/31/20	Easement Acquisition Services	5140730	2,000.00	Bonneville Acquisitions LLC	
	Total 41732:						2,000.00	
09/03/20	41706	CENTRAL WEBER SEWER IMPR DIST.	06/30/20	2nd Quarter Impact Fees	5221365	47,900.00	CENTRAL WEBER SEWER IMPR DIST.	
	Total 41706:						47,900.00	
09/03/20	41707	Century Equipment Company	08/25/20	Repair Case backhoe A/C	5140250	1,046.81	Century Equipment Company	

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 41707:						1,046.81	
09/24/20	41773	CENTURYLINK	09/10/20	SCADA Data Line - September 2020	5140490	59.25	CENTURYLINK
Total 41773:						59.25	
09/24/20	41774	CenturyLink	06/30/20	Safe Sidewalk Project 500 E to Sky Haven Cov	4560730	5,530.89	CenturyLink
Total 41774:						5,530.89	
09/03/20	41708	CHEMTECH-FORD LABORATORIES	08/27/20	Water System Sample Testing	5140480	480.00	CHEMTECH-FORD LABORATORIES
09/03/20	41708	CHEMTECH-FORD LABORATORIES	08/27/20	Well water testing	5140480	246.00	CHEMTECH-FORD LABORATORIES
Total 41708:						726.00	
09/24/20	41775	CHEMTECH-FORD LABORATORIES	09/14/20	Lead and Copper Testing	5140480	28.00	CHEMTECH-FORD LABORATORIES
Total 41775:						28.00	
09/18/20	41748	CHRISTOPHER F ALLRED	08/31/20	Prosecution Services - August 2020	1042313	600.00	CHRISTOPHER F ALLRED
Total 41748:						600.00	
09/10/20	41733	CINTAS CORPORATION	09/08/20	First Aid - Shops - September 2020	1060260	22.68	CINTAS CORPORATION
Total 41733:						22.68	
09/03/20	41709	CINTAS CORPORATION LOC 180	08/26/20	MATS/TOWELS - 08/26/2020	1060250	20.48	CINTAS CORPORATION LOC 180
09/03/20	41709	CINTAS CORPORATION LOC 180	08/26/20	PW Uniforms - 08/26/2020	5240140	9.75	CINTAS CORPORATION LOC 180
09/03/20	41709	CINTAS CORPORATION LOC 180	08/26/20	PW Uniforms - 08/26/2020	5140140	19.51	CINTAS CORPORATION LOC 180
09/03/20	41709	CINTAS CORPORATION LOC 180	08/26/20	PW Uniforms - 08/26/2020	5440140	9.75	CINTAS CORPORATION LOC 180
09/03/20	41709	CINTAS CORPORATION LOC 180	08/26/20	PW Uniforms - 08/26/2020	1060140	19.51	CINTAS CORPORATION LOC 180
09/03/20	41709	CINTAS CORPORATION LOC 180	08/26/20	PW Uniforms - 08/26/2020	1070140	39.00	CINTAS CORPORATION LOC 180
09/03/20	41709	CINTAS CORPORATION LOC 180	08/26/20	PW Uniforms - 08/26/2020	1058140	19.49	CINTAS CORPORATION LOC 180
Total 41709:						137.49	
09/10/20	41734	CINTAS CORPORATION LOC 180	09/02/20	MATS/TOWELS - 09/02/2020	1060250	20.48	CINTAS CORPORATION LOC 180
09/10/20	41734	CINTAS CORPORATION LOC 180	09/02/20	PW Uniforms - 09/02/2020	5240140	7.20	CINTAS CORPORATION LOC 180

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/10/20	41734	CINTAS CORPORATION LOC 180	09/02/20	PW Uniforms - 09/02/2020	5140140	14.41	CINTAS CORPORATION LOC 180
09/10/20	41734	CINTAS CORPORATION LOC 180	09/02/20	PW Uniforms - 09/02/2020	5440140	7.20	CINTAS CORPORATION LOC 180
09/10/20	41734	CINTAS CORPORATION LOC 180	09/02/20	PW Uniforms - 09/02/2020	1060140	14.41	CINTAS CORPORATION LOC 180
09/10/20	41734	CINTAS CORPORATION LOC 180	09/02/20	PW Uniforms - 09/02/2020	1070140	28.80	CINTAS CORPORATION LOC 180
09/10/20	41734	CINTAS CORPORATION LOC 180	09/02/20	PW Uniforms - 09/02/2020	1058140	14.40	CINTAS CORPORATION LOC 180
Total 41734:						106.90	
09/24/20	41776	CINTAS CORPORATION LOC 180	09/10/20	MATS/TOWELS - 09/10/2020	1060250	20.48	CINTAS CORPORATION LOC 180
09/24/20	41776	CINTAS CORPORATION LOC 180	09/10/20	PW Uniforms - 09/10/2020	5240140	9.06	CINTAS CORPORATION LOC 180
09/24/20	41776	CINTAS CORPORATION LOC 180	09/10/20	PW Uniforms - 09/10/2020	5140140	18.13	CINTAS CORPORATION LOC 180
09/24/20	41776	CINTAS CORPORATION LOC 180	09/10/20	PW Uniforms - 09/10/2020	5440140	9.06	CINTAS CORPORATION LOC 180
09/24/20	41776	CINTAS CORPORATION LOC 180	09/10/20	PW Uniforms - 09/10/2020	1060140	18.13	CINTAS CORPORATION LOC 180
09/24/20	41776	CINTAS CORPORATION LOC 180	09/10/20	PW Uniforms - 09/10/2020	1070140	36.24	CINTAS CORPORATION LOC 180
09/24/20	41776	CINTAS CORPORATION LOC 180	09/10/20	PW Uniforms - 09/10/2020	1058140	18.12	CINTAS CORPORATION LOC 180
Total 41776:						129.22	
09/10/20	41735	COLONIAL FLAG SPECIALTY CO INC	08/31/20	Flag Rotation - City Hall - August 2020	1043262	37.00	COLONIAL FLAG SPECIALTY CO INC
Total 41735:						37.00	
09/18/20	41749	Convergint Technologies	08/27/20	Keycard entry repair - Shop	1060260	325.00	Convergint Technologies
Total 41749:						325.00	
09/24/20	41777	Core and Main	09/09/20	Replacement Meters (350)	5140495	90,650.00	Core and Main
Total 41777:						90,650.00	
09/18/20	41750	Country Fair Days c/o Holly Williams	09/02/20	Remit July CFD Receipts from Sportsites 2020	1022800	3,110.00	Country Fair Days c/o Holly Williams
Total 41750:						3,110.00	
09/10/20	41736	DAVIS COUNTY GOVERNMENT	08/31/20	Animal Control Services - August 2020	1054311	1,722.80	DAVIS COUNTY GOVERNMENT
09/10/20	41736	DAVIS COUNTY GOVERNMENT	08/31/20	REDIWeb Activity	1058370	1.60	DAVIS COUNTY GOVERNMENT
Total 41736:						1,724.40	
09/18/20	41751	DAVIS COUNTY GOVERNMENT	08/31/20	Law Enforcement Services - August 2020	1054310	18,490.00	DAVIS COUNTY GOVERNMENT

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/18/20	41751	DAVIS COUNTY GOVERNMENT	08/31/20	Dispatch Fees - August 2020	1057370	719.48	DAVIS COUNTY GOVERNMENT
Total 41751:						19,209.48	
09/24/20	41778	DAVIS COUNTY HEALTH DEPARTMENT	06/30/20	48 Water Samples - Jan to Jun 2020	5140480	575.00	DAVIS COUNTY HEALTH DEPARTMENT
Total 41778:						575.00	
09/03/20	41710	DEPT OF WATER QUALITY	08/21/20	Waste Water Certificate Renewal	5440230	1,250.00	DEPT OF WATER QUALITY
Total 41710:						1,250.00	
09/03/20	41711	DURKS PLUMBING	08/25/20	SPRINKLER PARTS FOR PARKS	1070261	304.75	DURKS PLUMBING
09/03/20	41711	DURKS PLUMBING	08/26/20	SPRINKLER PARTS FOR PARKS	1070261	998.78	DURKS PLUMBING
09/03/20	41711	DURKS PLUMBING	08/27/20	SPRINKLER PARTS FOR PARKS	1070261	377.49	DURKS PLUMBING
Total 41711:						1,681.02	
09/10/20	41737	DURKS PLUMBING	09/01/20	timer IQ card for cherry farms sprinkler clock	1070261	1,865.05	DURKS PLUMBING
09/10/20	41737	DURKS PLUMBING	09/01/20	Sprinkler Rotors (40)	1070261	287.60	DURKS PLUMBING
09/10/20	41737	DURKS PLUMBING	09/02/20	rewiring for Cherry farms	1070261	632.50	DURKS PLUMBING
09/10/20	41737	DURKS PLUMBING	09/02/20	PVC glue	1070261	57.37	DURKS PLUMBING
09/10/20	41737	DURKS PLUMBING	09/02/20	filter and parts for cherry farms park	1070261	339.31	DURKS PLUMBING
09/10/20	41737	DURKS PLUMBING	09/03/20	PVC parts for Cherry Farms	1070261	209.73	DURKS PLUMBING
09/10/20	41737	DURKS PLUMBING	09/03/20	PVC parts for Cherry Farms	1070261	44.21	DURKS PLUMBING
09/10/20	41737	DURKS PLUMBING	09/03/20	PVC parts for Cherry Farms	1070261	31.03	DURKS PLUMBING
Total 41737:						3,466.80	
09/24/20	41779	DURKS PLUMBING	09/08/20	PVC parts for Cherry Farms	1070261	191.65	DURKS PLUMBING
09/24/20	41779	DURKS PLUMBING	09/10/20	PVC parts for repairs	1070261	457.46	DURKS PLUMBING
09/24/20	41779	DURKS PLUMBING	09/10/20	PVC parts for repairs	1070261	47.62	DURKS PLUMBING
Total 41779:						696.73	
09/18/20	41752	EXECUTECH	08/31/20	Antivirus, Backup, Email - Aug 2020	1043350	972.80	EXECUTECH
09/18/20	41752	EXECUTECH	08/31/20	IT Services for September 2020	1043308	30.00	EXECUTECH
09/18/20	41752	EXECUTECH	09/01/20	IT Services for September 2020	1043308	715.00	EXECUTECH

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 41752:						1,717.80	
09/24/20	41780	Fords Inc	09/23/20	Final Payment - Old Maple Farms Detention Ba	5440690	99,274.07	Fords Inc
Total 41780:						99,274.07	
09/18/20	41753	FREEDOM MAILING SERVICES INC.	08/31/20	Utility Billing - August 2020	5140370	549.93	FREEDOM MAILING SERVICES INC.
09/18/20	41753	FREEDOM MAILING SERVICES INC.	08/31/20	Utility Billing - August 2020	5240370	382.56	FREEDOM MAILING SERVICES INC.
09/18/20	41753	FREEDOM MAILING SERVICES INC.	08/31/20	Utility Billing - August 2020	5340370	179.33	FREEDOM MAILING SERVICES INC.
09/18/20	41753	FREEDOM MAILING SERVICES INC.	08/31/20	Utility Billing - August 2020	5440370	83.69	FREEDOM MAILING SERVICES INC.
Total 41753:						1,195.51	
09/03/20	41712	GOVCONNECTION INC	08/20/20	Replacement Monitor for working from home	1043250	203.57	GOVCONNECTION INC
Total 41712:						203.57	
09/18/20	41754	Hadley, Jed	09/15/20	Referee	2071482	18.75	Hadley, Jed
09/18/20	41754	Hadley, Jed	09/15/20	Referee	2071483	43.13	Hadley, Jed
Total 41754:						61.88	
09/18/20	41755	Harris, Robert C.	09/11/20	Cash Bail Refund for Case 205400531	1021350	50.00	Harris, Robert C.
Total 41755:						50.00	
09/24/20	41781	Hayes Godfrey Bell, PC	09/01/20	August Attorney Services	1043313	9,867.00	Hayes Godfrey Bell, PC
Total 41781:						9,867.00	
09/18/20	41756	Henry Schein, Inc.	08/21/20	Medical Supplies	1057450	309.93	Henry Schein, Inc.
09/18/20	41756	Henry Schein, Inc.	08/26/20	Medical Supplies	1057450	8.95	Henry Schein, Inc.
Total 41756:						318.88	
09/18/20	41757	Iron River Construction	09/10/20	Refund of Completion Bond SWC190715120	1021340	500.00	Iron River Construction
Total 41757:						500.00	

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09/10/20	41738	IWORQ SYSTEMS	09/01/20	Annual Fee-Code Enf & Permits	1058350	1,200.00	IWORQ SYSTEMS
09/10/20	41738	IWORQ SYSTEMS	09/01/20	Annual Fee-Fleet Mgmt & Work Mgmt	5140350	1,000.00	IWORQ SYSTEMS
Total 41738:						2,200.00	
09/18/20	41758	JACKSON SPORTS	09/13/20	Jerseys - Flag Football (100)	2071483	905.00	JACKSON SPORTS
09/18/20	41758	JACKSON SPORTS	09/13/20	Jerseys - Volleyball (56)	2071484	509.00	JACKSON SPORTS
Total 41758:						1,414.00	
09/18/20	41759	Jensen, Abram	09/09/20	Referee	2071483	43.13	Jensen, Abram
Total 41759:						43.13	
09/24/20	41782	JOHNSON ELECTRIC	08/07/20	Repairs on Off.On Ramp Streetlight	1060416	5,333.55	JOHNSON ELECTRIC
Total 41782:						5,333.55	
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Potential Revisions to City Code	1058312	31.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	General Information related to Potential Develo	1058312	374.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	General Engineering Assistance	1058312	125.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Project Review Meetings	1058312	1,125.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Municipal Utilities Committee	1058312	221.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	City Standards Update	1058312	1,476.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	New Street Light Policy Implementation	1060312	314.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	2019 General Plan Update - General	1058312	125.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	2020 Streetlight Installation Project	4560730	1,534.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CofO - General Locations	1058312	47.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CofO - Canyon Meadows Subdivision	1058312	47.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CofO - Hidden Valley Meadows Phase 3	1058312	47.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CofO - Riverside Place Phases 1 & 2	1058312	47.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CofO - Old Maple Farms Phases 1 & 2	1058312	94.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CofO - Old Maple Farms Phase 3	1058312	141.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CofO - Freedom Landing Phase 3	1058312	47.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Lester Drive to 7375 S Connection	1060312	914.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	South Bench Drive - Construction Management	4560730	821.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	2020 Street Maintenance Projects	5676312	2,138.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	2700 E Red Curb Striping	1060312	63.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Water Projects Coordination Meetings	5140312	444.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	EBRWR - ROW Acquisition	5140730	369.00	JONES AND ASSOCIATES

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09/18/20	41760	JONES AND ASSOCIATES	08/31/20	EBRWR - Permitting	5140730	209.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	EBRWR - Design	5140730	1,593.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	JCWR - General	5140730	1,702.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	JCWR - Design	5140730	10,291.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Cottonwood Drive Waterline Replacement Proje	5140730	3,588.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Storm Water Annual Report	5140312	74.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Low Impact Development (LID) Standards	1058312	1,545.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	2020 Capital Facilities Plan - Storm Water (CFP	5440312	4,970.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Lot 207-R (HVM2) - Piping of Abandoned Canal	5140312	593.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	CWSID Outfall Line - OMF1, Lot 101	5240312	577.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Canyon Meadows Park - Wetlands Restoration	1070312	476.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Canyon Meadows Park - Master Plan (West)	1070312	1,002.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Canyon Meadows Park - Pickleball Courts	4570730	218.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Base Map and Database Management	1058325	74.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	General Plan Maps	1058312	246.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Zoning Map	1058312	50.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Utility Maps - General	5140325	33.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Utility Maps - Culinary Water	5140325	686.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Utility Maps - Storm Drain	5440325	720.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Utility Maps - Sewer	5240325	854.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Riverside Place Subdivision - Phase 3	1058319	47.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Old Maple Farms Subdivision - Phase 3	1058319	484.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	South Weber Drive Commercial Subdivision - 1s	1058319	125.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	South Weber Drive Commercial Subdivision - 2	1058319	250.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Hidden Valley Meadows General	1058319	93.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Hidden Valley Meadows - Phase 3	1058319	31.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Freedom Landing Townhomes - General	1058319	156.25	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Freedom Landing Townhomes - Phase 1	1058319	47.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Freedom Landing Townhomes - Phase 2	1058319	94.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Freedom Landing Townhomes - Phase 3	1058319	500.75	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Ray Creek Estates	1058319	94.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Harvest Park Subdivision - Phase 1	1058319	953.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Harvest Park Subdivision - Phase 3	1058319	1,062.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Stephens Property (Master Development Plan)	1058312	187.50	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	The Lofts at Deer Run	1058319	4,603.00	JONES AND ASSOCIATES
09/18/20	41760	JONES AND ASSOCIATES	08/31/20	Transition Subdivision - Car Wash (Dan Murray)	1058319	125.00	JONES AND ASSOCIATES
Total 41760:						48,911.75	
09/18/20	41761	Keyes, Cameron D.	09/02/20	Referee	2071483	26.25	Keyes, Cameron D.

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Total 41761:						26.25	
09/18/20	41762	L N CURTIS	08/26/20	Boots	1057450	405.00	L N CURTIS
Total 41762:						405.00	
09/03/20	41713	LES OLSON COMPANY	08/26/20	Ink for Copier	1043250	972.00	LES OLSON COMPANY
Total 41713:						972.00	
09/10/20	41739	MOUNT OLYMPUS WATER	09/01/20	Water Cooler at City Hall	1043262	22.76	MOUNT OLYMPUS WATER
Total 41739:						22.76	
09/03/20	41714	Nelson, Miranda	06/30/20	Refund for Season	2034756	66.00	Nelson, Miranda
Total 41714:						66.00	
09/03/20	41715	NILSON HOMES	08/28/20	Refund of Completion Bond SWC200210021	1021340	500.00	NILSON HOMES
09/03/20	41715	NILSON HOMES	09/01/20	Refund of Completion Bond SWC200205015	1021340	500.00	NILSON HOMES
09/03/20	41715	NILSON HOMES	09/01/20	Refund of Completion Bond SWC200309034	1021340	500.00	NILSON HOMES
Total 41715:						1,500.00	
09/10/20	41740	NILSON HOMES	09/09/20	Refund of Completion Bond SWC200323036	1021340	500.00	NILSON HOMES
Total 41740:						500.00	
09/24/20	41783	NILSON HOMES	09/16/20	Refund of Completion Bond SWC200325037	1021340	500.00	NILSON HOMES
09/24/20	41783	NILSON HOMES	09/16/20	Refund of Completion Bond SWC200325038	1021340	500.00	NILSON HOMES
Total 41783:						1,000.00	
09/24/20	41784	OREILLY AUTOMOTIVE, INC.	09/17/20	Battery for Generator at Layton Pumphouse	5140250	107.09	OREILLY AUTOMOTIVE, INC.
Total 41784:						107.09	
09/03/20	41716	Ovation Development	08/27/20	Refund of Completion Bond SWC191119211	1021340	500.00	Ovation Development
09/03/20	41716	Ovation Development	08/27/20	Refund of Completion Bond SWC191119212	1021340	500.00	Ovation Development

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09/03/20	41716	Ovation Development	08/27/20	Refund of Completion Bond SWC191119214	1021340	500.00	Ovation Development
09/03/20	41716	Ovation Development	08/27/20	Refund of Completion Bond SWC191119215	1021340	500.00	Ovation Development
09/03/20	41716	Ovation Development	08/27/20	Refund of Completion Bond SWC191119216	1021340	500.00	Ovation Development
Total 41716:						2,500.00	
09/24/20	41785	PERRY HOMES	09/16/20	Refund of Completion Bond SWC200413051-C	1021340	500.00	PERRY HOMES
Total 41785:						500.00	
09/18/20	41763	PITNEY BOWES CREDIT CORP	09/10/20	Postage Meter Lease Payment	1043250	176.97	PITNEY BOWES CREDIT CORP
Total 41763:						176.97	
09/24/20	41786	PITNEY BOWES PURCHASE POWER	09/10/20	Postage for court	1042240	26.55	PITNEY BOWES PURCHASE POWER
09/24/20	41786	PITNEY BOWES PURCHASE POWER	09/10/20	Postage for Administration	1043240	61.94	PITNEY BOWES PURCHASE POWER
09/24/20	41786	PITNEY BOWES PURCHASE POWER	09/10/20	POSTAGE FOR UTILITIES	5140240	44.24	PITNEY BOWES PURCHASE POWER
09/24/20	41786	PITNEY BOWES PURCHASE POWER	09/10/20	POSTAGE FOR UTILITIES	5240240	44.24	PITNEY BOWES PURCHASE POWER
Total 41786:						176.97	
09/24/20	41787	PRAXAIR	09/01/20	Oxygen	1057450	135.25	PRAXAIR
Total 41787:						135.25	
09/03/20	41717	PROTECT YOUTH SPORTS	08/31/20	Drug Tests (2)	1057137	35.90	PROTECT YOUTH SPORTS
09/03/20	41717	PROTECT YOUTH SPORTS	08/31/20	Drug Tests (3)	1070137	64.35	PROTECT YOUTH SPORTS
09/03/20	41717	PROTECT YOUTH SPORTS	08/31/20	Drug Test (1)	2071137	17.95	PROTECT YOUTH SPORTS
Total 41717:						118.20	
09/24/20	41788	Pure Water Partners	09/09/20	Ice Machine Lease - September 2020	1057260	300.90	Pure Water Partners
Total 41788:						300.90	
09/03/20	41718	R J WESTBROEK CONSTRUCTION	08/31/20	Refund of Completion Bond SWC200226032	1021340	500.00	R J WESTBROEK CONSTRUCTION
Total 41718:						500.00	
09/24/20	41789	Revco Leasing Company	09/10/20	Plotter Lease - September 2020	1058250	260.37	Revco Leasing Company

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Total 41789:						260.37	
09/24/20	41790	Rietbrock, Jaden	09/01/20	Referee	2071482	19.38	Rietbrock, Jaden
09/24/20	41790	Rietbrock, Jaden	09/01/20	Referee	2071483	44.58	Rietbrock, Jaden
Total 41790:						63.96	
09/24/20	41791	Roberts, Braylon	09/03/20	Referee	2071482	18.75	Roberts, Braylon
09/24/20	41791	Roberts, Braylon	09/03/20	Referee	2071483	43.13	Roberts, Braylon
Total 41791:						61.88	
09/10/20	41741	ROBINSON WASTE SERVICES INC	08/31/20	Garbage Collection - August 2020	5340492	11,244.87	ROBINSON WASTE SERVICES INC
09/10/20	41741	ROBINSON WASTE SERVICES INC	09/01/20	Park & Ride Collection - September 2020	1070626	42.35	ROBINSON WASTE SERVICES INC
Total 41741:						11,287.22	
09/03/20	41719	SAV ON	08/08/20	Floor Tape for FAC Gym Floors	2071241	92.66	SAV ON
Total 41719:						92.66	
09/24/20	41792	SAV ON	09/10/20	Paint for Field Lines	2071483	339.28	SAV ON
09/24/20	41792	SAV ON	09/10/20	Paint for Field Lines	2071482	99.90	SAV ON
Total 41792:						439.18	
09/24/20	41793	Schenck, Kaden	09/09/20	Referee	2071483	22.50	Schenck, Kaden
Total 41793:						22.50	
09/03/20	41720	SECOND DISTRICT COURT	08/28/20	Case Transferred to district SWC Case 201400	1021350	500.00	SECOND DISTRICT COURT
Total 41720:						500.00	
09/03/20	41721	Spens, Ashlyn	06/30/20	Referee	2071481	116.25	Spens, Ashlyn
09/03/20	41721	Spens, Ashlyn	06/30/20	Referee	2071481	37.50	Spens, Ashlyn
Total 41721:						153.75	

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/03/20	41722	STATE OF UTAH-D.O.P.L.	06/30/20	Second Quarter State Surcharge Fees	1022950	662.30	STATE OF UTAH-D.O.P.L.
Total 41722:						662.30	
09/24/20	41794	Steve Austin Homes	09/10/20	Refund of Completion Bond SWC200207018	1021340	500.00	Steve Austin Homes
Total 41794:						500.00	
09/18/20	41764	Stryker	08/18/20	Stair chair	1057250	3,421.86	Stryker
Total 41764:						3,421.86	
09/18/20	41765	UTAH LEAGUE OF CITIES & TOWNS	09/10/20	Annual Membership Fee	1041210	3,848.17	UTAH LEAGUE OF CITIES & TOWNS
Total 41765:						3,848.17	
09/18/20	41766	UTAH LOCAL GOVERNMENTS TRUST	09/10/20	Workers Comp Monthly Premium	1022250	1,815.62	UTAH LOCAL GOVERNMENTS TRUST
Total 41766:						1,815.62	
09/03/20	41723	UTAH STATE TREASURER	08/31/20	Court Surcharge Remittance - August 2020	1035100	5,918.58	UTAH STATE TREASURER
Total 41723:						5,918.58	
09/03/20	41724	VANGUARD CLEANING SYSTEMS OF U	09/01/20	Janitorial service - September 2020	1043262	280.00	VANGUARD CLEANING SYSTEMS OF U
Total 41724:						280.00	
09/03/20	41725	WASATCH INTEGRATED WASTE MGMT	08/31/20	Park clean fill	1070261	24.30	WASATCH INTEGRATED WASTE MGMT
Total 41725:						24.30	
09/18/20	41767	WASATCH INTEGRATED WASTE MGMT	06/30/20	Garbage Collection - June 2020	5340492	21,232.80	WASATCH INTEGRATED WASTE MGMT
Total 41767:						21,232.80	
09/03/20	41726	Water Metering Service	06/30/20	Secondary Water Valve at Cherry Farm Park	1070261	401.50	Water Metering Service
Total 41726:						401.50	

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/03/20	41727	WEBER BASIN WATER	06/30/20	2nd Quarter Impact Fees for 20 Building Permit	5121357	87,260.00	WEBER BASIN WATER
Total 41727:						87,260.00	
09/10/20	41742	West Coast Code Consultants Inc.	08/31/20	Fire Review - Job Corp Water Line	5140730	270.00	West Coast Code Consultants Inc.
Total 41742:						270.00	
09/03/20	41728	Whetton, Laurel	06/30/20	Refund for Season	2034757	30.00	Whetton, Laurel
Total 41728:						30.00	
09/03/20	41729	WILKINSON SUPPLY	08/31/20	Trimmer supplies	1070261	145.64	WILKINSON SUPPLY
Total 41729:						145.64	
09/24/20	41795	WILKINSON SUPPLY	09/10/20	wind storm chainsaw parts	1060250	195.87	WILKINSON SUPPLY
Total 41795:						195.87	
Grand Totals:						504,056.54	

Approval Date: _____

Mayor _____

City Recorder: _____

SOUTH WEBER CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-100	.00	.00	754,000.00	754,000.00	.0
10-31-120	.00	.00	10,000.00	10,000.00	.0
10-31-200	.00	.00	30,000.00	30,000.00	.0
10-31-300	.00	.00	685,000.00	685,000.00	.0
10-31-305	.00	.00	.00	.00	.0
10-31-310	20,955.17	41,803.84	400,000.00	358,196.16	10.5
TOTAL TAXES	20,955.17	41,803.84	1,879,000.00	1,837,196.16	2.2
<u>LICENSES AND PERMITS</u>					
10-32-100	.00	120.00	8,000.00	7,880.00	1.5
10-32-210	26,755.73	56,239.51	330,000.00	273,760.49	17.0
10-32-290	7,597.53	16,596.56	55,000.00	38,403.44	30.2
10-32-310	.00	94.00	.00	(94.00)	.0
TOTAL LICENSES AND PERMITS	34,353.26	73,050.07	393,000.00	319,949.93	18.6
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-400	.00	.00	.00	.00	.0
10-33-500	.00	.00	.00	.00	.0
10-33-550	.00	.00	.00	.00	.0
10-33-560	.00	.00	150,000.00	150,000.00	.0
10-33-580	.00	.00	6,000.00	6,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	156,000.00	156,000.00	.0
<u>CHARGES FOR SERVICES</u>					
10-34-100	3,900.00	4,786.00	5,000.00	214.00	95.7
10-34-105	.00	.00	80,000.00	80,000.00	.0
10-34-250	30.00	245.00	.00	(245.00)	.0
10-34-254	.00	.00	.00	.00	.0
10-34-270	.00	.00	30,000.00	30,000.00	.0
10-34-560	4,127.39	9,072.57	70,000.00	60,927.43	13.0
10-34-760	.00	.00	.00	.00	.0
10-34-910	.00	.00	167,000.00	167,000.00	.0
TOTAL CHARGES FOR SERVICES	8,057.39	14,103.57	352,000.00	337,896.43	4.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES AND FORFEITURES</u>					
10-35-100 FINES	16,108.00	26,780.17	85,000.00	58,219.83	31.5
TOTAL FINES AND FORFEITURES	16,108.00	26,780.17	85,000.00	58,219.83	31.5
<u>MISCELLANEOUS REVENUE</u>					
10-36-100 INTEREST EARNINGS	5,410.41	12,357.86	35,000.00	22,642.14	35.3
10-36-300 NEWSLETTER SPONSORS	.00	.00	.00	.00	.0
10-36-400 SALE OF ASSETS	.00	.00	.00	.00	.0
10-36-900 SUNDRY REVENUES	3,333.21	3,678.21	5,500.00	1,821.79	66.9
10-36-901 FARMERS MARKET	.00	.00	.00	.00	.0
TOTAL MISCELLANEOUS REVENUE	8,743.62	16,036.07	40,500.00	24,463.93	39.6
<u>CONTRIBUTIONS AND TRANSFERS</u>					
10-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
10-39-100 FIRE AGREEMENT/JOB CORPS	.00	.00	3,500.00	3,500.00	.0
10-39-110 FIRE AGREEMENT/COUNTY	.00	.00	1,000.00	1,000.00	.0
10-39-800 TFR FROM IMPACT FEES	.00	.00	12,000.00	12,000.00	.0
10-39-900 FUND BALANCE TO BE APPROPRIATE	.00	.00	51,000.00	51,000.00	.0
10-39-910 TRANSFER FROM CLASS "C" RES.	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	67,500.00	67,500.00	.0
TOTAL FUND REVENUE	88,217.44	171,773.72	2,973,000.00	2,801,226.28	5.8

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-41-005 SALARIES - COUNCIL & COMMISSIO	2,000.00	4,000.00	28,000.00	24,000.00	14.3
10-41-131 EMPLOYEE BENEFIT-EMPLOYER FICA	153.00	306.00	2,200.00	1,894.00	13.9
10-41-133 EMPLOYEE BENEFIT - WORK. COMP.	32.87	65.74	700.00	634.26	9.4
10-41-140 UNIFORMS	.00	.00	300.00	300.00	.0
10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	4,000.00	4,000.00	.0
10-41-230 TRAVEL & TRAINING	.00	.00	12,600.00	12,600.00	.0
10-41-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	200.00	200.00	.0
10-41-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
10-41-494 YOUTH CITY COUNCIL	.00	.00	3,000.00	3,000.00	.0
10-41-620 MISCELLANEOUS	.00	.00	4,000.00	4,000.00	.0
10-41-740 EQUIPMENT	.00	.00	.00	.00	.0
10-41-925 TRANSFER TO COUNTRY FAIR DAYS	.00	.00	5,000.00	5,000.00	.0
TOTAL LEGISLATIVE	2,185.87	4,371.74	60,000.00	55,628.26	7.3
 <u>JUDICIAL</u>					
10-42-004 JUDGE SALARY	1,656.24	2,760.40	15,000.00	12,239.60	18.4
10-42-110 EMPLOYEE SALARIES	3,708.88	4,923.46	36,000.00	31,076.54	13.7
10-42-130 EMPLOYEE BENEFIT - RETIREMENT	1,007.08	1,678.47	11,000.00	9,321.53	15.3
10-42-131 EMPLOYEE BENEFIT-EMPLOYER FICA	402.98	671.63	4,000.00	3,328.37	16.8
10-42-133 EMPLOYEE BENEFIT - WORK. COMP.	31.42	52.36	500.00	447.64	10.5
10-42-134 EMPLOYEE BENEFIT - UI	.00	.00	300.00	300.00	.0
10-42-135 EMPLOYEE BENEFIT - HEALTH INS.	1,446.82	1,739.36	13,000.00	11,260.64	13.4
10-42-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	600.00	600.00	.0
10-42-230 TRAVEL & TRAINING	.00	.00	3,100.00	3,100.00	.0
10-42-240 OFFICE SUPPLIES & EXPENSE	21.47	185.03	600.00	414.97	30.8
10-42-243 COURT REFUNDS	.00	.00	.00	.00	.0
10-42-280 TELEPHONE	60.00	100.00	500.00	400.00	20.0
10-42-313 PROFESSIONAL/TECH. - ATTORNEY	.00	600.00	10,000.00	9,400.00	6.0
10-42-317 PROFESSIONAL/TECHNICAL-BAILIFF	.00	.00	4,700.00	4,700.00	.0
10-42-350 SOFTWARE MAINTENANCE	.00	62.45	800.00	737.55	7.8
10-42-550 BANKING CHARGES	.00	152.40	600.00	447.60	25.4
10-42-610 MISCELLANEOUS	.00	39.80	1,300.00	1,260.20	3.1
10-42-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL JUDICIAL	8,334.89	12,965.36	102,000.00	89,034.64	12.7

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE</u>						
10-43-110	FULL-TIME EMPLOYEE SALARIES	38,491.88	52,547.28	313,000.00	260,452.72	16.8
10-43-120	PART-TIME EMPLOYEE SALARIES	5,918.49	9,434.56	87,000.00	77,565.44	10.8
10-43-125	EMPLOYEE INCENTIVE	.00	.00	.00	.00	.0
10-43-130	EMPLOYEE BENEFIT - RETIREMENT	7,406.33	11,628.86	81,000.00	69,371.14	14.4
10-43-131	EMPLOYEE BENEFIT-EMPLOYER FICA	3,366.40	5,344.52	31,000.00	25,655.48	17.2
10-43-133	EMPLOYEE BENEFIT - WORK. COMP.	266.73	424.04	4,000.00	3,575.96	10.6
10-43-134	EMPLOYEE BENEFIT - UI	.00	.00	2,900.00	2,900.00	.0
10-43-135	EMPLOYEE BENEFIT - HEALTH INS.	7,753.82	9,282.55	64,800.00	55,517.45	14.3
10-43-136	HRA REIMBURSEMENT - HEALTH INS	.00	.00	6,000.00	6,000.00	.0
10-43-137	EMPLOYEE TESTING	.00	.00	.00	.00	.0
10-43-140	UNIFORMS	.00	.00	1,000.00	1,000.00	.0
10-43-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	750.00	3,500.00	2,750.00	21.4
10-43-220	PUBLIC NOTICES	.00	72.25	5,000.00	4,927.75	1.5
10-43-230	TRAVEL & TRAINING	.00	.00	20,000.00	20,000.00	.0
10-43-240	OFFICE SUPPLIES & EXPENSE	170.22	377.82	8,000.00	7,622.18	4.7
10-43-250	EQUIPMENT - SUPPLIES AND MAINT	.00	422.35	5,500.00	5,077.65	7.7
10-43-252	EQUIPMENT MAINT. - CASELLE	.00	.00	.00	.00	.0
10-43-253	EQUIPMENT MAINT. - SOFTWARE	.00	.00	.00	.00	.0
10-43-256	FUEL EXPENSE	.00	.00	300.00	300.00	.0
10-43-262	GENERAL GOVERNMENT BUILDINGS	280.00	699.51	7,500.00	6,800.49	9.3
10-43-270	UTILITIES	.00	17.34	6,000.00	5,982.66	.3
10-43-280	TELEPHONE	1,158.19	2,525.52	18,000.00	15,474.48	14.0
10-43-308	PROFESSIONAL & TECH - I.T.	949.14	2,168.28	14,000.00	11,831.72	15.5
10-43-309	PROFESSIONAL & TECH - AUDITOR	.00	.00	10,000.00	10,000.00	.0
10-43-310	PROFESSIONAL/TECH. - PLANNER	.00	.00	.00	.00	.0
10-43-311	PRO & TECH - ECO DEVELOPMENT	.00	.00	.00	.00	.0
10-43-312	PROFESSIONAL & TECH. - ENGINR	.00	.00	.00	.00	.0
10-43-313	PROFESSIONAL/TECH. - ATTORNEY	11,082.47	14,182.47	100,000.00	85,817.53	14.2
10-43-314	ORDINANCE CODIFICATION	.00	.00	3,000.00	3,000.00	.0
10-43-316	ELECTIONS	.00	.00	.00	.00	.0
10-43-319	PROF./TECH. -SUBD. REVIEWS	.00	.00	.00	.00	.0
10-43-329	CITY MANAGER FUND	.00	.00	3,000.00	3,000.00	.0
10-43-350	SOFTWARE MAINTENANCE	2,388.00	3,614.72	24,000.00	20,385.28	15.1
10-43-510	INSURANCE & SURETY BONDS	.00	43,395.85	45,000.00	1,604.15	96.4
10-43-550	BANKING CHARGES	.00	21.94	1,500.00	1,478.06	1.5
10-43-610	MISCELLANEOUS	.00	.00	2,000.00	2,000.00	.0
10-43-620	MISCELLANEOUS	.00	.00	.00	.00	.0
10-43-621	CONTRIBUTIONS & DONATIONS	.00	.00	.00	.00	.0
10-43-625	CASH OVER AND SHORT	.00	.00	.00	.00	.0
10-43-720	BUILDINGS	.00	.00	.00	.00	.0
10-43-740	EQUIPMENT	.00	.00	27,000.00	27,000.00	.0
10-43-745	EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-43-841	TRANSFER TO RECREATION FUND	.00	.00	70,000.00	70,000.00	.0
10-43-910	TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
	TOTAL ADMINISTRATIVE	79,231.67	156,909.86	964,000.00	807,090.14	16.3

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-54-310 SHERIFF'S DEPARTMENT	.00	18,490.00	230,000.00	211,510.00	8.0
10-54-311 ANIMAL CONTROL	.00	1,722.80	22,000.00	20,277.20	7.8
10-54-320 EMERGENCY PREPAREDNESS	.00	.00	2,000.00	2,000.00	.0
10-54-321 LIQUOR LAW ENFORCEMENT	.00	.00	6,000.00	6,000.00	.0
TOTAL PUBLIC SAFETY	.00	20,212.80	260,000.00	239,787.20	7.8
<u>FIRE PROTECTION</u>					
10-57-110 FULL-TIME EMPLOYEE SALARIES	.00	21.86	.00	(21.86)	.0
10-57-120 PART-TIME EMPLOYEE SALARIES	44,561.79	62,784.07	405,000.00	342,215.93	15.5
10-57-131 EMPLOYEE BENEFIT-EMPLOYER FICA	3,414.69	5,666.33	31,000.00	25,333.67	18.3
10-57-133 EMPLOYEE BENEFIT - WORK. COMP.	1,150.27	769.75	16,000.00	15,230.25	4.8
10-57-134 EMPLOYEE BENEFIT - UI	.00	.00	3,000.00	3,000.00	.0
10-57-137 EMPLOYEE TESTING	.00	.00	1,000.00	1,000.00	.0
10-57-140 UNIFORMS	.00	.00	8,500.00	8,500.00	.0
10-57-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	1,000.00	1,000.00	.0
10-57-230 TRAVEL & TRAINING	.00	.00	8,500.00	8,500.00	.0
10-57-240 OFFICE SUPPLIES & EXPENSE	.00	.00	2,000.00	2,000.00	.0
10-57-250 EQUIPMENT SUPPLIES & MAINT.	735.00	2,430.11	12,000.00	9,569.89	20.3
10-57-256 FUEL EXPENSE	.00	.00	4,000.00	4,000.00	.0
10-57-260 BUILDINGS & GROUNDS MAINT.	.00	415.80	12,000.00	11,584.20	3.5
10-57-270 UTILITIES	.00	45.23	5,000.00	4,954.77	.9
10-57-280 TELEPHONE	75.00	326.20	5,000.00	4,673.80	6.5
10-57-350 SOFTWARE MAINTENANCE	.00	62.45	8,000.00	7,937.55	.8
10-57-370 PROFESSIONAL & TECH. SERVICES	.00	719.48	18,000.00	17,280.52	4.0
10-57-375 PARAMEDIC SERVICES	.00	.00	.00	.00	.0
10-57-450 SPECIAL PUBLIC SAFETY SUPPLIES	309.51	1,124.20	25,000.00	23,875.80	4.5
10-57-530 INTEREST EXPENSE	.00	2,821.07	7,000.00	4,178.93	40.3
10-57-550 BANKING CHARGES	.00	21.94	500.00	478.06	4.4
10-57-622 HEALTH & WELLNESS EXPENSES	.00	.00	1,500.00	1,500.00	.0
10-57-740 EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
10-57-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-57-811 BOND PRINCIPAL	.00	.00	28,000.00	28,000.00	.0
TOTAL FIRE PROTECTION	50,246.26	77,208.49	612,000.00	534,791.51	12.6

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ENGINEERING</u>					
10-58-110 FULL-TIME EMPLOYEE SALARIES	8,229.51	10,481.24	122,000.00	111,518.76	8.6
10-58-120 PART-TIME EMPLOYEE SALARIES	5,327.25	8,878.75	4,000.00	(4,878.75)	222.0
10-58-130 EMPLOYEE BENEFIT - RETIREMENT	2,613.68	4,371.82	30,000.00	25,628.18	14.6
10-58-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,021.39	1,707.52	10,000.00	8,292.48	17.1
10-58-133 EMPLOYEE BENEFIT - WORK. COMP.	137.57	230.41	3,000.00	2,769.59	7.7
10-58-134 EMPLOYEE BENEFIT - UI	.00	.00	1,100.00	1,100.00	.0
10-58-135 EMPLOYEE BENEFIT - HEALTH INS.	199.89	(623.85)	23,000.00	23,623.85	(2.7)
10-58-137 EMPLOYEE TESTING	.00	.00	.00	.00	.0
10-58-140 UNIFORMS	43.20	115.20	1,200.00	1,084.80	9.6
10-58-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	500.00	500.00	.0
10-58-230 TRAVEL & TRAINING	.00	.00	6,000.00	6,000.00	.0
10-58-250 EQUIPMENT SUPPLIES & MAINT.	260.37	260.37	4,000.00	3,739.63	6.5
10-58-255 VEHICLE LEASE	.00	.00	.00	.00	.0
10-58-256 FUEL EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-58-280 TELEPHONE	166.50	277.50	1,700.00	1,422.50	16.3
10-58-310 PROFESSIONAL & TCH. - PLANNER	.00	805.00	12,500.00	11,695.00	6.4
10-58-311 PROFESSIONAL & TECH - ECODEV	.00	.00	.00	.00	.0
10-58-312 PROFESSIONAL & TECH. - ENGINR	.00	8,075.50	60,000.00	51,924.50	13.5
10-58-319 PROF./TECH. -SUBD. REVIEWS	.00	4,231.50	80,000.00	75,768.50	5.3
10-58-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	164.00	15,000.00	14,836.00	1.1
10-58-326 PROF. & TECH. - INSPECTIONS	.00	4,690.00	.00	(4,690.00)	.0
10-58-350 SOFTWARE MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
10-58-370 PROFESSIONAL & TECH. SERVICES	.00	6.70	.00	(6.70)	.0
10-58-620 MISCELLANEOUS	.00	.00	2,000.00	2,000.00	.0
10-58-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL PLANNING & ENGINEERING	17,999.36	43,671.66	380,000.00	336,328.34	11.5

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-110 FULL-TIME EMPLOYEE SALARIES	3,413.19	4,879.14	48,000.00	43,120.86	10.2
10-60-120 PART-TIME EMPLOYEE SALARIES	329.73	329.73	20,000.00	19,670.27	1.7
10-60-130 EMPLOYEE BENEFIT - RETIREMENT	685.50	1,145.08	12,000.00	10,854.92	9.5
10-60-131 EMPLOYEE BENEFIT-EMPLOYER FICA	277.77	446.78	5,200.00	4,753.22	8.6
10-60-133 EMPLOYEE BENEFIT - WORK. COMP.	63.63	102.58	2,000.00	1,897.42	5.1
10-60-134 EMPLOYEE BENEFIT - UI	.00	.00	600.00	600.00	.0
10-60-135 EMPLOYEE BENEFIT - HEALTH INS.	281.07	163.45	8,000.00	7,836.55	2.0
10-60-137 EMPLOYEE TESTING	.00	.00	500.00	500.00	.0
10-60-140 UNIFORMS	43.23	115.28	800.00	684.72	14.4
10-60-230 TRAVEL & TRAINING	.00	.00	2,000.00	2,000.00	.0
10-60-250 EQUIPMENT SUPPLIES & MAINT.	61.44	425.06	6,000.00	5,574.94	7.1
10-60-255 VEHICLE LEASE	.00	.00	.00	.00	.0
10-60-256 FUEL EXPENSE	.00	.00	5,000.00	5,000.00	.0
10-60-260 BUILDINGS & GROUNDS MAINT.	40.52	490.94	5,000.00	4,509.06	9.8
10-60-271 UTILITIES - STREET LIGHTS	.00	50.68	60,000.00	59,949.32	.1
10-60-280 TELEPHONE	.00	.00	.00	.00	.0
10-60-312 PROFESSIONAL & TECH. - ENGINR	.00	2,502.50	20,000.00	17,497.50	12.5
10-60-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	61.50	10,000.00	9,938.50	.6
10-60-350 SOFTWARE MAINTENANCE	.00	62.45	3,000.00	2,937.55	2.1
10-60-370 PROFESSIONAL & TECH. SERVICES	.00	.00	900.00	900.00	.0
10-60-410 SPECIAL HIGHWAY SUPPLIES	.00	.00	15,000.00	15,000.00	.0
10-60-411 SNOW REMOVAL SUPPLIES	.00	.00	35,000.00	35,000.00	.0
10-60-415 MAILBOXES & STREET SIGNS	.00	.00	10,000.00	10,000.00	.0
10-60-416 STREET LIGHTS	.00	3,642.59	20,000.00	16,357.41	18.2
10-60-420 WEED CONTROL	.00	.00	1,500.00	1,500.00	.0
10-60-422 CROSSWALK/STREET PAINTING	.00	2,741.60	5,000.00	2,258.40	54.8
10-60-424 CURB & GUTTER RESTORATION	.00	.00	.00	.00	.0
10-60-550 BANKING CHARGES	.00	21.94	500.00	478.06	4.4
TOTAL STREETS	5,196.08	17,181.30	296,000.00	278,818.70	5.8

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
10-70-110 FULL-TIME EMPLOYEE SALARIES	10,048.18	12,476.92	100,000.00	87,523.08	12.5
10-70-120 PART-TIME EMPLOYEE SALARIES	4,202.00	6,116.00	14,000.00	7,884.00	43.7
10-70-130 EMPLOYEE BENEFIT - RETIREMENT	1,826.05	2,740.96	21,000.00	18,259.04	13.1
10-70-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,083.54	1,610.56	9,000.00	7,389.44	17.9
10-70-133 EMPLOYEE BENEFIT - WORK. COMP.	249.75	370.40	4,000.00	3,629.60	9.3
10-70-134 EMPLOYEE BENEFIT - UI	.00	.00	1,000.00	1,000.00	.0
10-70-135 EMPLOYEE BENEFIT - HEALTH INS.	1,342.86	1,354.10	31,000.00	29,645.90	4.4
10-70-137 EMPLOYEE TESTING	.00	202.50	400.00	197.50	50.6
10-70-140 UNIFORMS	86.40	230.40	2,700.00	2,469.60	8.5
10-70-230 TRAVEL & TRAINING	.00	.00	4,000.00	4,000.00	.0
10-70-250 EQUIPMENT SUPPLIES & MAINT.	216.80	3,199.27	15,000.00	11,800.73	21.3
10-70-255 VEHICLE LEASE	.00	.00	.00	.00	.0
10-70-256 FUEL EXPENSE	.00	.00	5,000.00	5,000.00	.0
10-70-260 BUILDINGS & GROUNDS MAINT.	.00	.00	5,000.00	5,000.00	.0
10-70-261 GROUNDS SUPPLIES & MAINTENANCE	5,119.97	7,221.14	39,000.00	31,778.86	18.5
10-70-270 UTILITIES	51.85	294.21	8,000.00	7,705.79	3.7
10-70-280 TELEPHONE	66.00	110.00	1,600.00	1,490.00	6.9
10-70-312 PROFESSIONAL & TECH. - ENGINR	.00	2,858.75	20,000.00	17,141.25	14.3
10-70-350 SOFTWARE MAINTENANCE	.00	62.45	1,000.00	937.55	6.3
10-70-430 TREES	.00	.00	.00	.00	.0
10-70-435 SAFETY INCENTIVE PROGRAM	.00	.00	.00	.00	.0
10-70-550 BANKING CHARGES	.00	21.94	300.00	278.06	7.3
10-70-626 UTA PARK AND RIDE	42.30	84.62	15,000.00	14,915.38	.6
10-70-730 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	.00	.00	.0
10-70-740 EQUIPMENT	.00	.00	2,000.00	2,000.00	.0
TOTAL PARKS	24,335.70	38,954.22	299,000.00	260,045.78	13.0
TOTAL FUND EXPENDITURES	187,529.83	371,475.43	2,973,000.00	2,601,524.57	12.5
NET REVENUE OVER EXPENDITURES	(99,312.39)	(199,701.71)	.00	199,701.71	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION REVENUE</u>					
20-34-720 RENTAL - ACTIVITY CENTER	660.00	1,227.50	9,000.00	7,772.50	13.6
20-34-751 MEMBERSHIP FEES	774.00	1,383.00	19,000.00	17,617.00	7.3
20-34-752 COMPETITION LEAGUE FEES	.00	.00	17,000.00	17,000.00	.0
20-34-753 MISC REVENUE	.00	.00	1,000.00	1,000.00	.0
20-34-754 COMPETITION BASEBALL	140.00	140.00	500.00	360.00	28.0
20-34-755 BASKETBALL	851.00	1,291.00	13,000.00	11,709.00	9.9
20-34-756 BASEBALL & SOFTBALL	.00	(33.00)	7,500.00	7,533.00	(.4)
20-34-757 SOCCER	2,353.00	3,023.00	8,000.00	4,977.00	37.8
20-34-758 FLAG FOOTBALL	2,395.00	2,875.00	3,500.00	625.00	82.1
20-34-759 VOLLEYBALL	875.00	1,385.00	1,500.00	115.00	92.3
20-34-760 WRESTLING	.00	.00	2,000.00	2,000.00	.0
20-34-811 SALES TAX BOND PMT-RESTRICTED	.00	.00	.00	.00	.0
20-34-841 GRAVEL PIT FEES	37,791.80	37,791.80	60,000.00	22,208.20	63.0
TOTAL RECREATION REVENUE	45,839.80	49,083.30	142,000.00	92,916.70	34.6
<u>SOURCE 36</u>					
20-36-895 RENTAL OF UNIFORMS AND EQUIP	.00	.00	.00	.00	.0
TOTAL SOURCE 36	.00	.00	.00	.00	.0
<u>SOURCE 37</u>					
20-37-100 INTEREST EARNINGS	.00	.00	6,000.00	6,000.00	.0
TOTAL SOURCE 37	.00	.00	6,000.00	6,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>					
20-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
20-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	70,000.00	70,000.00	.0
20-39-800 TRANSFER FROM IMPACT FEE FUND	.00	.00	90,000.00	90,000.00	.0
20-39-900 FUND BALANCE TO BE APPROPRIATE	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	160,000.00	160,000.00	.0
TOTAL FUND REVENUE	45,839.80	49,083.30	308,000.00	258,916.70	15.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION EXPENDITURES</u>					
20-71-110 FULL-TIME EMPLOYEE SALARIES	6,446.40	8,462.01	56,000.00	47,537.99	15.1
20-71-120 PART-TIME EMPLOYEE SALARIES	4,323.30	6,856.15	43,000.00	36,143.85	15.9
20-71-130 EMPLOYEE BENEFIT - RETIREMENT	1,139.91	1,899.86	12,000.00	10,100.14	15.8
20-71-131 EMPLOYEE BENEFIT-EMPLOYER FICA	819.36	1,338.90	7,500.00	6,161.10	17.9
20-71-133 EMPLOYEE BENEFIT - WORK. COMP.	134.20	(290.54)	2,000.00	2,290.54	(14.5)
20-71-134 EMPLOYEE BENEFIT - UI	.00	.00	1,000.00	1,000.00	.0
20-71-135 EMPLOYEE BENEFIT - HEALTH INS.	208.59	347.65	11,000.00	10,652.35	3.2
20-71-137 EMPLOYEE TESTING	.00	.00	200.00	200.00	.0
20-71-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
20-71-230 TRAVEL & TRAINING	.00	.00	1,500.00	1,500.00	.0
20-71-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	1,000.00	1,000.00	.0
20-71-241 MATERIALS & SUPPLIES	113.05	261.26	2,000.00	1,738.74	13.1
20-71-250 EQUIPMENT SUPPLIES & MAINT.	.00	.00	1,000.00	1,000.00	.0
20-71-256 FUEL EXPENSE	.00	.00	200.00	200.00	.0
20-71-262 GENERAL GOVERNMENT BUILDINGS	.00	.00	2,000.00	2,000.00	.0
20-71-270 UTILITIES	.00	11.75	6,000.00	5,988.25	.2
20-71-280 TELEPHONE	.00	237.50	4,000.00	3,762.50	5.9
20-71-331 PROMOTIONS	.00	.00	3,500.00	3,500.00	.0
20-71-340 PROGRAM OFFICIALS	.00	.00	.00	.00	.0
20-71-350 SOFTWARE MAINTENANCE	.00	62.45	800.00	737.55	7.8
20-71-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
20-71-480 REC BASKETBALL	.00	991.84	11,000.00	10,008.16	9.0
20-71-481 BASEBALL & SOFTBALL	.00	655.80	7,000.00	6,344.20	9.4
20-71-482 SOCCER	.00	886.60	4,000.00	3,113.40	22.2
20-71-483 FLAG FOOTBALL	.00	275.17	2,500.00	2,224.83	11.0
20-71-484 VOLLEYBALL	.00	83.62	1,500.00	1,416.38	5.6
20-71-485 SUMMER FUN	.00	.00	2,000.00	2,000.00	.0
20-71-486 SR LUNCHEON	.00	.00	1,500.00	1,500.00	.0
20-71-488 COMPETITION BASKETBALL	.00	.00	9,000.00	9,000.00	.0
20-71-489 COMPETITION BASEBALL	.00	.00	300.00	300.00	.0
20-71-491 FLY FISHING	.00	.00	1,000.00	1,000.00	.0
20-71-492 WRESTLING	.00	.00	2,000.00	2,000.00	.0
20-71-510 INSURANCE & SURETY BONDS	.00	.00	.00	.00	.0
20-71-530 INTEREST EXPENSE	.00	7,254.17	17,000.00	9,745.83	42.7
20-71-550 BANKING CHARGES	.00	40.89	800.00	759.11	5.1
20-71-610 MISCELLANEOUS	.00	.00	700.00	700.00	.0
20-71-625 CASH OVER AND SHORT	.00	.00	.00	.00	.0
20-71-740 EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
20-71-811 BOND PRINCIPAL	.00	.00	72,000.00	72,000.00	.0
20-71-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
20-71-915 TRANSFER TO ADMIN. SERVICES	.00	.00	16,000.00	16,000.00	.0
TOTAL RECREATION EXPENDITURES	13,184.81	29,375.08	308,000.00	278,624.92	9.5
TOTAL FUND EXPENDITURES	13,184.81	29,375.08	308,000.00	278,624.92	9.5
NET REVENUE OVER EXPENDITURES	32,654.99	19,708.22	.00	(19,708.22)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
21-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
21-37-200	IMPACT FEES	26,397.00	49,861.00	400,000.00	350,139.00	12.5
	TOTAL REVENUE	26,397.00	49,861.00	400,000.00	350,139.00	12.5
<u>CONTRIBUTIONS & TRANSFERS</u>						
21-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	560,000.00	560,000.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	560,000.00	560,000.00	.0
	TOTAL FUND REVENUE	26,397.00	49,861.00	960,000.00	910,139.00	5.2

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
21-40-760 SEWER IMPACT FEE PROJECTS	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>					
21-80-800 TRANSFERS	.00	.00	960,000.00	960,000.00	.0
TOTAL DEPARTMENT 80	.00	.00	960,000.00	960,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	960,000.00	960,000.00	.0
NET REVENUE OVER EXPENDITURES	26,397.00	49,861.00	.00	(49,861.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

STORM SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
22-37-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
22-37-200 IMPACT FEES	5,320.00	9,975.00	40,000.00	30,025.00	24.9
TOTAL REVENUE	5,320.00	9,975.00	40,000.00	30,025.00	24.9
<u>CONTRIBUTIONS & TRANSFERS</u>					
22-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	5,320.00	9,975.00	40,000.00	30,025.00	24.9

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

STORM SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
22-40-760	PROJECTS	.00	.00	.00	.00	.0
22-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>						
22-80-800	TRANSFERS	.00	.00	40,000.00	40,000.00	.0
	TOTAL DEPARTMENT 80	.00	.00	40,000.00	40,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	40,000.00	40,000.00	.0
	NET REVENUE OVER EXPENDITURES	5,320.00	9,975.00	.00	(9,975.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

PARK IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
23-37-100 INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
23-37-200 IMPACT FEES	18,864.00	35,632.00	225,000.00	189,368.00	15.8
TOTAL REVENUE	18,864.00	35,632.00	226,000.00	190,368.00	15.8
<u>CONTRIBUTIONS & TRANSFERS</u>					
23-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	164,000.00	164,000.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	164,000.00	164,000.00	.0
TOTAL FUND REVENUE	18,864.00	35,632.00	390,000.00	354,368.00	9.1

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

PARK IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
23-40-760 PROJECTS	.00	.00	390,000.00	390,000.00	.0
23-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	390,000.00	390,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	390,000.00	390,000.00	.0
NET REVENUE OVER EXPENDITURES	18,864.00	35,632.00	.00	(35,632.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
24-37-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
24-37-200 IMPACT FEES	16,120.89	30,450.57	250,000.00	219,549.43	12.2
TOTAL REVENUE	16,120.89	30,450.57	250,000.00	219,549.43	12.2
<u>CONTRIBUTIONS & TRANSFERS</u>					
24-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	77,000.00	77,000.00	.0
24-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	77,000.00	77,000.00	.0
TOTAL FUND REVENUE	16,120.89	30,450.57	327,000.00	296,549.43	9.3

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
24-40-760 PROJECTS	.00	.00	327,000.00	327,000.00	.0
24-40-799 FACILITIES	.00	.00	.00	.00	.0
24-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	327,000.00	327,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	327,000.00	327,000.00	.0
NET REVENUE OVER EXPENDITURES	16,120.89	30,450.57	.00	(30,450.57)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

COUNTRY FAIR DAYS FUND

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

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

WATER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
26-37-100 INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
26-37-200 IMPACT FEES	11,385.00	21,505.00	120,000.00	98,495.00	17.9
TOTAL REVENUE	11,385.00	21,505.00	121,000.00	99,495.00	17.8
<u>CONTRIBUTIONS & TRANSFERS</u>					
26-39-900 FND BALANCE TO BE APPROPRIATED	.00	.00	4,000.00	4,000.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	4,000.00	4,000.00	.0
TOTAL FUND REVENUE	11,385.00	21,505.00	125,000.00	103,495.00	17.2

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

WATER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 40</u>						
26-40-760	PROJECTS	.00	.00	.00	.00	.0
26-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 40	.00	.00	.00	.00	.0
<u>TRANSFERS</u>						
26-80-800	TRANSFERS	.00	.00	125,000.00	125,000.00	.0
	TOTAL TRANSFERS	.00	.00	125,000.00	125,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	125,000.00	125,000.00	.0
	NET REVENUE OVER EXPENDITURES	11,385.00	21,505.00	.00	(21,505.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

RECREATION IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
27-37-100	INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
27-37-200	IMPACT FEES	7,506.00	14,178.00	70,000.00	55,822.00	20.3
	TOTAL REVENUE	7,506.00	14,178.00	71,000.00	56,822.00	20.0
<u>CONTRIBUTIONS & TRANSFERS</u>						
27-39-470	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
27-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	7,506.00	14,178.00	71,000.00	56,822.00	20.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

RECREATION IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
27-40-760	PROJECTS	.00	.00	.00	.00	.0
27-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>						
27-80-800	TRANSFERS	.00	.00	71,000.00	71,000.00	.0
	TOTAL DEPARTMENT 80	.00	.00	71,000.00	71,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	71,000.00	71,000.00	.0
	NET REVENUE OVER EXPENDITURES	7,506.00	14,178.00	.00	(14,178.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

PUBLIC SAFETY IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
29-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
29-37-200	IMPACT FEES	1,134.00	2,142.00	12,000.00	9,858.00	17.9
	TOTAL REVENUE	1,134.00	2,142.00	12,000.00	9,858.00	17.9
<u>CONTRIBUTIONS & TRANSFERS</u>						
29-39-470	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
29-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	1,134.00	2,142.00	12,000.00	9,858.00	17.9

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

PUBLIC SAFETY IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
29-40-760	PROJECTS	.00	.00	.00	.00	.0
29-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>						
29-80-800	TRANSFERS	.00	.00	12,000.00	12,000.00	.0
	TOTAL DEPARTMENT 80	.00	.00	12,000.00	12,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	12,000.00	12,000.00	.0
	NET REVENUE OVER EXPENDITURES	1,134.00	2,142.00	.00	(2,142.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SOURCE 31</u>						
45-31-300	SALES AND USE TAX	.00	.00	171,000.00	171,000.00	.0
	TOTAL SOURCE 31	.00	.00	171,000.00	171,000.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>						
45-33-400	STATE GRANTS	.00	.00	.00	.00	.0
45-33-500	FEDERAL GRANT - CARES ACT	.00	.00	90,000.00	90,000.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	90,000.00	90,000.00	.0
<u>CHARGES FOR SERVICES</u>						
45-34-270	DEVELOPER PMTS FOR IMPROV.	.00	.00	.00	.00	.0
45-34-435	DONATIONS - CMP RAIL ROAD	.00	.00	.00	.00	.0
45-34-440	CONTRIBUTIONS	.00	.00	110,000.00	110,000.00	.0
45-34-445	CONTRIBUTIONS - RESTRICTED	.00	.00	.00	.00	.0
	TOTAL CHARGES FOR SERVICES	.00	.00	110,000.00	110,000.00	.0
<u>MISCELLANEOUS REVENUE</u>						
45-36-100	INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
45-36-110	SALE OF PROPERTY	.00	.00	.00	.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>CONTRIBUTIONS AND TRANSFERS</u>						
45-39-380	FUND SURPLUS-UNRESTRICTED	.00	.00	.00	.00	.0
45-39-470	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
45-39-500	FUND BALANCE TO BE APPROPRIATE	.00	.00	.00	.00	.0
45-39-800	TRANSFER FROM IMPACT FEES	.00	.00	717,000.00	717,000.00	.0
45-39-810	TRANSFER FROM CLASS "C"	.00	.00	.00	.00	.0
45-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	964,000.00	964,000.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	1,681,000.00	1,681,000.00	.0
	TOTAL FUND REVENUE	.00	.00	2,062,000.00	2,062,000.00	.0

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
45-43-730 ADMIN - IMPROV OTHER THAN BLDG	.00	.00	90,000.00	90,000.00	.0
45-43-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 43	.00	.00	90,000.00	90,000.00	.0
 <u>DEPARTMENT 57</u>					
45-57-720 BUILDINGS	.00	.00	.00	.00	.0
45-57-740 EQUIPMENT	.00	.00	120,000.00	120,000.00	.0
TOTAL DEPARTMENT 57	.00	.00	120,000.00	120,000.00	.0
 <u>DEPARTMENT 60</u>					
45-60-710 LAND	.00	.00	800,000.00	800,000.00	.0
45-60-720 1040BUILDINGS	.00	.00	.00	.00	.0
45-60-730 STREETS-IMP OTHER THAN BLDG	3,744.00	11,767.50	210,000.00	198,232.50	5.6
45-60-740 EQUIPMENT	.00	.00	125,000.00	125,000.00	.0
TOTAL DEPARTMENT 60	3,744.00	11,767.50	1,135,000.00	1,123,232.50	1.0
 <u>DEPARTMENT 70</u>					
45-70-710 LAND	.00	.00	.00	.00	.0
45-70-730 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	390,000.00	390,000.00	.0
45-70-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 70	.00	.00	390,000.00	390,000.00	.0
 <u>DEPARTMENT 90</u>					
45-90-850 TRANSFER TO TRANS. UTIL. FUND	.00	.00	.00	.00	.0
45-90-900 TRANSFER TO FUND BALANCE	.00	.00	327,000.00	327,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	327,000.00	327,000.00	.0
TOTAL FUND EXPENDITURES	3,744.00	11,767.50	2,062,000.00	2,050,232.50	.6
NET REVENUE OVER EXPENDITURES	(3,744.00)	(11,767.50)	.00	11,767.50	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>						
51-33-500	FEDERAL GRANT - CARES ACT	.00	.00	30,000.00	30,000.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	30,000.00	30,000.00	.0
<u>SOURCE 34</u>						
51-34-270	DEVELOPER PMTS FOR IMPROVMNTS	.00	1,115,000.00	2,200,000.00	1,085,000.00	50.7
	TOTAL SOURCE 34	.00	1,115,000.00	2,200,000.00	1,085,000.00	50.7
<u>MISCELLANEOUS REVENUE</u>						
51-36-100	INTEREST EARNINGS	.00	.00	17,000.00	17,000.00	.0
51-36-300	MISC UTILITY REVENUE	.00	.00	.00	.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	17,000.00	17,000.00	.0
<u>WATER UTILITIES REVENUE</u>						
51-37-100	WATER SALES	131,840.10	260,809.67	1,400,000.00	1,139,190.33	18.6
51-37-105	WATER CONNECTION FEE	2,385.00	4,505.00	20,000.00	15,495.00	22.5
51-37-130	PENALTIES	3,605.00	6,528.00	40,000.00	33,472.00	16.3
	TOTAL WATER UTILITIES REVENUE	137,830.10	271,842.67	1,460,000.00	1,188,157.33	18.6
<u>SOURCE 38</u>						
51-38-820	CONTRIBUTIONS FROM IMPACT FEES	.00	.00	125,000.00	125,000.00	.0
51-38-900	SUNDRY REVENUES	.00	.00	.00	.00	.0
51-38-910	CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
51-38-920	GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
	TOTAL SOURCE 38	.00	.00	125,000.00	125,000.00	.0
<u>CONTRIBUTIONS AND TRANSFERS</u>						
51-39-470	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
51-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	937,000.00	937,000.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	937,000.00	937,000.00	.0
	TOTAL FUND REVENUE	137,830.10	1,386,842.67	4,769,000.00	3,382,157.33	29.1

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
51-40-110 FULL-TIME EMPLOYEE SALARIES	15,149.85	21,051.48	107,000.00	85,948.52	19.7
51-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
51-40-130 EMPLOYEE BENEFIT - RETIREMENT	2,699.42	4,458.87	25,000.00	20,541.13	17.8
51-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,124.80	1,811.38	9,000.00	7,188.62	20.1
51-40-133 EMPLOYEE BENEFIT - WORK. COMP.	266.85	430.24	4,000.00	3,569.76	10.8
51-40-134 EMPLOYEE BENEFIT - UI	.00	.00	900.00	900.00	.0
51-40-135 EMPLOYEE BENEFIT - HEALTH INS.	3,934.45	4,693.42	31,000.00	26,306.58	15.1
51-40-137 EMPLOYEE TESTING	.00	.00	.00	.00	.0
51-40-140 UNIFORMS	43.23	115.28	2,000.00	1,884.72	5.8
51-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	3,000.00	3,000.00	.0
51-40-230 TRAVEL & TRAINING	.00	.00	1,500.00	1,500.00	.0
51-40-240 OFFICE SUPPLIES & EXPENSE	35.78	159.06	1,600.00	1,440.94	9.9
51-40-250 EQUIPMENT SUPPLIES & MAINT.	297.28	1,330.04	10,000.00	8,669.96	13.3
51-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
51-40-256 FUEL EXPENSE	.00	.00	5,000.00	5,000.00	.0
51-40-260 BUILDINGS & GROUNDS MAINT.	.00	.00	5,000.00	5,000.00	.0
51-40-262 GENERAL GOVERNMENT BUILDINGS	.00	.00	.00	.00	.0
51-40-270 UTILITIES	.00	475.81	14,000.00	13,524.19	3.4
51-40-280 TELEPHONE	106.01	299.68	2,000.00	1,700.32	15.0
51-40-312 PROFESSIONAL & TECH. - ENGINR	.00	62.50	10,000.00	9,937.50	.6
51-40-318 PROFESSIONAL TECHNICAL	.00	.00	2,000.00	2,000.00	.0
51-40-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	.00	5,000.00	5,000.00	.0
51-40-350 SOFTWARE MAINTENANCE	.00	187.35	8,000.00	7,812.65	2.3
51-40-370 UTILITY BILLING	.00	1,022.16	14,000.00	12,977.84	7.3
51-40-480 SPECIAL WATER SUPPLIES	532.00	532.00	3,000.00	2,468.00	17.7
51-40-481 WATER PURCHASES	.00	.00	350,000.00	350,000.00	.0
51-40-483 EMERGENCY LEAKS & REPAIRS	.00	.00	.00	.00	.0
51-40-485 FIRE HYDRANT UPDATE	.00	.00	50,000.00	50,000.00	.0
51-40-490 O & M CHARGE	1,677.54	6,746.78	100,000.00	93,253.22	6.8
51-40-495 METER REPLACEMENTS	.00	.00	100,000.00	100,000.00	.0
51-40-530 INTEREST EXPENSE	.00	.00	121,000.00	121,000.00	.0
51-40-540 CUSTOMER ASSISTANCE PROGRAM	.00	.00	30,000.00	30,000.00	.0
51-40-550 BANKING CHARGES	.00	437.35	4,000.00	3,562.65	10.9
51-40-650 DEPRECIATION	.00	.00	235,000.00	235,000.00	.0
51-40-730 IMPROVEMENTS OTHER THAN BLDGS	.00	24,046.62	3,115,000.00	3,090,953.38	.8
51-40-740 EQUIPMENT	.00	.00	200,000.00	200,000.00	.0
51-40-750 CAPITAL OUTLAY - VEHICLES	.00	.00	45,000.00	45,000.00	.0
51-40-811 BOND PRINCIPAL	.00	.00	95,000.00	95,000.00	.0
51-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
51-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	61,000.00	61,000.00	.0
51-40-950 CONTRI. TO FUND BALANCE - RSRV	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	25,867.21	67,860.02	4,769,000.00	4,701,139.98	1.4

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 80</u>					
51-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
 TOTAL FUND EXPENDITURES	 25,867.21	 67,860.02	 4,769,000.00	 4,701,139.98	 1.4
 NET REVENUE OVER EXPENDITURES	 111,962.89	 1,318,982.65	 .00	 (1,318,982.65)	 .0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
52-36-100	INTEREST EARNINGS	.00	.00	50,000.00	50,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	50,000.00	50,000.00	.0
<u>SEWER UTILITIES REVENUE</u>						
52-37-300	SEWER SALES	81,731.84	164,200.89	940,000.00	775,799.11	17.5
52-37-360	CWDIS 5% RETAINAGE	1,103.88	2,061.88	10,000.00	7,938.12	20.6
52-37-400	CWSID SEWER CONN FEES PAYABLE	.00	.00	.00	.00	.0
	TOTAL SEWER UTILITIES REVENUE	82,835.72	166,262.77	950,000.00	783,737.23	17.5
<u>SOURCE 38</u>						
52-38-820	CONTRIBUTION FROM IMPACT FEES	.00	.00	237,500.00	237,500.00	.0
52-38-910	CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
52-38-920	GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
	TOTAL SOURCE 38	.00	.00	237,500.00	237,500.00	.0
<u>SOURCE 39</u>						
52-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	568,500.00	568,500.00	.0
	TOTAL SOURCE 39	.00	.00	568,500.00	568,500.00	.0
	TOTAL FUND REVENUE	82,835.72	166,262.77	1,806,000.00	1,639,737.23	9.2

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
52-40-110 FULL-TIME EMPLOYEE SALARIES	6,161.74	8,670.67	61,000.00	52,329.33	14.2
52-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
52-40-130 EMPLOYEE BENEFIT - RETIREMENT	1,055.88	1,743.80	15,000.00	13,256.20	11.6
52-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	457.86	748.55	5,000.00	4,251.45	15.0
52-40-133 EMPLOYEE BENEFIT - WORK. COMP.	94.76	154.03	2,000.00	1,845.97	7.7
52-40-134 EMPLOYEE BENEFIT - UI	.00	.00	1,000.00	1,000.00	.0
52-40-135 EMPLOYEE BENEFIT - HEALTH INS.	816.70	796.17	15,000.00	14,203.83	5.3
52-40-140 UNIFORMS	21.60	57.60	900.00	842.40	6.4
52-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
52-40-230 TRAVEL & TRAINING	.00	.00	4,000.00	4,000.00	.0
52-40-240 OFFICE SUPPLIES & EXPENSE	35.78	159.06	1,000.00	840.94	15.9
52-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	649.99	5,000.00	4,350.01	13.0
52-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
52-40-256 FUEL EXPENSE	.00	.00	.00	.00	.0
52-40-260 BUILDINGS & GROUNDS MAINT.	.00	.00	.00	.00	.0
52-40-270 UTILITIES	.00	.00	600.00	600.00	.0
52-40-312 PROFESSIONAL & TECH. - ENGINR	.00	626.25	41,000.00	40,373.75	1.5
52-40-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	.00	1,000.00	1,000.00	.0
52-40-350 SOFTWARE MAINTENANCE	.00	187.35	4,000.00	3,812.65	4.7
52-40-370 UTILITY BILLING	.00	712.56	9,000.00	8,287.44	7.9
52-40-490 O & M CHARGE	.00	.00	35,000.00	35,000.00	.0
52-40-491 SEWER TREATMENT FEE	120,424.00	120,424.00	480,000.00	359,576.00	25.1
52-40-496 CONNECTION FEE - CWSID	.00	.00	.00	.00	.0
52-40-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
52-40-550 BANKING CHARGES	.00	285.16	3,500.00	3,214.84	8.2
52-40-650 DEPRECIATION	.00	.00	130,000.00	130,000.00	.0
52-40-690 PROJECTS	.00	.00	950,000.00	950,000.00	.0
52-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
52-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	42,000.00	42,000.00	.0
52-40-950 CONTRI. TO FUND BALANCE - RSRV	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	129,068.32	135,215.19	1,806,000.00	1,670,784.81	7.5
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	129,068.32	135,215.19	1,806,000.00	1,670,784.81	7.5
NET REVENUE OVER EXPENDITURES	(46,232.60)	31,047.58	.00	(31,047.58)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

SANITATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
53-36-100	INTEREST EARNINGS	.00	.00	6,000.00	6,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	6,000.00	6,000.00	.0
<u>SANITATION UTILITIES REVENUE</u>						
53-37-700	SANITATION FEES	40,884.40	81,546.48	450,000.00	368,453.52	18.1
	TOTAL SANITATION UTILITIES REVENUE	40,884.40	81,546.48	450,000.00	368,453.52	18.1
<u>SOURCE 38</u>						
53-38-920	GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
	TOTAL SOURCE 38	.00	.00	.00	.00	.0
<u>SOURCE 39</u>						
53-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL SOURCE 39	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	40,884.40	81,546.48	456,000.00	374,453.52	17.9

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

SANITATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
53-40-110 FULL-TIME EMPLOYEE SALARIES	1,479.76	2,079.52	4,000.00	1,920.48	52.0
53-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
53-40-130 EMPLOYEE BENEFIT - RETIREMENT	273.80	456.95	1,000.00	543.05	45.7
53-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	109.83	179.31	300.00	120.69	59.8
53-40-133 EMPLOYEE BENEFIT - WORK. COMP.	26.23	42.91	100.00	57.09	42.9
53-40-134 EMPLOYEE BENEFIT - UI	.00	.00	100.00	100.00	.0
53-40-135 EMPLOYEE BENEFIT - HEALTH INS.	353.05	408.42	3,000.00	2,591.58	13.6
53-40-140 UNIFORMS	.00	.00	100.00	100.00	.0
53-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
53-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	.00	16,000.00	16,000.00	.0
53-40-251 VEHICLE MAINT & SUPPLIES	.00	.00	.00	.00	.0
53-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
53-40-256 FUEL EXPENSE	.00	.00	.00	.00	.0
53-40-350 SOFTWARE MAINTENANCE	.00	187.35	2,400.00	2,212.65	7.8
53-40-370 UTILITY BILLING	.00	323.24	4,500.00	4,176.76	7.2
53-40-492 SANITATION FEE CHARGES	.00	11,275.50	396,000.00	384,724.50	2.9
53-40-550 BANKING CHARGES	.00	136.42	1,000.00	863.58	13.6
53-40-650 DEPRECIATION	.00	.00	.00	.00	.0
53-40-900 CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.0
53-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	27,500.00	27,500.00	.0
TOTAL EXPENDITURES	2,242.67	15,089.62	456,000.00	440,910.38	3.3
TOTAL FUND EXPENDITURES	2,242.67	15,089.62	456,000.00	440,910.38	3.3
NET REVENUE OVER EXPENDITURES	38,641.73	66,456.86	.00	(66,456.86)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

STORM SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<hr/>						
54-33-400	STATE GRANT	.00	.00	.00	.00	.0
	TOTAL SOURCE 33	.00	.00	.00	.00	.0
<hr/>						
	SOURCE 34					
54-34-270	DEVELOPER PMTS FOR IMPROVEMENT	.00	.00	.00	.00	.0
	TOTAL SOURCE 34	.00	.00	.00	.00	.0
<hr/>						
	MISCELLANEOUS REVENUE					
54-36-100	INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	10,000.00	10,000.00	.0
<hr/>						
	STORM SEWER UTILITIES REVENUE					
54-37-450	STORM SEWER REVENUE	16,347.78	32,608.83	279,000.00	246,391.17	11.7
	TOTAL STORM SEWER UTILITIES REVENUE	16,347.78	32,608.83	279,000.00	246,391.17	11.7
<hr/>						
	SOURCE 38					
54-38-820	TFR FROM STORM SWR IMPACT FEE	.00	.00	40,000.00	40,000.00	.0
54-38-900	SUNDRY REVENUES	.00	.00	.00	.00	.0
54-38-910	CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
54-38-920	GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
	TOTAL SOURCE 38	.00	.00	40,000.00	40,000.00	.0
<hr/>						
	SOURCE 39					
54-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	124,000.00	124,000.00	.0
	TOTAL SOURCE 39	.00	.00	124,000.00	124,000.00	.0
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	TOTAL FUND REVENUE	16,347.78	32,608.83	453,000.00	420,391.17	7.2

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
54-40-110 FULL-TIME EMPLOYEE SALARIES	2,112.81	2,986.86	25,000.00	22,013.14	12.0
54-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
54-40-130 EMPLOYEE BENEFIT - RETIREMENT	403.24	673.86	7,000.00	6,326.14	9.6
54-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	156.25	257.13	2,000.00	1,742.87	12.9
54-40-133 EMPLOYEE BENEFIT - WORK. COMP.	36.14	59.52	1,000.00	940.48	6.0
54-40-134 EMPLOYEE BENEFIT - UI	.00	.00	200.00	200.00	.0
54-40-135 EMPLOYEE BENEFIT - HEALTH INS.	356.40	368.99	13,000.00	12,631.01	2.8
54-40-140 UNIFORMS	21.60	57.60	500.00	442.40	11.5
54-40-230 TRAVEL & TRAINING	.00	.00	2,000.00	2,000.00	.0
54-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
54-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	509.96	1,200.00	690.04	42.5
54-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
54-40-256 FUEL EXPENSE	.00	.00	400.00	400.00	.0
54-40-270 UTILITIES	.00	.00	200.00	200.00	.0
54-40-280 TELEPHONE	.00	.00	.00	.00	.0
54-40-312 PROFESSIONAL & TECH. - ENGINR	.00	.00	8,000.00	8,000.00	.0
54-40-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	2,502.75	15,000.00	12,497.25	16.7
54-40-331 PROMOTIONS	.00	.00	1,200.00	1,200.00	.0
54-40-350 SOFTWARE MAINTENANCE	.00	187.35	2,300.00	2,112.65	8.2
54-40-370 UTILITY BILLING	.00	155.89	2,000.00	1,844.11	7.8
54-40-493 STORM SEWER O & M	.00	.00	30,000.00	30,000.00	.0
54-40-550 BANKING CHARGES	.00	65.13	1,000.00	934.87	6.5
54-40-650 DEPRECIATION	.00	.00	150,000.00	150,000.00	.0
54-40-690 PROJECTS	.00	.00	170,000.00	170,000.00	.0
54-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	21,000.00	21,000.00	.0
TOTAL EXPENDITURES	3,086.44	7,825.04	453,000.00	445,174.96	1.7
<u>DEPARTMENT 80</u>					
54-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	3,086.44	7,825.04	453,000.00	445,174.96	1.7
NET REVENUE OVER EXPENDITURES	13,261.34	24,783.79	.00	(24,783.79)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

PENALTIES UTILITY FUND

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

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

TRANSPORTATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<hr/>						
56-31-305	TRANSPORTATION - LOCAL OPTION	.00	.00	85,000.00	85,000.00	.0
	TOTAL SOURCE 31	.00	.00	85,000.00	85,000.00	.0
<hr/>						
	<u>SOURCE 33</u>					
56-33-560	CLASS "C" ROAD ALLOTMENT	.00	.00	80,000.00	80,000.00	.0
	TOTAL SOURCE 33	.00	.00	80,000.00	80,000.00	.0
<hr/>						
	<u>SOURCE 34</u>					
56-34-270	DEVELOPER PMTS FOR IMPROV.	.00	.00	118,000.00	118,000.00	.0
	TOTAL SOURCE 34	.00	.00	118,000.00	118,000.00	.0
<hr/>						
	<u>SOURCE 36</u>					
56-36-100	INTEREST EARNINGS	.00	.00	3,000.00	3,000.00	.0
	TOTAL SOURCE 36	.00	.00	3,000.00	3,000.00	.0
<hr/>						
	<u>SOURCE 37</u>					
56-37-800	TRANSPORATION UTILITY FEE	35,278.25	70,370.71	400,000.00	329,629.29	17.6
	TOTAL SOURCE 37	35,278.25	70,370.71	400,000.00	329,629.29	17.6
<hr/>						
	<u>CONTRIBUTIONS AND TRANSFERS</u>					
56-39-091	TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
56-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	50,000.00	50,000.00	.0
56-39-910	TRANSFER FROM CLASS "C" RES.	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	50,000.00	50,000.00	.0
<hr/>						
	TOTAL FUND REVENUE	35,278.25	70,370.71	736,000.00	665,629.29	9.6

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2020

#6c Aug Budget to Actual

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-76-312 PROFESSIONAL & TECH. - ENGINR	.00	2,375.50	18,000.00	15,624.50	13.2
56-76-424 CURB AND GUTTER RESTORATION	.00	.00	50,000.00	50,000.00	.0
56-76-425 STREET SEALING	.00	.00	.00	.00	.0
56-76-730 STREET PROJECTS	.00	.00	668,000.00	668,000.00	.0
56-76-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
56-76-990 CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	2,375.50	736,000.00	733,624.50	.3
TOTAL FUND EXPENDITURES	.00	2,375.50	736,000.00	733,624.50	.3
NET REVENUE OVER EXPENDITURES	35,278.25	67,995.21	.00	(67,995.21)	.0

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2020


#6c Aug Budget to Actual

GENERAL LONG-TERM DEBT

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

MEMORANDUM

TO: South Weber City Mayor and Council

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

RE: **SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND
AMENDMENT – Plat
Engineering Review Memo (Final)**

Date: October 9, 2020

Our office has completed a review of the Final Plat (dated September 22, 2020) for the South Weber Drive Commercial Subdivision 2nd Amendment. All comments under “Background” are included just for information.

BACKGROUND

- E1. Site Plan Approval. The current proposed use for Lot 3 of this plat is a building with salon suites. The Planning Commission has determined this use to be “similar and compatible” with the other permitted uses in the C-H zone (see section 10-5H-4: PERMITTED USES in the City Code). As a permitted use, the Planning Commission is responsible for granting or denying final approval of the site and improvement plans.
- E2. Subdivision Approval. The City Council is responsible for granting or denying final approval of the subdivision plat. The Planning Commission recommended approval of the plat at their October 8, 2020 meeting.
- E3. UDOT Approval. There are three accesses on the north side of South Weber Drive that were approved by UDOT back in 2015 and constructed shortly thereafter. All of these have a 40’ wide driveway. The access that lines up with the eastern charter school driveway will be put into use as a part of this project.
- E4. South Weber Drive Striping. As part of the final site plan approval with the Planning Commission, the striping on South Weber Drive will need to be modified to accommodate the new driveway and corresponding approval received from UDOT.

PLAT

- E5. No Comments.

RECOMMENDATION

- E6. Based on our review, the requirements for Final Approval of the subdivision plat have been met. Therefore, we recommend approval, subject to the Planning Commission granting approval of the Final Site and Improvement Plans.

Excerpt from PC 10-08-20 Draft Minutes

Commissioner Walton moved to open the public hearing for Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres). Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Public Hearing & Action on Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres): Commissioner Osborne asked if there was any public comment. There was none.

City Engineer, Brandon Jones review of 30 September 2020 is as follows:

Our office has completed a review of the Preliminary Plat (dated September 22, 2020) for the South Weber Drive Commercial Subdivision 2nd Amendment and the Site & Improvement Plans (dated September 23, 2020) for the Salon Suites. Some comments are included just for information.

GENERAL

E1. UDOT Approval. The western access was approved by UDOT back in 2015 and constructed shortly thereafter. It is a 40' wide driveway. Any construction occurring as part of this project inside the UDOT ROW will require the necessary encroachment permit filed by the contractor doing the work.

E2. South Weber Drive Striping. We are concerned about the current striping for westbound traffic on South Weber Drive approaching the western access. We would recommend the striping for two lanes continue past the entrance and merge following the entrance. However, this will need to be approved by UDOT. This should be done before final approval.

E3. Parking. It was discussed with City Staff that a minimum of 24 stalls would be required based on the use as a salon with 12 suites in the building (2 stalls per suite). The site plan provides for 27 (2 of which are ADA), which exceeds the requirement. If in the future a different use is desired, the parking requirement will need to be re-evaluated.

E4. Fire Flow. Public Works will conduct a fire flow test with existing fire hydrants as close to the proposed development as possible. The results will be supplied to the Fire AHJ as needed for final review.

PLAT

E5. No Comments.

IMPROVEMENT PLANS

E6. The plans show a proposed secondary water service on Sheet 1. This needs to be deleted as culinary water is being used for outdoor irrigation purposes. Sheet 2 shows it correctly.

E7. An encroachment permit will be required by UDOT for the installation of the water service and cutting of the asphalt in South Weber Drive.

E8. Details of the proposed LID measures will be needed for final.

RECOMMENDATION

E9. Based on our review, the requirements for Preliminary Approval of the plat and site improvements have been met. Therefore, we recommend approval, subject to the items requiring additional action being addressed prior to the final submission.

City Planner, Barry Burton's review of 2 October 2020 is as follows:

Proposal:

PL1 - This proposal is to create a third lot from the remainder parcel that was established earlier this year when the first amendment was approved. This subdivision was originally approved in 2016 with Lot 1 being for the strip mall where Burley Burger is located. In March of this year the first amendment was approved creating Lot 2 and a remainder parcel. Lot 3 will be the site of the Salon Suites development.

Development Considerations:

PL2 - All street improvements are already in place. There is no direct access to this lot, however, Mr. Murray has submitted a cross access agreement that will allow this property to utilize two existing access points from South Weber Drive. This is a very simple development proposal therefore this request is being processed as a preliminary/final subdivision plat combined.

Recommendation:

PL3 - I recommend the Planning Commission forward this preliminary/final to the City Council with a recommendation of approval as proposed.

Commissioner Johnson moved to close the public hearing for Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres). Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Commissioner Walton asked about a LID detention basin and storm water retention. Brandon stated this agenda item is dealing with the preliminary plat, which does not have anything to do with the LID. There are requirements per state code, for the site plan; however, the specific LID measures will come back for final. The goal is to keep as much storm water onsite as possible. He pointed out there is also a water quality element. He needs more detail, but there is a draft of the LID standards for the city, and this is one of the first developments required to have it. He explained there is room and space designated for those measures, but the details and planting

South Weber City Planning Commission Meeting 8 October 2020 Page 5 of 9

aren't totally bedded yet. He has no concerns for a preliminary standpoint. Commissioner Grubb pointed out the developer has submitted preliminary/final plat. Brandon explained the plat is very straight forward and city staff feels the preliminary/final plat can be combined because it is so simple. Barry explained the architectural site plan review is a preliminary review only.

Commissioner Grubb addressed the easement and cross action agreement and asked if it is also for lot #2. Barry stated it is. Commissioner Grubb pointed out Dan Murray needs to sign off on the agreement. Barry stated he has seen it.

The planning commission discussed Brandon's request for South Weber Drive striping which states, "We are concerned about the current striping for westbound traffic on South Weber Drive approaching the western access. We would recommend the striping for two lanes continue past the entrance and merge following the entrance. However, this will need to be approved by UDOT. This should be done before final approval".

Commissioner Grubb moved to recommend to the city council approval of to Preliminary/Final Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres) subject to the following conditions:

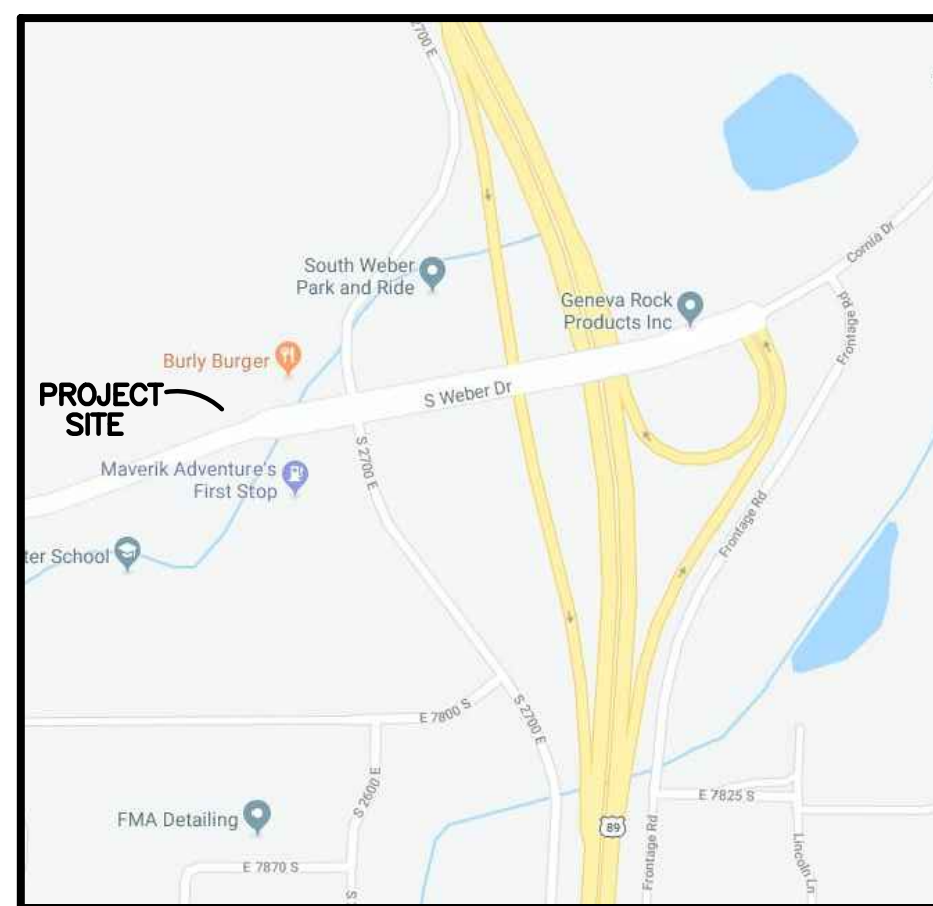
- 1. Submit signed Cross Access Agreement to city staff.**
- 2. City Engineer, Brandon Jones review of 30 September 2020.**
- 3. City Planner, Barry Burton's review of 2 October 2020.**

Commissioner Taylor seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

SHEET 1 OF 1

SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND AMENDMENT

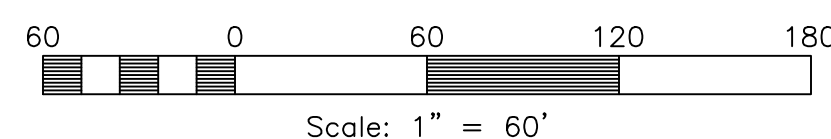
AMENDING ALL OF THE REMAINDER PARCEL OF SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 1ST AMENDMENT
PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2020



VICINITY MAP
SCALE: NONE

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = CROSS ACCESS AND UTILITY EASEMENT
- = PUBLIC UTILITY AND DRAINAGE EASEMENT



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND THE REMAINDER PARCEL OF SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 1ST AMENDMENT AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MEASURED LINE BETWEEN THE EAST QUARTER CORNER OF SECTION 35 AND THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N45°02'41"E

LEGAL DESCRIPTION

ALL OF THE REMAINDER PARCEL OF SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 1ST AMENDMENT AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE.

NOTES

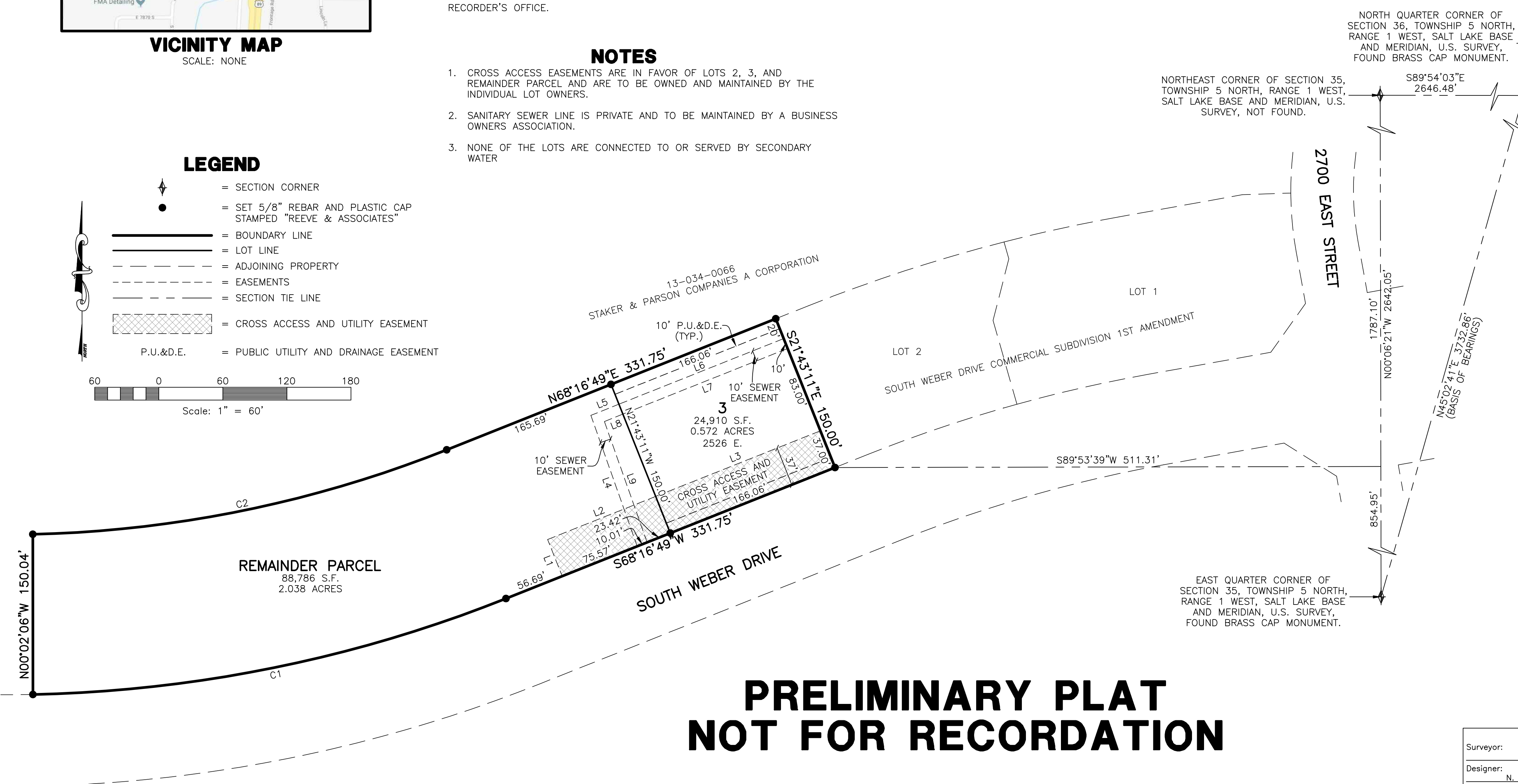
1. CROSS ACCESS EASEMENTS ARE IN FAVOR OF LOTS 2, 3, AND REMAINDER PARCEL AND ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
2. SANITARY SEWER LINE IS PRIVATE AND TO BE MAINTAINED BY A BUSINESS OWNERS ASSOCIATION.
3. NONE OF THE LOTS ARE CONNECTED TO OR SERVED BY SECONDARY WATER

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1269.36'	454.61'	452.18'	229.77'	S78°32'24"W	20°31'12"
C2	1119.36'	397.84'	395.75'	201.04'	N78°27'43"E	20°21'50"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°43'11"W	37.00'
L2	N68°16'49"E	109.00'
L3	N68°16'49"E	166.06'
L4	N19°27'40"W	130.10'
L5	N68°16'49"E	28.30'
L6	N68°16'49"E	166.06'
L7	S68°16'49"W	166.06'
L8	S68°16'49"W	18.69'
L9	S19°27'40"E	120.09'



SURVEYOR'S CERTIFICATE
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND AMENDMENT IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND AMENDMENT**, AND DO HEREBY DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY; AND ALSO DEDICATE, OR CONFIRM AS EXISTING, THE EASEMENTS FOR THE RESPECTIVE UTILITY COMPANIES AS SHOWN HEREON, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS _____ DAY OF _____, 20____.

FOR: MURRAY FAMILY HOLDINGS LLC

DANNY LEE MURRAY

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

PRELIMINARY PLAT NOT FOR RECORDATION

SOUTH WEBER CITY PLANNING COMMISSION
APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

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

SOUTH WEBER CITY ENGINEER DATE _____

SOUTH WEBER CITY COUNCIL
PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____
SOUTH WEBER CITY MAYOR CITY RECORDER

SOUTH WEBER CITY ATTORNEY
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: SOUTH WEBER 2ND AMD.
Designer: N. ANDERSON	Number: 6195-07
Begin Date: 08-03-2020	Scale: 1"=60'
	Revision: _____
	Checked: _____

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
AND RECORDED, _____ AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR: _____

DAVIS COUNTY RECORDER

DEPUTY,



RESOLUTION 2020-45
A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPROVING THE FINAL PLAT FOR SOUTH WEBER DR
COMMERCIAL SUBDIVISION 2ND AMENDMENT

WHEREAS, in 2016 Dan Murray subdivided 4.23 acres into two commercial lots at approximately 2572 E South Weber Drive; and

WHEREAS, in 2019 that subdivision was amended to provide an additional lot of 0.6 acres for Alpha Coffee; and

WHEREAS, a second amendment is being proposed at this time for 0.5 acres to create a fourth lot to house Jensen Salon at approximately 2530 E South Weber Drive; and

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

WHEREAS, The South Weber City Planning Commission held a public hearing for the proposed amendment on the 8th of October, 2020; and

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

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 27th of October, 2020 and after thorough consideration approved the plat as presented;

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

Section 1. Approval: Final Plat for South Weber Drive Commercial Subdivision 2nd Amendment at 2530 E South Weber Drive is hereby approved.

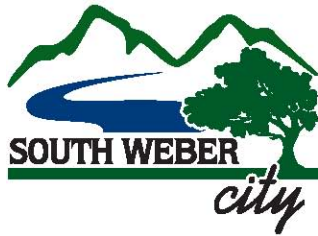
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 27th day of October 2020.

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

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder



Agenda Item Introduction

Council Meeting Date: 10-27-2020

Name: Lisa Smith

Agenda Item: General Plan

Background: Planning Commission began reviewing the General Plan in early 2019. A survey and open house were held with their recommended changes in October 2019. The Council and Commission met repeatedly to review the survey results and created a second draft which was presented for comments in June 2020. On September 10, 2020, the PC prepared the final draft and held a public hearing on October 8, 2020.

Summary: Approve the 2020 General Plan

Budget Amendment: n/a

Procurement Officer Review: n/a

Committee Recommendation: n/a

Planning Commission Recommendation: approve General Plan as presented

Staff Recommendation: n/a

Attachments:

PC minutes 09-10-2020

PC Minutes 10-10-2020

Ordinance 2020-05

General Plan 08-20-2020 draft

Excerpt from Draft PC Minutes 10-08-2020

Public Hearing & Action on 2020 South Weber City General Plan

The planning commission recommended approval of the South Weber City General Plan to the city council on September 10, 2020. The planning commission is required by state law to hold a public hearing after recommendation but prior to the city council's final review and decision. After the public hearing, the planning commission has the option of making changes based on the public hearing before forwarding it to the city council for review and decision.

Commissioner Osborne asked if there was any public comment. There was none.

Commissioner Walton moved to close the public hearing for 2020 South Weber City General Plan. Commissioner Grubb seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

South Weber City Planning Commission Meeting 8 October 2020 Page 3 of 9

Commissioner Grubb asked if the projected land use map shows the residential zone up to the Morty's Carwash. Upon further review, City Engineer, Brandon Jones stated the map needs to be amended and he will make that change.

Commissioner Grubb moved to recommend to the city council the 2020 South Weber City General Plan with the amendment to the land use map concerning extending the residential all the way to Morty's Carwash. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

2020 General Plan Review and Recommendation:

The planning commission met on August 13, 2020 to discuss the third draft South Weber City General Plan. A few additional amendments were made to the Projected Land Use Map and General Plan narrative that are before the planning commission for final review and recommendation to the city council tonight.

The city staff has also done a thorough grammar editing review of the General Plan narrative for clarity, consistency, and conciseness.

Commissioner Grubb suggested the property south of Morty's Car Wash be designated R-7. Barry will make sure that is amended. Brandon discussed the Transportation Map and Kingston Road going through or not. The planning commission agreed to leave Kingston Road the way it is. Jayme commented there was a May amendment to Utah Code 10-9a-404 which states another public hearing will need to be held at the planning commission level. The code reads as follows:
Effective 5/12/2020

10-9a-404. Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

- (1) (a) *After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.*
(b) *The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.*
(c) *After the public hearing, the planning commission may modify the proposed general plan or amendment.*
- (2) *The planning commission shall forward the proposed general plan or amendment to the legislative body.*
- (3) (a) *The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that it considers appropriate.*
(b) *If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for the planning commission's review and recommendation.*
- (4) *The legislative body shall adopt:*
(a) *A land use element as provided in Subsection 10-9a-403(2)(a)(i);*
(b) *A transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); and*
(c) *For a municipality, other than a town, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years.*

Amended by Chapter 434, 2020 General Session

Commissioner Boatright moved to recommend sending the 2020 South Weber City General Plan to the city council for review after the public hearing. Commissioner Grubb seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

ORDINANCE 2020-05

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL APPROVING
AMENDMENTS TO THE SOUTH WEBER CITY GENERAL PLAN**

WHEREAS, in 2019, the South Weber City Council tasked the Planning Commission with reviewing and recommending necessary updates to the General Plan; and

WHEREAS, the Planning Commission of South Weber City started its review in February 2019 and presented it to the public with a survey requesting comments from September 1 through October 11, 2019, and held an open house on October 2-3, 2019; and

WHEREAS, joint meetings of the City Council and the Planning Commission were held on October 22, 2019, and December 3, 2019, to review public comments and prepare a second draft; and

WHEREAS, additional joint meetings were held on January 21, 2020 and February 18, 2020, to review the second draft; and

WHEREAS, the second draft with a second survey was presented to the public June 15-30, 2020 with an open house on June 24-25, 2020; and

WHEREAS, the third draft was prepared by the Planning Commission on September 10, 2020, the final public hearing was held on October 8, 2020, and the Planning Commission voted to recommend approval of all amendments; and

WHEREAS, the South Weber City Council now desires to amend certain provisions of the South Weber City General Plan; and

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

Section 1. Amendment. The South Weber City General Plan is hereby amended as more particularly shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance; and all sections, parts, and provisions of this Ordinance shall be severable.

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

Section 4. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 27th day of October 2020.

MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

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

CERTIFICATE OF POSTING

I hereby certify that Ordinance was passed and adopted the 27th day of October 2020 and that complete copies of the ordinance were posted in the following locations within the City this 28th day of 2020.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Lisa Smith, City Recorder

EXHIBIT A
SOUTH WEBER CITY GENERAL PLAN

South Weber City General Plan Update 2020

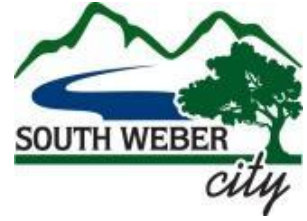


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59

60

61 **INTRODUCTION**

62 South Weber City has experienced rapid growth and continues to transform from
63 primarily an agricultural community to a residential community. Included in this growth
64 is the first significant commercial development in decades. Along with this, the
65 development community continues to press for higher density housing in residential
66 areas. This growth, both residential and commercial, along with the loss of agricultural
67 areas, continues to change the character of the City.

68

69 South Weber City recognizes the need to regularly reevaluate its planning documents,
70 and to respond to current issues and trends. The City updated the General Plan in
71 1996, 2001, 2006, 2007, 2010, and in 2014. In 2019, the City Council tasked the
72 Planning Commission to once again review and recommend updates of the General
73 Plan. During this most recent update, city leaders and staff strived to obtain citizen
74 input and to incorporate feedback into this update of the General Plan as possible.

75

76 As with previous updates, this version of the General Plan builds upon and enhances
77 previous plans by incorporating contemporary data and current thinking. By nature, the
78 General Plan is a living document, subject to revision and change with the intention to
79 guide planning efforts now and into the future.

80

Not adopted

81 **MASTER GOAL**

82 Appropriately managing growth is a key focus of this plan. Between 1980 and 1990
83 South Weber’s population increased by 82 percent, growing from 1,575 residents to
84 2,863. The next decade, the 1990s, saw a 49 percent increase, bringing the total
85 population in 2000 to 4,260. The 2000s saw the population grow to 6,145 by 2010. The
86 2017 estimates place the population of the City at 7,310 residents. This growth has
87 resulted in major changes to the character of the City. A primary goal of the City is to
88 maintain a portion of its historic rural character, while acknowledging that agriculture
89 plays a minimal role in the current and future economic base of the community.

90
91 Even though the character of the community is changing, South Weber’s geographic
92 location buffers the community from surrounding urban areas. Nestled in the Weber
93 River drainage basin, the community is separated from neighboring cities by I-84 and
94 the Weber River to the north, high bluffs to the south, the Wasatch Mountains to the
95 east and a narrow band of land between the freeway and the bluff to the west. This
96 geography gives the community a distinct advantage in maintaining a clear identity as it
97 continues to grow. Though the City still has area that can sustain growth, the City will
98 likely remain a small, distinct community.

99
100 As the City continues to grow, South Weber should vigorously pursue the retention of
101 the small-town charm that is its hallmark. City officials, staff, and residents should work
102 to maintain a safe and neighborly environment and promote a network of trails and
103 bike paths for the good of its residents. Located at the mouth of Weber Canyon, South
104 Weber is positioned to be a gateway to Northern Utah recreation. This provides the City
105 opportunities to capitalize on local recreational activities. The City should seek ways to
106 promote itself as the **Gateway to Northern Utah Recreation.**

107
108 The City should frequently consult the principles contained in the Wasatch Choices 2050
109 plan as adopted by the Wasatch Front Regional Council. This can be found at
110 www.envisionutah.org.

111

112 **SECTION 1: CITIZEN INVOLVEMENT**

113
114 Participation and input from residents are important to ensure a General Plan that
115 reflects the attitudes and desires of city residents. For this document to be an effective
116 planning tool, the public needs an opportunity to provide feedback on the proposed
117 contents prior to adoption. To facilitate this, the City made the first draft available
118 online where residents could view the draft and leave feedback. The City held two open
119 houses to allow residents and property owners the opportunity to see detailed maps,
120 ask questions of City Staff, and submit written comments. The City also solicited
121 feedback through an online survey made available to residents. Additionally, residents
122 were invited to several public joint work meetings of the Planning Commission and City
123 Council where the General Plan was the only agenda item. The City collected, organized
124 and incorporated much of the feedback into a revised draft which was also published
125 online and open for comment. Prior to its adoption, the General Plan was the topic for
126 an official public hearing held before the City Council on dd/mmm/yyyy?.

Not adopted

127 SECTION 2: EXISTING ENVIRONMENT

128
129 It is important to analyze the existing characteristics of the community — land use,
130 population, development limitations, and opportunities — when undertaking any
131 planning effort. By obtaining a full understanding of the current South Weber
132 community, we can better understand and prepare for its future.

134 LAND USE:

135 Historically an agricultural area, South Weber has transformed into a predominantly
136 residential community. Agricultural land that once provided the rural small-town
137 character is being developed, primarily into housing. The community is shifting away
138 from preserving agricultural land to ensuring there is enough open space for adequate
139 recreational opportunities. Additionally, there is a focus to promote South Weber as a
140 gateway to many outdoor recreational opportunities, with specific attention given to
141 Weber Canyon and the Weber River.

142
143 South Weber has seen its first commercial development in many years. These
144 commercial enterprises provide much-needed services to residents. There are a few
145 industrial type land uses, primarily the sand and gravel mining operations in the
146 northeastern area of the City. A few construction companies, self-storage complexes,
147 and one significant manufacturing business add to the South Weber economy. The
148 gravel pits are a source of constant frustration to adjacent residents due to fugitive
149 dust. However, the City has worked with the Staker-Parsons gravel pit operators to
150 significantly lessen nuisances caused by its operations. It is believed these measures
151 are reducing negative impacts to neighboring properties. There is indication that one
152 gravel pit may be nearing the end of its production as a mining operation.

153
154 The City is also home to several institutional uses including four churches, a recreation
155 center, an elementary school (comprised of two main buildings and multiple modular
156 classrooms), a charter school, a fire station, and a city administration building. One
157 institutional use that impacts the City is the Weber Basin Job Corp whose campus
158 neighbors the City to the east just outside the City boundary. Five developed
159 neighborhood style parks, an outdoor equestrian arena (known locally as the Posse
160 Grounds), and a 4 ½ mile section of the Weber River Trail comprise the major
161 developed recreational uses.

163 POPULATION:

164 One of the major factors contributing to changes in the community is increased
165 population. As population rises so does the amount of land devoted to residential use.
166 The demand for municipal services, i.e., police, fire, water, sewer, etc. increases, thus
167 creating a strain on city resources. It is impossible to predict changes in the population,

168 but we can get an idea of the final buildout population through making some
169 reasonable projections by analyzing past growth.

170
171 As of January 7, 2020, new population projections were generated for South Weber City
172 based on population estimates by the U.S. Census Bureau and the University of Utah
173 Gardner Policy Institute for 2017. At the end of 2017, South Weber had **1,878 lots or**
174 **dwelling units**. Add to that the number of residential lots/units approved since 2017,
175 plus the **382 lots or dwellings** that applied for approval or that presented concept
176 plans as of January 7, 2020, and the current **total existing, approved, or proposed**
177 **dwelling units is 2,260.**

178
179 If we assume that most vacant land remaining in the City will be developed, with
180 limitations on some land, it is possible to estimate the potential population growth of
181 South Weber. An analysis of vacant/developable lands determined the total area in each
182 residential density category and the number of dwelling units (D.U.) each could
183 generate. For each density category the total number of acres of vacant land was
184 decreased by 10 percent to allow for inefficiencies in platting of lots and odd-shaped
185 parcels which may result in fewer lots than the zone allows. The analysis follows:

- 186
187 1. 7.04 ac. in Very Low Density – 10% = $6.34 \times .90$ D.U./ac. = 5 D.U.
- 188
189 2. 45.46 ac. in Low Density – 10% = 40.91×1.45 D.U./ac. = 59 D.U.
- 190
191 3. 207.46 ac. in Low-Moderate Density – 10% = 186.71×1.85 D.U./ac. = 345 D.U.
- 192
193 4. 193.68 ac. in Moderate Density – 10% = 174.31×2.8 D.U./ac. = 488 D.U.
- 194
195 5. 16.88 ac. in Residential Patio – 10% = 15.19×4 D.U./ac. = 60 D.U.
- 196
197 6. 4.34 ac. in Multi-Family – 10% = 3.91×7 D.U./ac. = 27 D.U.
- 198
199 7. 2.91 ac. in potential Mixed-Use x 25 D.U./ac. = 72 D.U.

200
201 **Total Dwelling Units on Vacant Land = 1,056 D.U.**

202
203 Add 2,260 existing and approved dwellings with 1,056 potential dwelling units on
204 vacant land and arrive at a potential build-out dwelling unit count of 3,316. The most
205 recent persons per household number for South Weber is 3.89 based on Gardner Policy
206 Institute and 2017 U.S. Census estimates. Multiply that by the build-out dwelling unit
207 count and you arrive at a **build-out population of 12,900**. At an average growth
208 rate of 3 percent per year, build out will take approximately 20 years.

209

210 **ENVIRONMENTAL CONDITIONS:**

211 There are several known natural and human caused environmental hazards in South
212 Weber. Natural hazards include earthquakes, fire, high wind, flooding, and landslides.
213 Human caused hazards are associated with the two gravel pits, the Davis and Weber
214 Counties Canal that runs the entire length of the City from the east end to the west end
215 with potential for flooding. Aircraft noise, accident potential, and toxic waste disposal
216 sites all originate from Hill Air Force Base, which borders the City on its south side to
217 the west. Proximity to US-89 and I-84 provide an increased risk as personal and
218 commercial traffic increases.

219
220 It is critical that any environmental hazards are mitigated on properties where they
221 exist prior to development. It is recommended that any proposed development within
222 the areas identified on the Sensitive Lands Map #5 be required to mitigate potential
223 environmental hazards in accordance with the Sensitive Lands Ordinance (Ord. 10-14).
224 If this is not possible or feasible, some types of development may not be permitted.

225
226 **EARTHQUAKES:** The Wasatch Fault runs through the east end of the City in an area
227 envisioned for future annexation. The fault is not a single fissure in the earth's surface,
228 but a series of several faults running in a north/south direction. So far as these fault
229 lines have been identified, they are mostly located in fields and affect very few existing
230 structures directly. The Weber Basin Job Corp is the only development known to have
231 fault lines running through it.

232
233 As development pressure increases for the area between US-89 and the mountains to
234 the east, it will be imperative to locate any future structures away from these fault
235 lines. If/when an earthquake occurs, liquefaction is also a potential hazard in areas
236 where high groundwater is present.

237
238 **FLOODING:** The Federal Emergency Management Agency (FEMA) has identified the
239 Weber River, the northern border of South Weber, as a potential flood source to low-
240 lying lands adjacent to the river. Notwithstanding several dams along its course the
241 river can still flood due to melting of a high snowpack that may exceed the capacity of
242 the reservoirs. Localized heavy rain or landslides which could dam the river may also
243 cause flooding. Additionally, upstream dam failure has the potential to cause sequential
244 dam failures that could result in a significant flooding event for the City. FEMA has
245 produced Flood Insurance Rate Maps (FIRM) which identify potential flood areas. FEMA
246 does not identify any other potential flood source.

247
248 As development occurs, additional hard surfacing creates the potential for localized
249 flooding resulting from heavy rain and excessive snow melt. It is recommended the City
250 continue to maintain its Capital Facilities Plan related to storm water flood control
251 facilities (both existing and future) and review and update the plan regularly.

252

253 **LAND SLIDES:** South Weber City is in a river valley formed in ancient times as the
254 Weber River cut through an alluvial fan deposited by the receding Lake Bonneville
255 which once covered the entire region. Steep banks formed on both sides of the river as
256 it cut through the alluvial fan. The bluff on the south side runs the entire length of the
257 City. Geologists have identified this area as a very high risk for potential landslides.¹²
258 Ample evidence exist of both ancient and more recent slope failure along this bluff. It is
259 important to analyze the feasibility of any development proposed on or near this bluff.

260
261 **WETLANDS:** There are several areas of wetlands and suspected wetlands within
262 South Weber, most of which lies along the Weber River. These wetlands include
263 sandbars, meadows, swamps, ditches, marshes, and low spots that are periodically wet.
264 They usually have wet soil, water, and marshy vegetation for a period or year-round.
265 Open space is also characteristic of wetlands.

266
267 All wetlands are considered sensitive lands. Therefore, any development occurring on
268 suspected or verified wetlands are required to comply with the permitting process of
269 the Army Corps of Engineers.

270
271 **HIGH WIND:** High winds blow consistently out of the Weber Canyon contributing to
272 fugitive debris from the gravel pits. The design standards in high wind areas of the City
273 must account for the velocity of wind from the canyon.

274
275 **FIRE:** The City is nearly surrounded by wildland, creating large areas of wildland/urban
276 interface. This creates a high fire hazard requiring building codes to employ wildland-
277 urban interface standards. The City should encourage developers and residents to
278 follow Utah state guidelines for hazard mitigation in the wildland-urban interface.

279
280 **STEEP SLOPES:** Steep slopes are found along the south bench of the City, the foothill
281 area of the Wasatch Mountains on the east side of the City, and at other locations
282 throughout the City. These slopes should be considered fragile from a development
283 standpoint and developers must comply with the Sensitive Lands Ordinance (Ord 10-
284 14). Building roads and subdivisions within these areas can cause environmental
285 damage, destabilize hillsides, and create a hillside scar/eyesore resulting from needed
286 cuts and/or fills to make the property developable. Stripping the land of vegetation may
287 significantly increase erosion and potential flooding if mitigation efforts are not applied.
288 These areas are important habitat for wildlife, including high-value deer winter range.
289 These areas also represent a significant fire hazard to structures which might be tucked
290 within the heavy vegetation located on or along steep slopes. These steep foothills
291 provide an important view shed for residents and those traveling through the local area.
292 The mountains are a prominent feature of the landscape and any excessive

¹ Landslide Hazard Map by Mike Lowe, Davis County Geologist, 1989 Geologic Hazard Map by Bruce N. Kaliser, U.G.M.S., 1976

² Geologic Hazards Reconnaissance, South Weber Reservoir #4, Mr. Jay Yahne, P.E., Western GeoLogic, LLC.

293 development or other adverse impacts will likely reduce the community's overall quality
294 of life.

295

296 **GRAVEL PITS:** Two large gravel mining operations are located on the east end of
297 South Weber. The Staker Parson pit adjacent to and west of US-89 and north of South
298 Weber Drive, and the Geneva pit adjacent to and east of US-89 between the Weber
299 River and Cornia Drive. These gravel mining operations create potential hazards due to
300 the dust and sand that blows out of them due to the strong winds from Weber Canyon.
301 The dust can be hazardous to breathe and creates a nuisance as it is deposited
302 downwind in the residential neighborhoods west of the pits. The City should continue
303 their collaboration with the operators to minimize the fugitive dust.

304

305 These mining operations have a limited lifespan due to depletion of the resource,
306 although recycling of concrete and asphalt may extend those operations. Rehabilitating
307 the gravel pits' steep slopes and disturbed soils, and mitigating any remaining
308 hazardous conditions, are critical issues that must be addressed before their operations
309 terminate.

310

311 There has been a considerable speculation that the pits might become recreational
312 lakes when mining operations cease. Though an attractive idea, it is not feasible.³

313

314 **I-84/US-89 HIGHWAYS:** Two major highways traverse the City. Due to their
315 proximity to homes and businesses, the transportation of various of goods and
316 materials create the potential for accidents, spills, and hazardous material incidents.
317 Both highways contribute to potential economic development in South Weber.

318

319 **DAVIS AND WEBER COUNTIES CANAL:** The canal traverses the length of the City
320 from east to west through residential neighborhoods, open lands, and hillsides. The
321 open nature of sections of the canal present a potential danger if the water were to
322 flood into the City or contribute to slope instability and slides. Deterioration of the canal
323 may pose a hazard and lead to a canal break, like that which occurred in Riverdale in
324 1999 along the same canal.

325

326 **NOISE HAZARDS:** Hill Air Force Base (HAFB) is located directly southwest of the City
327 at the top of the bluff previously discussed. At times, aircraft flying over South Weber
328 cause significantly increased levels of noise. In its Air Installation Compatible Use Zone
329 (AICUZ) report, the Air Force designates specific zones where noise may cause a
330 negative impact to the quality of life. These noise zones are produced by a computer
331 model which takes many variables into account, including the types of aircraft, flight
332 paths, frequency, and time of flights. These noise zones are 65-70 Ldn, 70-75 Ldn, 75-
333 80 Ldn, 80-85 Ldn and 85+ Ldn. Ldn is a unit of noise measurement roughly equivalent

³ "Feasibility Study for the Parsons Pit ASR and Recreation Facility", September 2014, prepared for Weber Basin Water Conservancy District by Bowen Collins & Associates, Inc.

334 to decibels, but with other weighted factors considered. The most recent official AICUZ
335 report was published in 1993. A Department of Defense (DOD) contract updated the
336 noise contours in 2006. With the recent arrival and operations of F-35 aircraft (78
337 planes by 2019), a new AICUZ study is under development. Preliminary noise modeling
338 indicates a dramatic reduction in the noise impact to South Weber. This is not a result
339 of a reduction in actual aircraft noise, but due to the use of a new computer model. The
340 F-35s are noisier than the F-16 previously stationed at the base. Despite the initial
341 results, feedback from residents indicate an increase in aircraft noise since the arrival of
342 the F-35.

343

344 This creates a dilemma for the City. The noise zone has significantly affected land use
345 planning for the past 40 years. Previous studies indicate a major portion of the City lay
346 within the 75 Ldn noise contour, the threshold noise zone for restricting land uses. If
347 the preliminary noise modeling is adopted as part of the Official AICUZ report, it will
348 show essentially no area in the City is negatively impacted by noise from HAFB aircraft.
349 Yet, during the mid-1990s, the State of Utah purchased easements on most of the
350 properties within the 75 Ldn noise zone which significantly limits development on those
351 properties. These easements will remain in place even if the preliminary noise modeling
352 becomes official and the modeled noise impact to South Weber is largely eliminated.
353 These easements will continue to affect land use planning, much more so than the
354 modeled noise zones.

355

356 As technology advances, it is anticipated that the types of aircraft stationed at HAFB will
357 change as the current aircraft are phased out. The recommended course of action is to
358 continue to utilize the noise zones that are currently adopted and upon which our
359 historical land use planning has relied. This will protect the residents of South Weber
360 from undue noise impacts and will help support the mission of HAFB, a very important
361 part of the local economy. It is recommended that no residential development be
362 allowed within the 75+ Ldn noise zone as currently adopted even should the noise
363 zones officially change in the future.

364

365 **ACCIDENT POTENTIAL:** The same AICUZ study discussed above designates "Crash
366 Zones" and "Accident Potential Zones" within the City limits. The Crash Zone is the area
367 immediately off the north end of the runway. The Accident Potential Zones (APZ)
368 extend northward along the flight path. The APZ 1, adjacent to the Crash Zone on the
369 north end of Hill's runway, overlays the very west end of South Weber.

370

371 Careful consideration should be given to any development proposals in this area.
372 Residential development in this area should be prohibited. Agriculture and open space
373 are encouraged in these zones as much as possible.

374

375 **HILL AIR FORCE BASE ENVIRONMENTAL IMPACT:** Isolated areas of shallow
376 groundwater and surface water in the southwest portion of South Weber are
377 contaminated with low levels of various chemicals from former activities at HAFB. The

378 areas affected are known as Operable Units (OUs) 1, 2, and 4, and are shown on plume
379 maps provided from HAFB.

380

381 Since the early 1990s, the area has been closely monitored as part of the federal
382 Superfund (or CERCLA) program. HAFB continuously monitors OUs 1, 2, and 4 for
383 hazardous chemical concentrations, and applies remediation technologies where
384 appropriate or possible.

385

386 Since many contaminants evaporate easily [Volatile Organic Compounds (VOCs)], the
387 chemicals can migrate into basements and other overlying structures in the affected
388 areas. Drinking water is not contaminated.

389

390 Areas of known contamination are identified using plume maps (See Sensitive Lands
391 Map #5). When using these maps, it is important to note that plume boundaries are
392 inexact and are based on available data. The plume images illustrate the maximum
393 extent of groundwater contamination that is above the clean-up level imposed by the
394 regulatory Superfund process for the most widespread contaminant.

395

396 Planners, developers, property owners, and residents can obtain additional information
397 from the following:

398

- 399 HAFB Restoration Advisory Board, www.hillrab.org
- 400 HAFB Environmental Restoration Branch, (801) 777-6919
- 401 State of Utah, Department of Environmental Quality, (801) 536-4100

402

403 Development in contaminated areas should be conducted in a manner that minimizes
404 chemical exposure. Building requirements could include prohibiting basements,
405 requiring field drains, adding vapor removal systems, etc. Builders should be aware of
406 alternate building standards to mitigate potential hazards from vapor or ground water
407 contaminates. Those living or planning to live within, or near, the areas of
408 contamination need to familiarize themselves with this information, be aware of
409 possible issues and associated health problems, and be accountable for their own
410 health and safety after studying all the available records.

411 **SECTION 3: LAND USE GOALS AND PROJECTIONS**

412
413 This section discusses the various recognized major land use categories and other
414 important factors that may affect the future of South Weber. Citizen recommendations
415 and sound planning principles are integrated with physical and cultural constraints to
416 project the most beneficial uses for the community. In most cases, these
417 recommendations are general in nature and will be subject to refinement by the City as
418 proposed changes in land use or zoning are made.

419
420 Projected Land Use Map #1 shows specific locations and information concerning
421 projected land uses. Please note, there is no date at which time these projections could
422 be realized. Many variables make it difficult to predict future use.

423
424 (See Projected Land Use Map #1 for more detail on the recommendations of this
425 Section.)
426

427 **AGRICULTURE, RURAL CHARACTER AND OPEN SPACE:**

428 Agriculture is still important to the community, but perhaps in a different way than it
429 was historically. Agriculture will always be a welcome part of the community. If
430 agricultural use significantly declines, other means must be used to preserve open
431 space to continue providing the rural feel of the community. The City should take
432 measures to protect existing agricultural practices by not enacting restrictions on its use
433 due to encroaching residential uses.

434
435 A goal of the City and community is to keep the rural feel of South Weber. One
436 challenge with this is the remaining agricultural lands are privately owned. A
437 landowner's prerogative may differ with the community's goal. In South Weber and
438 surrounding areas, high land values deter agricultural uses. Children and grandchildren
439 of agriculture-based families are primarily seeking careers outside of agriculture. As a
440 result, aging farm owners have no one to take over farm operations upon retirement.
441 It is difficult to preserve farmland except by extraordinary means, such as government
442 purchase of the agricultural lands for preservation purposes. This is not a realistic
443 option to preserve farmland in South Weber. The City should examine creating
444 incentives for landowners/developers to preserve key pieces of open space to preserve
445 the desired rural feel of the community.

446
447 Natural open space is also an important asset to the community. For the purposes of
448 this plan, open space is defined as undeveloped land with few or no structures and
449 allows residents to move about or view large outdoor areas, to experience nature, to
450 recreate in a safe and peaceful outdoor setting, or which can be used for organized
451 recreational activities. (See Recreation Section for more on this subject). Some of the
452 valued open spaces within South Weber are the Weber River corridor, wooded and
453 open areas along I-84, the steep hillsides above and below the Davis and Weber

454 Counties Canal, and the steep and wooded hillsides on the east side of the City
455 adjacent to forest lands.

456
457 Since it is beyond the City's resources to purchase property to maintain a rural
458 character or preserve open space, other methods should be used. The City should make
459 every effort not to interfere with, or allow adjacent land uses to inhibit, ongoing
460 agricultural pursuits and should consider annexing hillside property adjacent to current
461 city boundaries and consider incentives to develop properties with large amounts of
462 open space, specifically available for public use.

463

464 **RESIDENTIAL:**

465 The existing residential development trend in South Weber is largely single-family units.
466 In recent years, the City has seen a few multi-family developments built. This trend of
467 mostly single-family residential development on moderate size lots is an acceptable and
468 desirable trend to maintain, provided that some areas of open space are preserved. It is
469 advantageous to encourage variety in lot size and housing types to allow the City to
470 accommodate residents of all ages, lifestyles, and income levels.

471

472 Multi-family residential areas should be spread out as much as practical to minimize any
473 associated impacts in any given area. Multi-family residential areas should be located
474 where they have direct access to collector or arterial roads. These multi-family
475 residential areas could be acceptable if adequate protections or buffers to nearby lower
476 density housing are included in the development.

477

478 It is important to reserve adequate space for moderate income housing which in the
479 current market will take the form of multi-family residential areas (See most recently
480 adopted Moderate Income Housing Plan on City website).

481

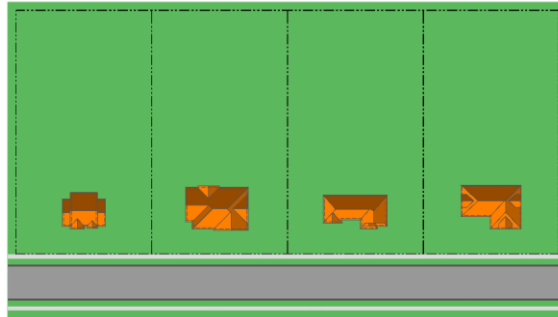
482 The following are graphical representations of the current densities allowed in
483 residential zones. *For comparison purposes, the block of land represented in each of*
484 *the following graphics is 5 acres.*

485

486
487
488

1. Very Low Density allows 0.90 dwelling units per gross acre⁴ or less.

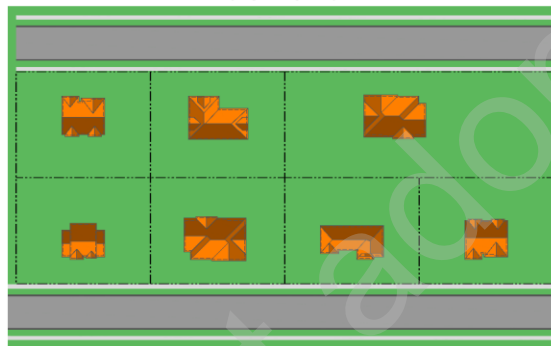
VERY LOW DENSITY RESIDENTIAL
(AGRICULTURAL ZONE)
0.9 UNITS/ACRE



489
490
491
492

2. Low Density allows 0.91 to 1.45 dwelling units per gross acre.

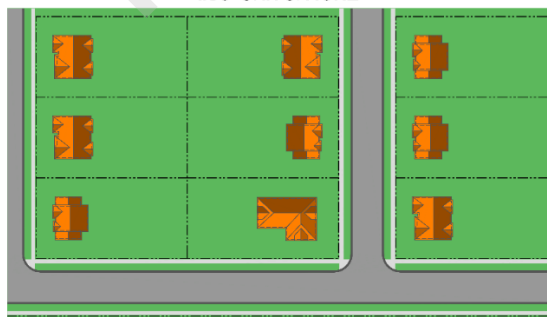
LOW DENSITY RESIDENTIAL (R-L)
1.45 UNITS/ACRE



493
494
495
496
497

3. Low-Moderate Density allows 1.46 to 1.85 dwelling units per gross acre.

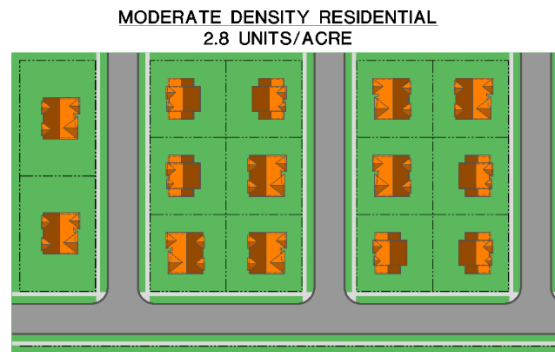
LOW MODERATE DENSITY RESIDENTIAL
1.85 UNITS/ACRE



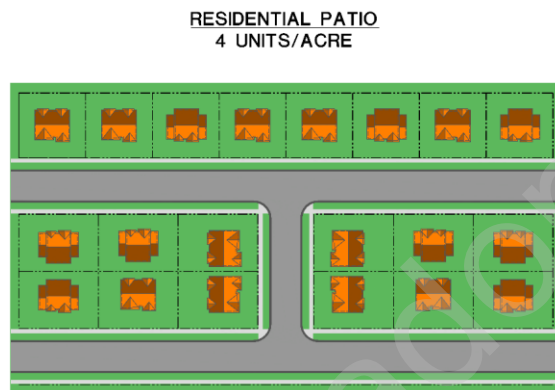
498
499

⁴ Gross acreage is defined as all property within a defined area including lots, streets, parking areas, open space, and recreational uses. For the purposes of calculating new development densities, all area within the development boundaries will be included.

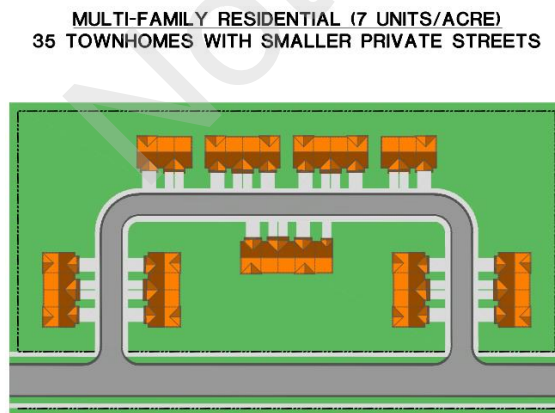
500 4. Moderate Density allows 1.86 to 2.8 dwelling units per gross acre.
501



502
503 5. Residential Patio allows 2.81 to 4.0 dwelling units per gross acre.
504
505



506
507 6. Multi-Family allows 4.1 to 7.0 dwelling units per gross acre.
508
509



510
511 These dwelling densities have been incorporated into the color-coded Projected Land
512 Use Map (Map #2). These recommended densities are intended as a guide for the given
513 colored area. Zoning requests or development approval requests for lower densities
514 than that recommended are always acceptable in terms of their density. Densities
515 greater than those contained on the Projected Land Use Map may be granted in
516

517 exchange for such amenities as trails, buffers, etc., as deemed in the best interest of
518 the City. The Zoning Ordinance has been structured so that a specific residential zone
519 corresponds with each of the density categories and the maximum density allowed
520 within that zone falls within the range described above.

521

522 **MODERATE INCOME HOUSING:**

523 See the most recently adopted South Weber Moderate Income Housing Plan on the City
524 website at www.southwebercity.com.

525

526 **INDUSTRIAL:**

527 Current industrial uses are limited to gravel pits, a few areas near the gravel pits, and a
528 few businesses scattered throughout the community. As previously noted, the mining
529 operations have some negative impacts to the community. We also acknowledge that
530 the pits also provide a substantial monetary benefit to the community and that
531 resources extracted by the gravel pits are important to the health and growth of the
532 areas in and around South Weber.

533

534 It is recommended the industrial area currently located on Cornia Drive be designated
535 as such and expanded to both sides of the road.

536

537 **COMMERCIAL:**

538 Existing commercial developments are limited to a few businesses near the South
539 Weber Drive/US-89 interchange. Previous businesses in the center of town are out of
540 business.

541

542 For the convenience to residents and the financial health of the City, it is recommended
543 that appropriate commercial development is encouraged. The area in the vicinity of the
544 US-89/South Weber Drive interchange is the primary area designated for commercial
545 development, thus limiting commercial impacts to residents of the area. The City should
546 protect the land near the interchange for future commercial developments. The City has
547 designated all the land shown on the Projected Land Use Map in the vicinity of the US-
548 89/South Weber Drive interchange as Commercial Highway zone to encourage
549 commercial development there. All retail type and uses that provide locally needed
550 goods and services should be encouraged.

551

552 Other commercial development(s) should also be supported in the vicinity of the
553 I-84/Old Fort Road interchange. Development of this area should be done in a manner
554 that does not negatively impact surrounding neighborhoods.

555

556 Care should be given to any commercial development adjacent to a residential or
557 planned residential area. A buffer between the two land uses that reduces the negative
558 impacts of the commercial development is strongly encouraged.

559 Design standards for commercial development exist to ensure compatibility and a sense
560 of community among various potential commercial enterprises.

561

562 **RECREATION:**

563 South Weber City currently maintains recreational facilities at the following areas:
564 Byram Estates Holding Pond, Canyon Meadows, Cedar Cove, Central Park, Cherry
565 Farms, Nathan Tyler Look Memorial, and the Posse Grounds. The City also has several
566 grassed detention basins that function as park space.

567

568 Additional development of recreational spaces should be included in budgets and parks
569 improvement plans, before new parks are developed. The City should continue to use
570 grassed detention basins as park space as they are created with additional
571 development.

572

573 The presence of the Weber River on the north boundary of the City presents an
574 opportunity for a river recreation corridor reaching into Weber County. The Wasatch
575 National Forest to the east of town presents abundant recreation possibilities that are
576 important to residents of South Weber and many others.

577

578 The Trails Foundation of Northern Utah, a private non-profit organization, has been
579 very active in securing access rights and in constructing the Weber River Parkway Trail.
580 South Weber should work closely with them and others in securing additional access,
581 extending the trail, and improving and maintaining existing facilities. The river corridor
582 should be protected as an important recreational resource in South Weber and as
583 valuable wildlife habitat.

584

585 As development along the east bench area occurs, the City should ensure public access
586 to the National Forest. The forest provides hunting, hiking, mountain biking, and nature
587 appreciation opportunities different from other recreation sites. It is critical to maintain
588 access to these public lands.

589

590 South Weber can become a more bicycle friendly community. The City should consider
591 areas to create bicycle lanes. The possibility of a bicycle path along the Davis and
592 Weber Counties Canal should be explored.

593

594 Improved access to Cherry Farms Park should be accomplished via a pedestrian bridge
595 across the canal connecting the 2020 East holding pond to Cherry Farms Park.

596

597 The Projected Land Use Map (Map #1) shows recommended locations for recreational
598 use due to existing or projected residential growth in the area. There may be other
599 areas suitable for recreational uses which are not designated on the map. Designation
600 of a property in the recreational category is not meant to limit the use of the property
601 exclusively to recreational use but is indicative of a recreational resource to protect.

602

603 **INSTITUTIONAL:**

604 The only current institutional uses in South Weber are schools and churches.
605 South Weber Elementary School and Highmark Charter School are the only schools in
606 the community. The City should assist Davis School District in locating any future school
607 sites. This will assure the most advantageous site for both the District and the City. The
608 City should be open to the development of additional church sites. It is also important
609 to note that just outside City boundaries on the north end of Cornia Drive, the U.S.
610 Forest Service operates the Weber Basin Job Corps.
611

612 **OPEN LANDS:**

613 Undeveloped properties may have a designation of Open Lands. Unlike other land use
614 designations, this designation does not imply any potential zoning classification.
615 Properties may be so designated because they are unbuildable due to terrain, may be
616 inaccessible or may just have no recommended use.
617

Not adopted

618 SECTION 4: TRANSPORTATION

619
620 This section outlines the existing state of the transportation system and provides
621 recommendations to improve safety while meeting the demands of future growth. This
622 plan does not attempt to provide exact locations of every local or residential access
623 street in the City, but does look at all critical transportation routes, specifically
624 concentrating on those streets the City is the steward of. Streets currently stubbed are
625 shown with an intended connecting location, thus informing any future developers the
626 City's intent for connecting streets (See Vehicle Transportation Map #5). To encourage
627 connectivity between developments, cul-de-sacs or turnarounds are only considered if
628 topography or other constraints prohibit the connection to a thru street. Temporary
629 turnarounds must be provided at all stubbed street locations where a thru street is
630 eventually planned.

631
632 It is important that major transportation routes through South Weber are protected
633 from unnecessary traffic motion. Issues arise when too many driveways are allowed
634 access directly onto a street, resulting in slower traffic as vehicles maneuver in and out
635 of driveways. To reduce this concern and to preserve the full functionality of major
636 transportation routes, the number of direct access driveways should be limited to as
637 few as reasonably possible.

638
639 It is also important that public streets within the City be maintained in a reasonable and
640 acceptable condition. To this end, all new roads developed in South Weber are public
641 streets. Private streets are strongly discouraged. Some leeway is allowed in the design
642 of public roads within Planned Unit Developments (PUDs), to allow more ingenuity in
643 providing public improvements. This can be done in how park strips and foot traffic are
644 handled.

645
646 (See Vehicle Transportation Map #2 for more detail on the recommendations of this
647 Section.)

648

649 **US-89 (Highway 89):**

650 The State of Utah is in the beginning stages of a major upgrade and widening of US-89
651 that will turn it into a restricted access expressway. The project's current northern
652 terminus is the US-89/I-84 interchange. The City fully supports this project, though it
653 will create some known issues that will affect South Weber. It is critical that direct
654 access from South Weber Drive onto US-89 is maintained for both north and south
655 directions. As US-89 transitions from a limited access highway to a restricted access
656 expressway in South Weber, it will likely create an increase of northbound traffic
657 backup. Currently, traffic congestion on US-89 is somewhat spread out along the route
658 south of South Weber due to the traffic lights found between South Weber and
659 Farmington, though northbound congestion sometimes occurs in South Weber when
660 cars stop at the traffic lights in Uintah City.

661
662 The City strongly encourages UDOT to consider solutions to the increasing traffic
663 congestion near the US-89/I-84 interchange, anticipating additional slowdowns along
664 US-89 once the expressway project is completed.

665
666 The US-89 project creates an opportunity to install an underpass for the continuation of
667 the Weber River Parkway Trail/Bonneville Shoreline Trail (BST). This is critical to the
668 extension of the Weber River Parkway Trail to the mouth of Weber Canyon, thus
669 connecting the BST in Davis County with that in Weber County. The City strongly
670 supports an underpass and should continue to encourage its completion in every
671 possible way.

672

673 **1900 EAST STREET:**

674 1900 East Street is an extremely important collector road. It has a serious safety hazard
675 at approximately 7550 South. At that point it traverses a steep bluff that reduces sight
676 distance at the intersection with 7600 South and encourages traffic to speed as cars
677 travel northward down the hill. It should be a priority to evaluate the possibility to
678 mitigate this safety hazard.

679

680 **SOUTH WEBER DRIVE (State Route 60):**

681 South Weber Drive, a State-controlled road, is an arterial street which serves as the
682 transportation backbone of the community. It is important to note that numerous
683 homes front the road, somewhat reducing its effectiveness as an artery. It is anticipated
684 the road will need to be widened from the current 66-foot right-of-way (in many
685 locations). The City should continue its current policy of requiring curb and gutter of all
686 new development along this road. Widening of the road should include enough room to
687 add bike lanes. The road is wide enough to add bike lanes in the eastern part of the
688 City. The City should pursue adding those lanes. Driveway access to this road should be
689 limited as much as possible to protect its arterial status and usage. This should be done
690 in conjunction with UDOT standards.

691

692 Analysis indicates traffic signals will eventually be needed at the intersections of South
693 Weber Drive with 1900 East and 2100 East. The City should encourage UDOT to install
694 traffic lights at these locations as soon as traffic density warrants them.

695

696 **OLD FORT ROAD:**

697 Old Fort Road is intended to be a minor collector road with limited access. Currently,
698 the first phase of the road is constructed on the west end which runs eastward from
699 475 East, utilizing the old alignment of 6650 South past the Posse Grounds. This road
700 will eventually continue eastward through farmland near the I-84 freeway. It is believed
701 this new roadway will provide increased opportunity for commercial development near
702 the I-84 interchange by establishing direct access to that site from the interchange.

703

1650 EAST STREET / 7775 SOUTH STREET:

705 A high priority road project should be connecting 1650 East with 7775 South. This will
706 provide an important alternate route, other than South Weber Drive, between the
707 central and eastern parts of the City. This would become extremely important in the
708 event of a South Weber Drive closure in this area.

709

6650 SOUTH STREET / 475 EAST STREET:

711 6650 South is a very narrow street with houses fronting it, some of which were built
712 extremely close the edge of the asphalt, which would not happen if these houses were
713 constructed today. A temporary dead-end exists at the west end of the houses fronting
714 it. As properties north of 6650 South continue to develop an alternate east/west route
715 (already begun) should be established to take all but local traffic off this substandard
716 road. Only minimal widening and improvement of the road should occur between 475
717 East and South Weber Drive due to feasibility challenges.

718

719 475 East Street is the main route from South Weber Drive to I-84. As development of
720 the west end of town occurs, it is important that most of the traffic in that area find an
721 alternate route to 475 East Street. The development of Old Fort Road to the east and
722 the eventual extension of Old Maple Road to the west are initial steps to accomplishing
723 this goal.

724

7800 SOUTH:

726 7800 South Street off the 2700 East frontage road is very narrow and both sides of the
727 road lack curb, gutter, and sidewalk. Introducing additional traffic to this street would
728 require widening and improving the road which would have a significant impact to the
729 adjacent residential properties. Though some improvements may be necessary, it
730 should only be done in a way that minimizes the impact to residents. Care should be
731 taken not to introduce any significant volume of traffic to this road.

732

SERVICE ACCESS ROAD TO WATER TANK:

734 Currently South Weber City has access to one of the City's water tanks on a road off
735 1900 East. The 60-foot right-of-way is owned by the City, has some utilities already
736 installed (fire hydrant and storm drain), and has a road base surface. This road is
737 closed to the public. After review of potentially paving this road to connect to Layton
738 and much public input, no changes to the status of this access road are recommended.

739

740 **SECTION 5: ACTIVE TRANSPORTATION**

741
742 A recent survey by Utah State University on recreational activities and programs
743 indicates trails are the number one priority of South Weber residents. To promote the
744 health and general welfare of the citizens of South Weber, it is the intent of the City to
745 develop a network of non-motorized trails throughout the community. These trails
746 should be readily accessible to all residents and others so much as possible with
747 trailheads and access points located throughout the City.

748
749 Trails should provide a variety of walking, jogging, running, biking, and equestrian
750 experiences by utilizing different widths, surface material, and degree of difficulty. Trails
751 should generally be off-street and not sidewalks in the street right-of-way. There may
752 be locations where trails and sidewalks are concurrent for a short distance where other
753 options are not practical. Where potential trails cross private property, the City should
754 work with landowners to protect property rights and provide incentives to allow the trail
755 to be established on their land. Specific trail recommendations follow.

756
757 (See Active Transportation and Parks Map #3 for more detail on the recommendations
758 of this Section.)
759

760 **BONNEVILLE SHORELINE TRAIL:**

761 The Bonneville Shoreline Trail (BST) is a regional trail based along the high-water level
762 of ancient Lake Bonneville, conceptually traversing the entire Wasatch Front and
763 extending into Cache County. A portion of this trail runs along the foothills east of the
764 City at approximately 5,200 foot elevation. Although most of the trail is outside of City
765 boundaries, it is a great asset to the residents of South Weber. The City should
766 collaborate with and encourage Davis County and other stakeholders to complete the
767 trail.

768
769 This trail should be approximately four feet wide and have a natural surface. Special
770 care to reduce negative impacts and to keep grades manageable will need to be taken
771 when crossing Corbet Creek and other ravines. It is encouraged that the trail be located
772 above the Weber Basin Job Corps. This trail needs to transition from the 5,200 foot
773 elevation to the proposed Weber Canyon Trailhead at the east end of Cornia Drive near
774 the mouth of the canyon which is approximately 4,570 feet elevation. This trailhead will
775 support and provide access to the proposed Davis and Weber Counties Canal Trail and
776 the Weber River Parkway Trail.
777

778 **WEBER RIVER PARKWAY TRAIL:**

779 The proposed Weber River Parkway Trail is an extension of an existing trail in Riverdale
780 and South Weber that currently terminates at Cottonwood Drive. In the Cottonwood
781 Drive area, the trail will run between Cottonwood Drive and I-84 due to the existing

782 residential lots that back onto the river. From the bend where Cottonwood Drive crosses
783 the river, the proposed trail will run along the south bank of the river between the river
784 and I-84.

785
786 Multiple property owners hold the land where the trail is proposed, including UDOT, the
787 Utah Division of Natural Resources, Trails Foundation of Northern Utah, and private
788 landowners. The City should collaborate with other interested parties in securing
789 easements or rights-of-way for the proposed trail. Due to the regional nature of this
790 trail, it is recommended an entity such as the Trails Foundation of Northern Utah be
791 responsible for management and maintenance of the trail.

792
793 It is recommended that the South Weber section of the trail be approximately 10 feet
794 wide with a compacted granular surface, with possible consideration to paving the trail
795 at some point in the future.

796
797 Pedestrian access from the Canyon Drive Trailhead at Canyon Drive and 1325 East
798 across I-84 to the Weber River Parkway should be a high priority trail improvement.

799

800 **CANAL TRAIL:**

801 The Canal Trail is proposed to run adjacent to, or on top of, the Davis and Weber
802 Counties Canal running the length of the City on the south side. The City should seek
803 an agreement with the Davis and Weber Counties Canal Company and any private
804 property owners along the route to allow public access and development of the trail.
805 Safety precautions should be used in designing a trail along open portions of the canal.
806 The City should also encourage Riverdale City officials to continue this trail in their
807 community.

808
809 This trail should be developed partly as natural surface trail and partly as a paved trail
810 utilizing the existing maintenance road along the canal or directly on top of the piped
811 sections. This trail should be paved to at least 10 feet in width where it passes through
812 residential areas from 2700 East to approximately 1550 East. The rest of the trail east
813 of US-89 and west of 1550 East should be graded dirt with some possible surface
814 stabilization where necessary.

815

816 **VIEW DRIVE TRAIL:**

817 This new trail is proposed to extend from View Drive to South Weber Drive near the
818 west side of the Highmark charter school property. This would better facilitate
819 pedestrian access from the south to the school and commercial services in the area.

820

821 **OLD FORT TRAIL:**

822 This trail is intended to be a 10 foot wide paved trail running from approximately 1200
823 East to near the west end of the City along the south side of I-84. Special attention to

824 safety is warranted at the trail crossing of Old Fort Road. The stewardship of this trail
825 should rest with the City. It is anticipated that developers of adjacent property will
826 construct this trail. As developments are proposed, the City should ensure that a
827 continuous trail is established with a consistent width and surface material.

828

829 **SOUTH HILLSIDE TRAIL:**

830 This proposed trail is intended to be a natural surface trail beginning at the Petersen
831 Trailhead on the west, run south across the Canal Trail, turn eastward on the hillside,
832 and run to the Pea Vinery Trailhead near 1900 East. From there it would continue
833 eastward along the hillside behind (south of) the South Weber residences to near the
834 Highway 89 right-of-way where it would turn southward making its way to top of the
835 bluff near Weber Basin Water Conservancy District facilities.

836

837 **OTHER TRAILS:**

838 If the Staker-Parson Gravel Pit closes and becomes open to development, it is
839 recommended that a trail be developed through the property connecting 7400 South to
840 the commercial area at the intersection on South Weber Drive and 2700 East.

841

842 The City should also consider developing trails and/or bicycle lanes to connect its
843 various parks.

844

Not adopted

845 **SECTION 6: ANNEXATION POLICY PLAN**

846
847 This section is set forth to comply with Section 10-2-400 Utah Code Annotated. This
848 section generally identifies areas the City may consider for annexation at some point in
849 the future and defines the criteria that will guide the City's decision to grant or deny
850 future annexation petitions.

851
852 (See Annexation Map #4 for more detail on the recommendations of this Section.)
853

854 **CHARACTER OF THE COMMUNITY:**

855 South Weber is a community to some extent isolated from the communities surrounding
856 it. This isolation is due to its geographic location in the Weber River drainage basin, the
857 Weber River and I-84 to the north, high bluffs to the south, the Wasatch Mountains to
858 the east, and a narrowing band of land between the I-84 freeway and the bluff to the
859 west. This isolation fosters cohesiveness to the community which promotes a safe,
860 neighborly environment.

861
862 The City was founded on an agricultural economy. Agriculture is a diminishing land use
863 but remains an important factor in the character of South Weber. There is an emerging
864 commercial center near the intersection of South Weber Drive and US-89 and a planned
865 future commercial center near the I-84 interchange. If build-out projections are
866 accurate, South Weber will always be a small city. With careful planning, the City will
867 retain its charm and rural character.
868

869 **EAST & SOUTH BENCH AREAS**

870 The East & South Bench areas of the annexation plan should be considered differently
871 than other annexation areas due to their steep slopes and designation as open space in
872 the Projected Land Use Map #1. South Weber is interested in annexing these areas into
873 city boundaries to leave them as open space.
874

875 **NEED FOR MUNICIPAL SERVICES IN UNDEVELOPED OR
876 UNINCORPORATED AREAS:**

877 The areas considered for annexation are illustrated on Annexation Area Map (Map #4).
878 If annexed to South Weber, these lands would likely accommodate some type of
879 development requiring full municipal services and possibly those from Weber Basin
880 Water Conservancy District, South Weber Irrigation District, and Davis School District.
881 Infrastructure expansion (i.e. water, sewer, and storm drain systems) could be
882 extended into these areas on an as needed basis.
883

884 Financing for infrastructure expansion would primarily be carried by developers of these
885 properties. There may be the need for the City to participate in the financing of some

886 facilities to improve service to an existing development. These costs will be met through
887 various means. The City may choose to use general funds, impact fees, special
888 improvement districts, bonding, or other types of funding.

889

890 There are no existing developed areas within the expansion area, so adequacy or
891 purchase of existing service systems is not an issue.

892

893 **TAX CONSEQUENCES OF ANNEXATIONS:**

894 It is well known that property taxes from residential properties generally do not cover
895 the full costs of services provided to those residents. If the development in these areas
896 was limited to residential use, the annexation and development of these properties
897 would result in an increase in the City's financial burden for the required services.

898

899 It is anticipated that development of planned commercial areas within the City will
900 produce enough tax revenues to offset remaining deficiencies in tax revenue from
901 existing and potential future residential properties. The consequences of annexation of
902 expansion areas, when considered alone, will increase the tax burden for all City
903 residents. But, when considered with potential commercial development, the entire City
904 should receive either a reduction in tax burden or an increase in quality and quantity of
905 services from the City.

906

907 **INTEREST OF ALL AFFECTED ENTITIES:**

908 Prior to adoption of this section of the South Weber General Plan, discussions were held
909 with representatives of Davis County, Uintah City, and Layton City. The Davis School
910 District likely has interest in residential development as it relates to an increase in
911 student population. The Central Weber Sewer District may also be impacted due to a
912 possible increased sewage volume from South Weber. Some of these areas may also
913 require services of the Weber Basin Water Conservancy District.

914

915 All affected entities as defined in the Utah Code Annotated, Section 10-2-401(1)(a) may
916 review the proposed annexation policy plan or any amendments thereto and may
917 submit oral or written comments and recommendations to the City. The City shall
918 address any comments made by affected entities prior to adoption.





919

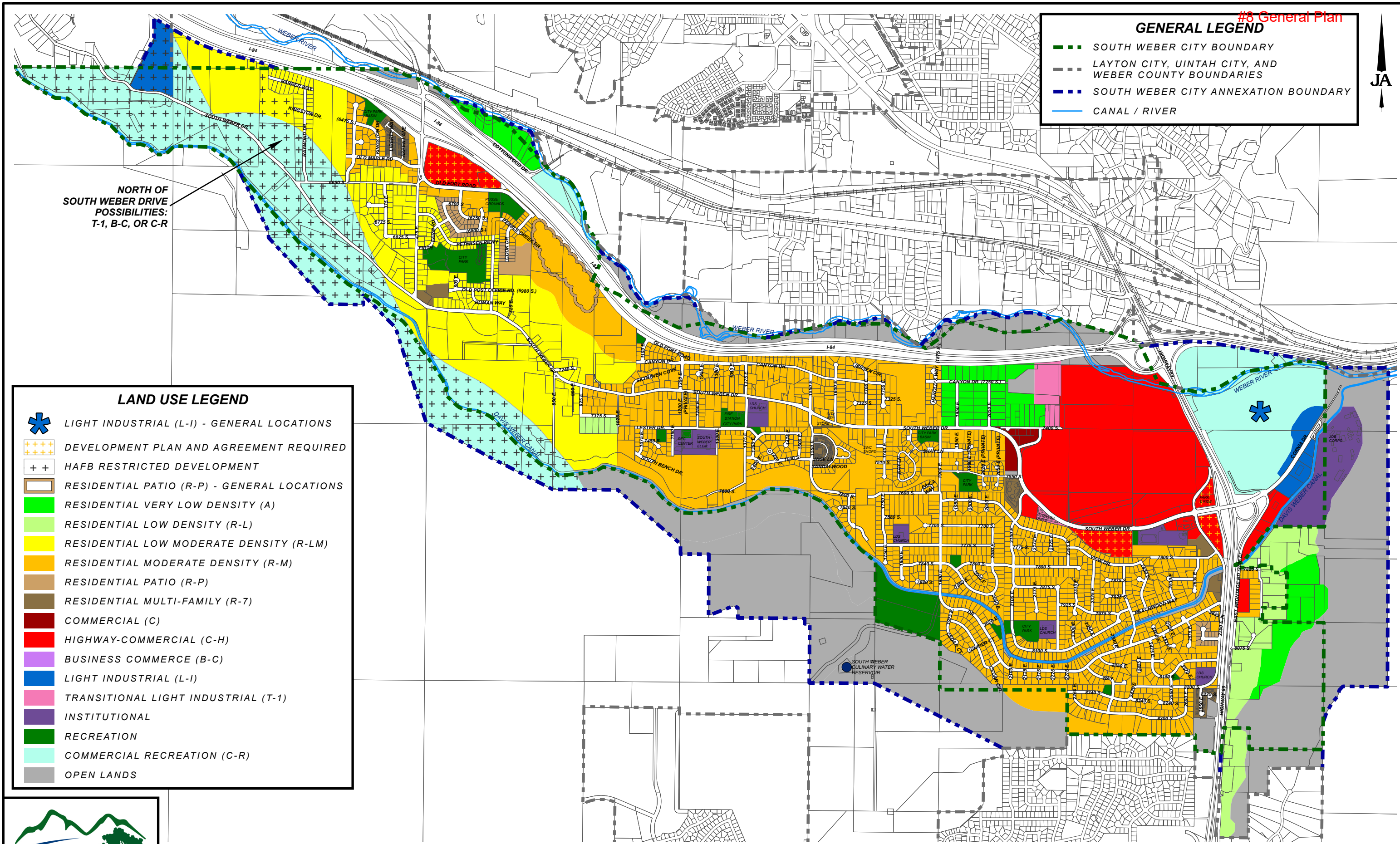
920 **URBAN DEVELOPMENT EXCLUDED FROM EXPANSION AREA:**

921 The Utah State Code Annotated, Section 10-2-401.5 encourages all urban development
922 within proximity of a city's boundary to be included in that city's expansion area. There
923 are no areas of urban development within proximity to South Weber's boundary that
924 are not already within an existing city except for that found on HAFB. Land within HAFB
925 is not under the jurisdiction of South Weber even if it were within the City limits;
926 therefore, none of that urban development was included in the expansion area.

927




















GENERAL LEGEND

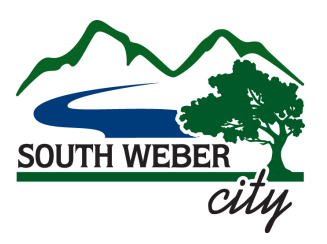
-  SOUTH WEBER CITY BOUNDARY
-  LAYTON CITY, UINTAH CITY, AND WEBER COUNTY BOUNDARIES
-  SOUTH WEBER CITY ANNEXATION BOUNDARY
-  CANAL / RIVER



NORTH OF SOUTH WEBER DRIVE
POSSIBILITIES:
T-1, B-C, OR C-R

LAND USE LEGEND

-  LIGHT INDUSTRIAL (L-I) - GENERAL LOCATIONS
-  DEVELOPMENT PLAN AND AGREEMENT REQUIRED
-  HAFB RESTRICTED DEVELOPMENT
-  RESIDENTIAL PATIO (R-P) - GENERAL LOCATIONS
-  RESIDENTIAL VERY LOW DENSITY (A)
-  RESIDENTIAL LOW DENSITY (R-L)
-  RESIDENTIAL LOW MODERATE DENSITY (R-LM)
-  RESIDENTIAL MODERATE DENSITY (R-M)
-  RESIDENTIAL PATIO (R-P)
-  RESIDENTIAL MULTI-FAMILY (R-7)
-  COMMERCIAL (C)
-  HIGHWAY-COMMERCIAL (C-H)
-  BUSINESS COMMERCE (B-C)
-  LIGHT INDUSTRIAL (L-I)
-  TRANSITIONAL LIGHT INDUSTRIAL (T-1)
-  INSTITUTIONAL
-  RECREATION
-  COMMERCIAL RECREATION (C-R)
-  OPEN LANDS



NOTES:

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SCALE:
1 in = 1,800 ft
MM/DD/YYYY
XX/XX/2020

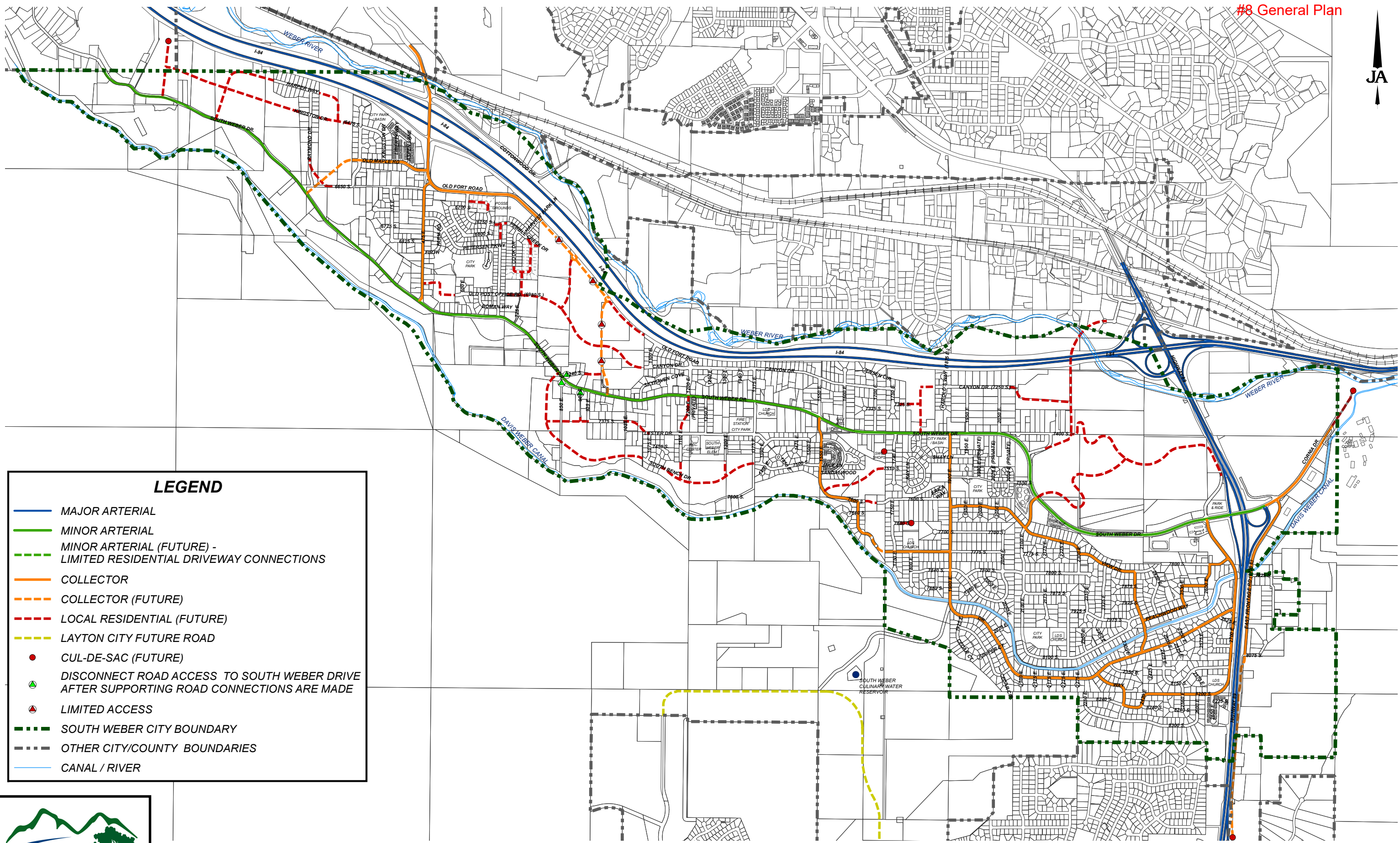
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SOUTH WEBER CITY CORPORATION
GENERAL PLAN

PROJECTED LAND USE MAP

SHEET:
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LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- - - MINOR ARTERIAL (FUTURE) - LIMITED RESIDENTIAL DRIVEWAY CONNECTIONS
- COLLECTOR
- - - COLLECTOR (FUTURE)
- - - LOCAL RESIDENTIAL (FUTURE)
- - - LAYTON CITY FUTURE ROAD
- CUL-DE-SAC (FUTURE)
- ▲ DISCONNECT ROAD ACCESS TO SOUTH WEBER DRIVE AFTER SUPPORTING ROAD CONNECTIONS ARE MADE
- ▲ LIMITED ACCESS
- - - SOUTH WEBER CITY BOUNDARY
- - - OTHER CITY/COUNTY BOUNDARIES
- CANAL / RIVER



NOTES: FUTURE ROADS ARE INTENDED TO SHOW GENERAL CONNECTION. EXACT LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT.

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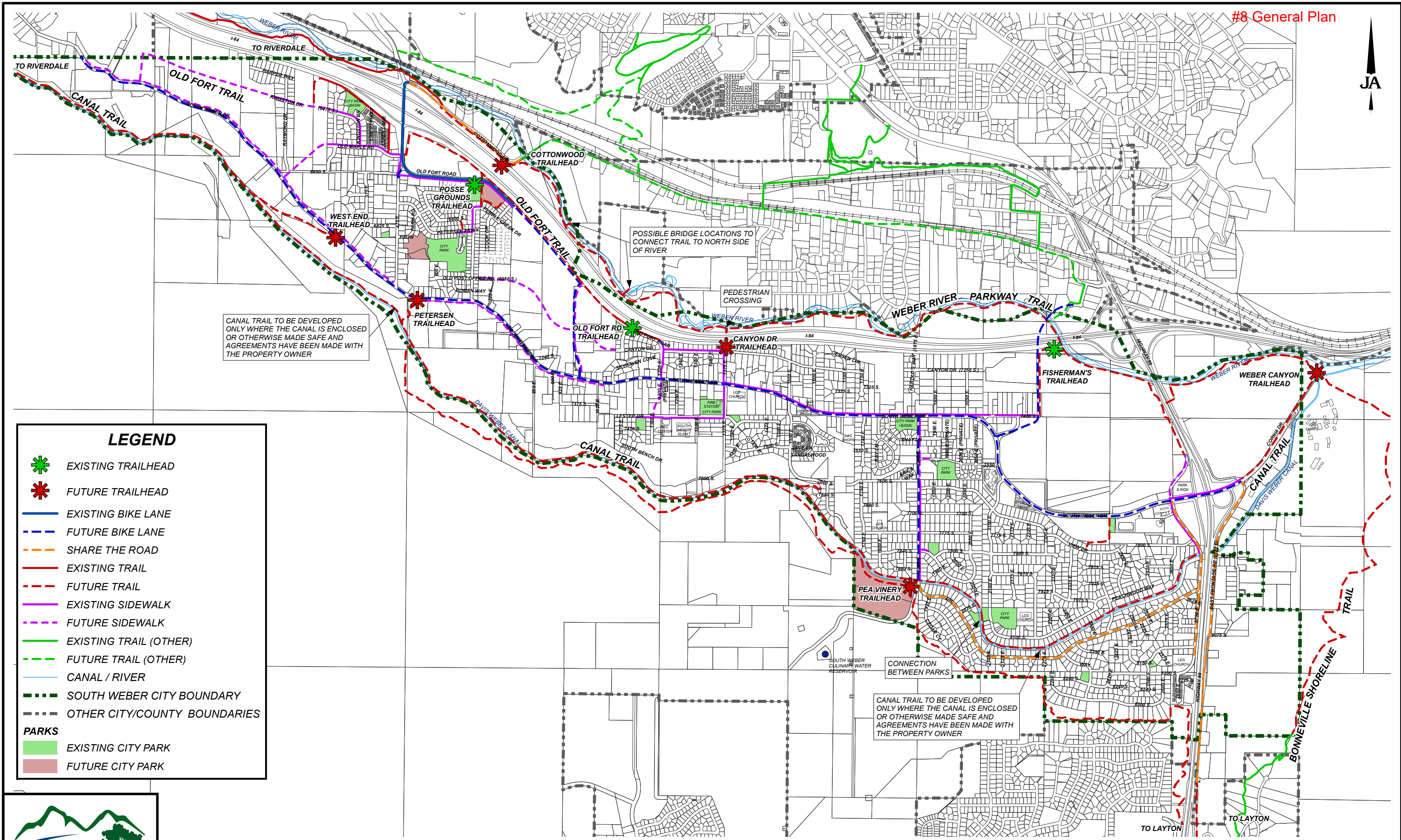
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xx/xx/2020

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SOUTH WEBER CITY CORPORATION
GENERAL PLAN
VEHICLE TRANSPORTATION MAP

SHEET:
2
OF SHEETS
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CANAL TRAIL TO BE DEVELOPED ONLY WHERE THE CANAL IS ENCLOSED OR OTHERWISE MADE SAFE AND AGREEMENTS HAVE BEEN MADE WITH THE PROPERTY OWNER

POSSIBLE BRIDGE LOCATIONS TO CONNECT TRAIL TO NORTH SIDE OF RIVER

PEDESTRIAN CROSSING

CONNECTION BETWEEN PARKS

CANAL TRAIL TO BE DEVELOPED ONLY WHERE THE CANAL IS ENCLOSED OR OTHERWISE MADE SAFE AND AGREEMENTS HAVE BEEN MADE WITH THE PROPERTY OWNER

LEGEND

- EXISTING TRAILHEAD
- FUTURE TRAILHEAD
- EXISTING BIKE LANE
- FUTURE BIKE LANE
- SHARE THE ROAD
- EXISTING TRAIL
- FUTURE TRAIL
- EXISTING SIDEWALK
- FUTURE SIDEWALK
- EXISTING TRAIL (OTHER)
- FUTURE TRAIL (OTHER)
- CANAL / RIVER
- SOUTH WEBER CITY BOUNDARY
- OTHER CITY/COUNTY BOUNDARIES

PARKS

- EXISTING CITY PARK
- FUTURE CITY PARK

NOTES: THIS PLAN DOES NOT SHOW ALL EXISTING SIDEWALKS. THE EXISTING / FUTURE SIDEWALKS SHOWN ARE INCLUDED TO MAP CONNECTIVITY BETWEEN TRAILHEADS AND PARKS.

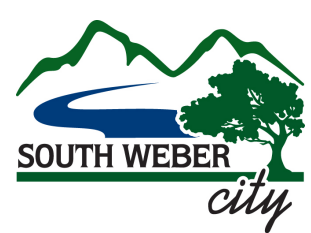
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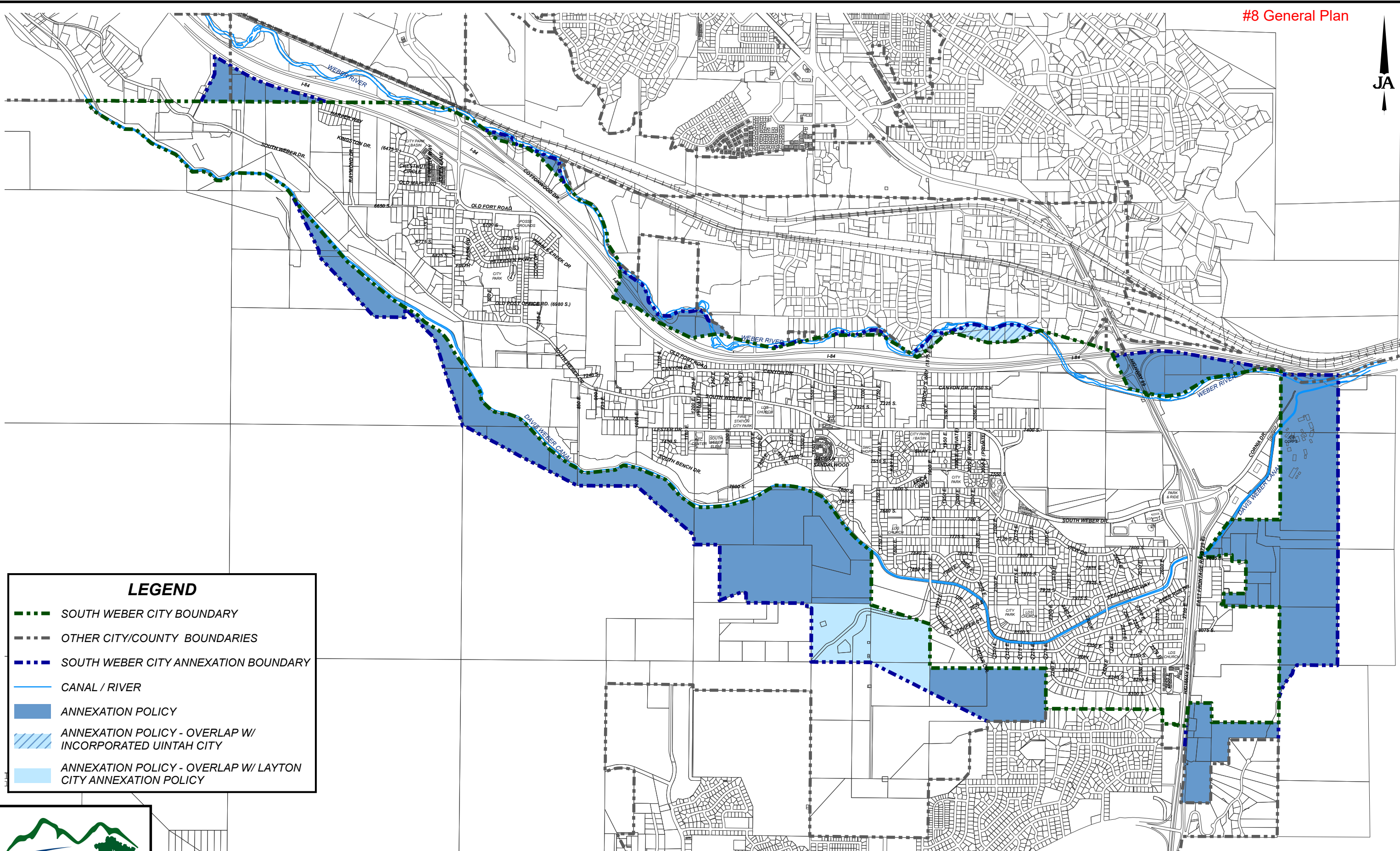
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SOUTH WEBER CITY CORPORATION
GENERAL PLAN
ACTIVE TRANSPORTATION AND PARKS MAP





LEGEND

- SOUTH WEBER CITY BOUNDARY
- OTHER CITY/COUNTY BOUNDARIES
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- ANNEXATION POLICY
- ANNEXATION POLICY - OVERLAP W/
INCORPORATED UINTAH CITY
- ANNEXATION POLICY - OVERLAP W/ LAYTON
CITY ANNEXATION POLICY



NOTES:

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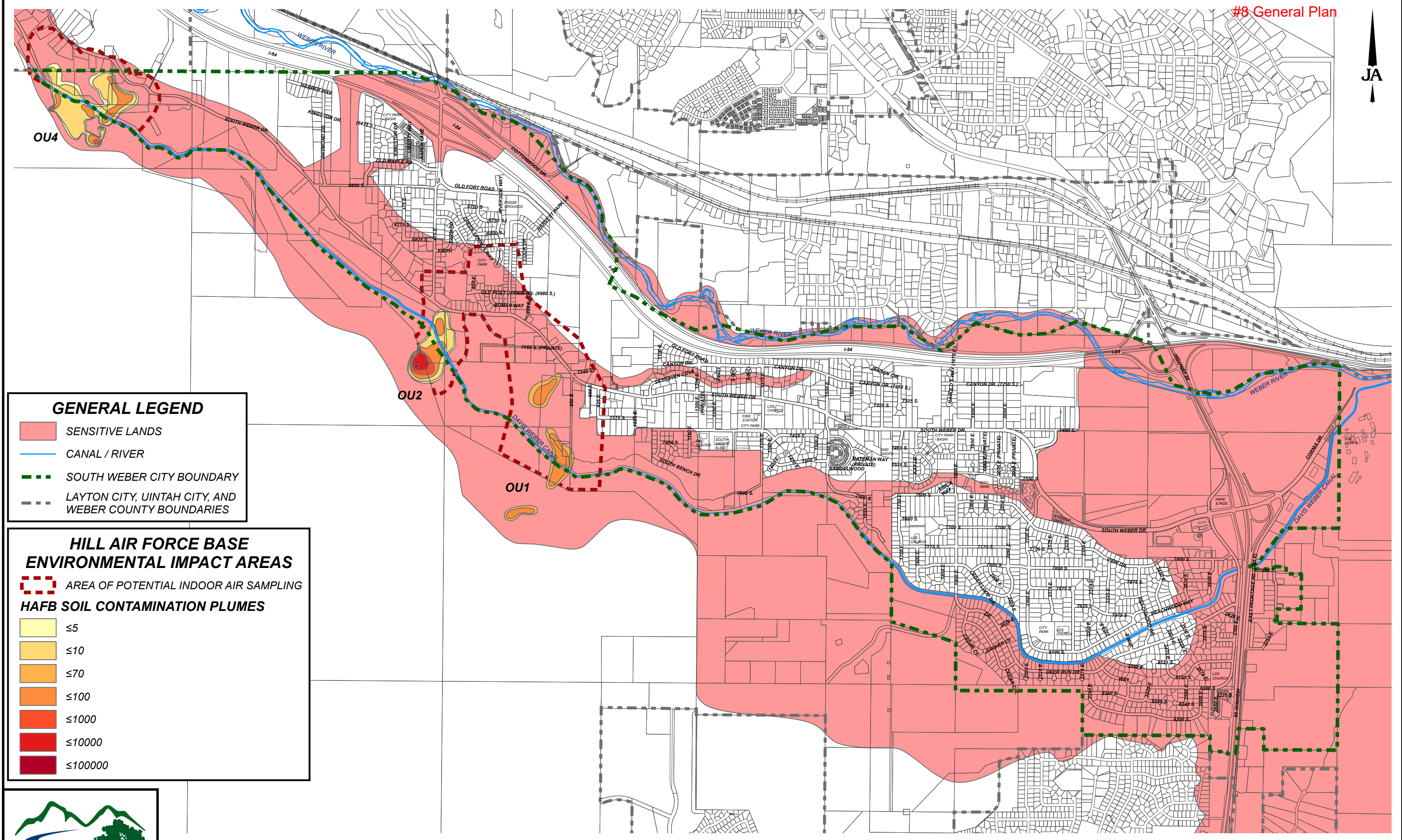
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SOUTH WEBER CITY CORPORATION
GENERAL PLAN
ANNEXATION MAP

SHEET:
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GENERAL LEGEND

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

HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREAS

 AREA OF POTENTIAL INDOOR AIR SAMPLING

HAFB SOIL CONTAMINATION PLUMES

	≤5
	≤10
	≤70
	≤100
	≤1000
	≤10000
	≤100000



NOTES: THE HAFB DATA SHOWN ON THIS MAP WAS PROVIDED TO SWC ON 8/16/2019 AND ONLY REPRESENTS THE CURRENT INFORMATION AT THAT TIME.

DRAFT #3 - 8/20/2020

SCALE:
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SOUTH WEBER CITY CORPORATION
GENERAL PLAN
SENSITIVE LANDS MAP

SHEET:
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OF SHEETS
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