

SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the **City Council of SOUTH WEBER CITY**, Utah, will meet in a regular public meeting on **Tuesday, 21 November 2017** at the **City Council Chambers, 1600 E. South Weber Dr.**, commencing at **5:00 p.m.**

COUNCIL MEETING:

5:00 p.m. NATIONAL ANTHEM -- Miss Davis County
APPROVAL OF AGENDA
DECLARATION OF CONFLICT OF INTEREST

1. CONSENT AGENDA:

- ♦ Approval of October 17, 2017 Work Meeting Minutes
- ♦ Approval of October 24, 2017 Work Meeting Minutes
- ♦ Approval for the purchase of an 80 KW Kohler Industrial Diesel Engine - 4 Cylinder, 4.5 Liter Generator Set for \$31,531.00 from Johnson Electric Motor for the Church Street Water Pump Station

5:15 p.m.

2. ACTIVE AGENDA:

- a. **ORD 17-16** 10.5P.2 & 3 Residential Patio (R-P), Permitted Uses and Conditional Uses
- b. **ORD 17-17** Adopting Code Section 10.5QV Visual Buffer Overlay Zone (V-B)

6:05 p.m.

- 3. PUBLIC COMMENT:** Please keep public comments to 3 minutes or less per person (no action to be taken)

6:10 p.m.

4. REPORTS:

- a. Mayor – on designated committee responsibilities
- b. City Council – on designated committee responsibilities
- c. City Manager – on current events and future agenda items
- d. Planning Commission Liaison – meeting and current development update

6:30 p.m.

6. ADJOURN

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO:

CITY OFFICE BUILDING

EACH MEMBER OF THE GOVERNING BODY

UTAH PUBLIC NOTICE WEBSITE

CITY WEBSITE www.southwebercity.com

THOSE LISTED ON THE AGENDA

www.pmn.utah.gov

DATE: November 16, 2017


CITY RECORDER: Mark McRae

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

Agenda times are approximate and may be moved in order, sequence and time to meet the needs of the Council

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 17 October 2017

TIME COMMENCED: 5:01p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas
Kent Hyer (arrived 5:02 p.m.)
Merv Taylor
Jo Sjoblom
Wayne Winsor (excused)

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Doug Ahlstrom

CITY RECORDER:

Mark McRae (excused)

CITY MANAGER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Martin Jensen, Bruce Williams, and Tim Grubb.

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

AGENDA: Council Member Taylor moved to approve the agenda as written. Council Member Sjoblom seconded the motion. Tom called for the vote. Council Members Casas, Sjoblom, and Taylor voted yes. The motion carried.

CONFLICT OF INTEREST: None

Council Member Hyer arrived at 5:02 p.m.

CONSENT AGENDA:

- **RES 17-39 Appoint General Election Poll Workers**

Resolution 17-39 states the following be appointed as poll workers: Kim Egginton, Deborah Worthen, Tracy Goertzen, and Katherine Adamson.

Council Member Sjoblom moved to approve the consent agenda as written. Council Member Taylor seconded the motion. Tom called for the vote. Council Members Casas, Sjoblom, Hyer, and Taylor voted yes. The motion carried.

ACTIVE AGENDA:

RESOLUTION 17-38 Consideration for Adoption of a Resolution of the City Council of South Weber City, Utah authorizing the Issuance and Sale of not more than \$3,500,000 Aggregate Principal Amount of Water Revenue Refunding Bonds, Series 2017 and Related Matters: Tom Smith, City Manager, said Bruce Williams is here to discuss the bond process. Bruce Williams, of Zions Public Finance, said a couple of weeks ago he made a presentation with the Council. He reviewed (Refunding Bond Options):

Refunding Bond Options

	Option #1	Option #2
	<u>Equal Annual Savings</u>	<u>Shorten Bond Term</u>
PAR Amount of Bonds	\$ 3,000,000	\$ 3,000,000
Gross Savings	\$210,000 to \$345,000	\$325,000 to \$522,000
Average Annual Savings	\$9,150 to \$15,000	\$2,200 to \$2,300
Net Present Value Savings (Today's Dollars)	\$159,000 to \$255,000	\$194,000 to \$294,000
Net NPV Benefit (Savings as a % of Refunded Principal)	5.89% to 9.46%	7.19% to 10.91%
True Interest Cost Rate (TIC)	3.03% to 3.33%	2.92% to 3.25%
All Inclusive Cost Rate (AIC)	3.35% to 3.62%	3.26% to 3.59%
Final Payment Date	2040	2038 to 2039
Bond Term (Years)	23	21 to 22

He anticipates the true interest cost rate (TIC) between 2.92% and 3.25%. Council Member Casas asked who approached who concerning the item. Tom said Zions Bank approached the City. Council Member Casas said the City could have doubled their opportunity a year ago. Bruce said rates are still low. He doesn't anticipate rates going lower. Bruce said tonight the Council is looking at whether or not to approve a parameters resolution. He discussed the schedule and said by the middle of the December they will probably close. Council Member Taylor asked what the City's bond rate is. Bruce said the City currently has an "A" rating. Bruce reviewed Resolution 17-38 Section 1 which is as follows:

Section 1. For the purpose of (a) refunding the Refunded Bonds, (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Series 2017 Bonds, the Issuer hereby authorizes the issuance of the Series 2017 Bonds which shall be designated "South Weber City, Utah Water Revenue Refunding Bonds, Series 2017" (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed \$3,500,000. The Series 2017 Bonds shall mature in not more than twenty-four (24) years from their date or dates, shall be sold at a price not less than ninety eight percent (98%) of the total principal amount thereof, shall bear interest at a rate or rates of not to exceed

five percent (5.00%) per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein.

Council Member Casas voiced his concerns about Zions Bank not coming to the City last year to do this a year ago. He said the City missed out on \$500,000 because this wasn't done last year. Bruce agrees there was a period of approximately three months this could have happened. Council Member Hyer asked about the fees associated with this. Bruce said the fees underwriters discount is ½% and in addition he anticipates cost of issuance of \$80,000. Council Member Hyer is concerned about the maximum of \$3,500,000. Council Member Casas said he isn't happy with how the resolution is written. Council Member Casas said Zions Banks bill wasn't part of the bill and he has a problem with that. He doesn't feel that wasn't fair to present a presentation without a cost. Council Member Hyer asked for a breakdown of costs. Bruce said he can get a breakdown of fees. Doug Ahlstrom, City Attorney, said he reviewed the resolution and felt it sets the parameters and limits and is the way this business works. He doesn't see any red flags in it. He said it isn't unusual for them to disclose the fees. Tom said Mr. Williams did tell him approximately what the fees would cost, but didn't go into it. Martin Jensen said there is nobody better in this business than Zions Bank. He recently closed a bond with them for Salt Lake County.

Council Member Casas moved to approve RESOLUTION 17-38 Consideration for Adoption of a Resolution of the City Council of South Weber City, Utah authorizing the Issuance and Sale of not more than \$2,900,000 Aggregate Principal Amount of Water Revenue Refunding Bonds, Series 2017 and Related Matters for Option #2. Council Member Hyer seconded the motion.

Further discussion on the motion took place. The Council reviewed the cost of the bond and the fees. Doug Ahlstrom, City Attorney, said he has complete trust in Zions Public Finance. He said the fees are what they are. He would trust their opinion.

Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Parks and Recreation Needs Assessment – Martin Jensen: Council Member Casas said the last survey was conducted in 2009. He discussed the importance of doing something with the data after it is collected. Martin Jensen said he has lived in South Weber City for twelve years. He works for Salt Lake County Parks and Recreation. He would like to offer assistance in trying to help the City deal with Parks and Recreation issues. He feels the City can prepare themselves better. He feels a needs assessment survey would be helpful. He said he conducts a needs assessment every five years and a master plan every ten years. He partners with Utah State University. He encouraged the City to conduct a needs assessment survey. He is happy to help and give is advice. He feels it will help make the Council's jobs easier. He said it allows the Council to hear the voices of the community. Tom asked if the survey includes ways citizens would want these things to be financed. Council Member Sjoblom said the survey does ask how they believe the fees required to run the activity/program should be paid. Martin discussed the Bonneville Shoreline Trail. He said this trail is heavily used. He said people in South Weber would love this trail to continue north to the Weber River. He feels the City should be looking at this and investigating grants. The Council thanked Martin for his time. He suggested having a mailing company mail out the survey to single family homes. He said part of USU extension,

they put together the data. Martin suggested randomly sending the survey out. He suggested using the database called National Recreation Parks Association Progris. He said parks are what make communities better. He said the potential trails for the City gets him excited. He would be happy to help in any way he can. He thanked the Council and Mayor for what they do.

The Council discussed sending a survey to every resident. It was decided that Tom will put together a draft, and meet with the Parks Committee.

Council Member Sjoblom moved to approve a USU Parks and Recreation Needs Assessment Survey not to exceed \$3,000. Council Member Casas seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Old Fort Road Property Acquisition

Tom Smith, City Manager, said he met with Brandon Jones, City Engineer, to discuss this. Brandon said the driving force is that development, both existing and potential, continues to be active along and at the end of the existing Old Fort Road (6650 South, East of 475 East). In order to meet with the City's long term goals, as it relates to this road and related economic development, the City Staff feel it is best to be proactive and seek partnering opportunities as much as possible in order to maximize the use of tax payer dollars. Therefore, City Staff compiled the following list of tasks to be accomplished and their associated status in order to get feedback and direction on next steps.

Item	Description	Status
Design Standards		
1	Adopt Standard Street Cross Section	COMPLETED – Originally adopted by the City Council on 12/8/2015. Reviewed and renewed at joint CC/PC meeting 8/15/2017.
2	Adopt 475 East intersection configuration	COMPLETED – Adopted Option 2 (Sweeping Tee with free right) at 8/15/2017 joint meeting with CC and PC.
Right-of-Way (Property) Acquisition		
3	Stephens Property (13-023-0127 & 13-018-0052) – along 6650 South, north side & 475 East, east side <i>1.276 Acres</i>	Mr. Stephens was originally willing to donate the property needed for the ROW; Currently inquiring to see if Mr. Stephens will still honor that offer.
4	Archuleta Property (13-018-0014) – portion along northeast corner of parcel <i>0.059 Acres</i>	Formerly owned by Lambersons. Originally received an "Administrative Compensation Estimate" (ACE) estimate for purchase of property at \$7,000. This estimate needs to be updated to current values.

5	Spaulding Property (13-018-0071) – along 6650 South, south side <i>0.191 Acres</i>	Based on Lamberson ACE, would be valued at approx. \$22,700.
6	Rocky Mountain Power Property (13-018-0053) – along 6650 South, north side <i>0.133 Acres</i>	Originally negotiated donated property in exchange for improvements constructed. Need to renew agreement, if/when moving forward.
7	M-B South Weber Land LLC Property (Riverside Place) – along 6650 South, south side <i>0.303 Acres</i>	Will be automatically dedicated when the plat for Riverside Place Phase 4 is recorded, or could be dedicated as a separate document sooner, if needed.
8	Cook Property (13-275-0005) – extension of 6650 South, east end	Not part of the original draft development agreement. Will be automatically dedicated when the plat for that development is recorded, or could be dedicated as a separate document sooner, if needed.

Estimated Costs and Participation

9	Bruce Stephens	Originally agreed to donate \$170,000 towards construction costs. Currently inquiring to see if Mr. Stephens will still honor that offer.
10	M-B South Weber Land LLC	Originally agreed to pay \$285,000 towards their proportionate share of the construction costs. Currently have verbally agreed to pay half the street width along the frontage of Riverside Place, estimated by J&A at approx. \$120,000.
11	Cook Property	Not part of the original draft development agreement. Have had initial discussions regarding paying for entire road, but the City would construct it.
12	South Weber City	Total Project Cost originally estimated at \$1,166,422. With participation, the City's portion was \$711,422. - Due to some of the storm drain being installed, but higher construction costs, the current cost estimate is approx. \$1,100,000. With participation mentioned above, the City's portion would be \$810,000.

Design and Construction

13	Design Drawings	The original project was designed to about 85% complete. With additional changes at the 475 East intersection and potentially adding the Cook property, what has already been designed would represent about 65% complete.
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14	Project Construction	If the Cook property could be included, then the City would design and construct the entire road. The road connecting to Old Fort Road at the Cook property would provide for a thru-street connection back to Canyon Meadows Drive, thus avoiding the need for a turnaround.
Outside Potential Funding Sources		
15	Davis County Prop 1 Grant (Local)	This year (2017) was the first year that Davis County made available Prop 1 monies for eligible projects. J&A submitted a Notice of Intent for the City, but the application was not selected. This may be a potential source of funding in upcoming years.
16	WFRC STP Funding (Federal)	If the City could get Old Fort Road functionally classified as a collector prior to it actually being constructed, then it would become eligible for this type of funding. However, federal funding requires the completion of an environmental document (paid for with local money) and other requirements that are not required with local funding.

Council Member Casas recommended pursuing the Archuleta property (13-018-0014). Council Member Hyer suggested asking the Archuletas for a donation of their property first. Brandon pointed out the road connecting to Old Fort Road at the Cook property would provide for a thru-street connection back to Canyon Meadows Drive, thus avoiding the need for a turnaround. Council Member Casas asked what prompted this now. Brandon said the Cook development. Tom would like to know what the Council's feelings are. Council Member Casas feels the small acquisitions are doable. He feels the road needs to go thru. Tim Grubb said Riverside Place is waiting to see what the City decides because that developer is ready to patch that portion of the road. Council Member Casas suggested doing curb, gutter, etc. on the south side of the road. Brandon said it can be done. Council Member Casas suggested installing 20 ft. of asphalt as well. He feels that makes more sense fiscally. Brandon said it can be done. He would suggest a full width road past 475 intersection. The Council discussed approaching Mr. Stephens. Council Member Hyer suggested in the future being careful about putting out numbers for property purchase.

Council Member Sjoblom moved to approve the Old Fort Road property acquisition with property owners and a design for the south half of the road to Riverside Place at 475 East intersection. Council Member Casas seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.

Award Transportation Capital Facilities Plan and Impact Fee Facilities Plan consultant services agreement: Tom Smith, City Manager, said on Friday, October 6, 2017 proposals were received in response to the 2017 Transportation CFP and IFFP RFP (Request for Proposals). An advertisement for the RFP was published in the Standard Examiner (2 different times), and posted on SciQuest. The RFP was available for free at the City Office (hard copy) or on the Jones & Associates website, jonescivil.com (electronic copy). Twelve companies downloaded the RFP. Two Proposals were received. The two firms that responded were Horrocks Engineers and Hales Engineering.

The Evaluation Criteria was clearly stated in the RFP. A complete review and evaluation of both proposals was performed. Both firms scored the same on qualifications (experience and references) as well as on time schedule. Both firms proposed to have the work completed in 6 months. The remaining criterion was The Scope of Work/Approach and Fee. In evaluating both firms on these items, both scored very well. However, in the end, Horrocks Engineers scored better than Hales Engineering for the following reasons:

- Horrocks' office is very close in proximity to South Weber (thus being able to be more responsive and maximum time spent on the project, rather than on travel)
- Horrocks approach included some additional thoughts that added to the overall value of the CFP and IFFP.

Therefore, the City Staff recommends that the contract be awarded to Horrocks Engineers in the amount, not to exceed \$29,897.22.

Council Member Casas moved to award the Transportation Capital Facilities Plan and Impact Fee Facilities Plan consultant services agreement to Horrocks Engineers in the amount not to exceed \$29,897.22. Council Member Hyer seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Council Member Hyer discussed resident's concerns with how the Transportation Utility Fund is being used. He wants to make sure those funds are used appropriately.

Award Park & Ride Snow Removal Service Contract

Tom Smith, City Manager, said the bid went out for two weeks and the City received one bid from Green Castle. The bid is \$170 cost per push and \$100 per ton of de-ice material.

Council Member Taylor moved to award the park & ride snow removal service contract to Green Castle for an extension of five years. Council Member Hyer seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Award Street Striping quote

Tom Smith, City Manager, said the budget has allocated \$4,000 for street striping. The City received one bid by phone call from American Pavement Marking, LLC for \$7,515.25. He said the bid includes some additions which include signage and striping at Central Park. Council Member Hyer suggested adding more road to the project if that would get a company to come in for a \$1,000 more. Council Member Casas feels the public safety roads should be done first.

Council Member Casas moved to direct staff to negotiate striping for safety for up to \$4,000. Council Member Sjoblom seconded the motion. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

PUBLIC COMMENTS: (None)

REPORTS:

Mayor Long: She attended the 50 year celebration of the South Weber Fire Department. She also attended the Fire Prevention Night yesterday. She attended the Mosquito Abatement Meeting. West Nile Virus pools are high in Davis County. She attended the Central Weber Sewer Meeting passed a 6% increase at \$1.10 per resident. Tom said this will be passed along to the residents.

Council Member Hyer: He said Tom met with the Country Fairs Day Committee. They reviewed how the City supported the celebration. He hasn't seen a full report. He understands Paul is still waiting for all the receipts to be turned in. He said the Dust Committee met and discussed a dust collecting system for \$250 that people can order and put in their yard. He suggested working with the gravel pit companies to see if they can help fund these units. He said most residents don't trust the gravel pits information. He suggested contacting Parsons to see if they will help street sweeping dust ridden areas. He said the citizen's biggest concern is what is in that dust and is it harmful for their children.

Council Member Sjoblom: She reported the digital sign structure will be completed by Carl Bastian weather permitting this year, if not he will have to do it in the spring. She attended the Fire Department Celebration and Fire Prevention Night.

Council Member Casas: He asked if anyone has watered the trees at Central Park. He said for the next month they will need some extra water. The Council discussed the maples trees along 2700 East. Council Member Casas said he thinks the maples on the north end might need more water.

City Manager: He attended a Legislative Policy Meeting on Monday. He suggested the Council read the information in his memo. He is working with Council Member Sjoblom and Hyer to meet with Senator Millner and Representative Miles. He will not be in attendance for next week's Council meeting. He reported there is an issue with the 2003 snow plow. He said the procurement policy is \$5,000.

Planning Commission Liaison: He said the Planning Commission approved the Public Works Standards and the Impact Fees. A special meeting will be held in November to discuss the proposed twin home development.

Council Member Taylor moved to direct the City staff to direct the Planning Commission review conditional uses in all zones. Council Member Casas seconded. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes.

City Attorney: Doug Ahlstrom will be reviewing the Staker Parson Development agreement. He will put together a report for Tom to distribute to the Council.

ADJOURNED: Council Member Hyer moved to adjourn the meeting at 8:53 p.m. Council Member Sjoblom seconded. Tom called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

APPROVED: _____ **Date**
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest:

City Manager: Tom Smith

DRAFT

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 23 October 2017

TIME COMMENCED: 5:02 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

Scott Casas

Kent Hyer (arrived 5:04 p.m.)

Jo Sjoblom

Merv Taylor (excused)

Wayne Winsor

CITY RECORDER

Mark McRae

CITY MANAGER:

Tom Smith (excused)

CITY ENGINEER:

Brandon Jones

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Tim Grubb

Mayor Long excused Tom Smith, City Manager, and Council Member Taylor from tonight's meeting. She said Mark McRae will be the City Recorder, and acting City Manager.

CONSENT AGENDA:

- **Approval of October 10, 2017 Work Meeting and Meeting Minutes**

Mayor Long asked if there were any questions on the minutes. There were none. Council Member Casas asked about the budget to actual. Mark McRae stated it isn't ready yet and he will have it for the next meeting.

ACTIVE AGENDA:

RESOLUTION 17-40 Development, Design, & Construction Standards and Public Works Standard

Drawings: South Weber City has established Development, Design, & Construction Standards and Public Works Standard Drawings to define the general requirements for improvements to be built by a sub-divider or contractor working with the public way. On the 12th of October 2017 the South Weber City Planning Commission held a public hearing and has reviewed the Development, Design, & Construction Standards and Public Works Standard Drawings as submitted and recommended by the City Engineer, and has made a favorable recommendation of these standards.

Council Member Winsor is concerned about going from 4" to 6" thickness sidewalk. He doesn't see the benefit and feels it is a waste. Council Member Casas said he has never heard of sidewalks being 6". Brandon Jones, City Engineer, said it is common to have 4", but some of his concerns are if you don't do one installation, it isn't a nice continuous sidewalk. He said the City ends up maintaining the sidewalk eventually. He took the numbers on 1250 East and did a regular typical subdivision of what it would be to do 4" tear out and put 6" and the cost was within \$100. He feels the City is better off long term to have a more substantial sidewalk.

Council Member Hyer discussed sidewalk width. Brandon said these standards don't propose to change the standards section. He said the Transportation Capital Facilities Plan will identify right of way widths on all the roads in question. He anticipates taking from that and putting them in the standards and make those amendments. Brandon discussed sections on South Weber Drive that need to be identified for possible width amendments. He said it is easier for him to enforce standards that are adopted.

Council Member Winsor asked what the added cost would be to change the asphalt mix. Brandon said he knows it is a higher performing asphalt. He said it is a marginal increase in cost for a significant increase in life expectancy. He said it will take at least fifteen years to know for sure.

Brandon reviewed his memo of 18 October 2017. The following list contains the major and most notable changes:

1. Adoption of Divisions 01 through 34 of the Manual of Standard Specifications and Manual of Standard Plans (drawings), as published by Utah LTAP Center, Utah State University, Logan, Utah, current edition, with all published amendments; along with other Modifications and Additions as needed to match current practices or procedures. These Standards are frequently referred to as the APWA Specifications and Drawings.
2. As a result of the street condition assessment performed in 2015 and 2017 it has been observed that, in general, the City's street pavement section and asphalt have not been performing to the design life expected. Therefore, we are recommending a change to the pavement section and the asphalt mix.
 - a. The change to the pavement section would go from 3" thick asphalt over 10" thick road base to a minimum of 4" thick asphalt over 12" thick road base. This pavement section is better suited to handle the actual traffic loading experience during the initial construction of homes, as well as the long-term loading.
 - b. The change to the asphalt mix will reduce the percent of Recycle Asphalt Pavement (RAP) to a maximum of 15%, use PG 58-28 binder, require a minimum of 1% lime and require SP-1/2 (super pave 1/2" aggregate). This asphalt mix will extend the life and longevity of the asphalt itself.
3. The sidewalk thickness has been changed to be 6" thick everywhere. Currently, the sidewalk is required to be 6" thick for the drive approach and the sidewalk through the driveway, but 4" thick everywhere else. The common practice (because driveway locations are not known until the home is being built) is to install the entire sidewalk at 4" thick and then tear out where the driveway goes and pour it back at 6" thick. In doing a cost evaluation of making this change, we determined that there was very little, if any, overall cost increase when comparing the two methods. In fact, if the driveway is large, it would actually cost more to pour 4" and then tear it out and put back 6" thick concrete. We also feel that making all sidewalks 6" thick will extend the longevity of the sidewalk; reducing long term cracking or settling, and the associated cost of maintaining sidewalks.
4. The drawings now include a detail to add more clarity on the location of service lines to the lot.
5. The adopted street cross sections for Old Forth Road were added as well as a street section for South Weber Drive that would allow for three lanes of traffic.
6. The drawings added a detail for ADA compliance on sidewalk at driveway approaches.
7. The drawings added a detail for asphalt patching requirements.
8. The drawings added a detail for tracer wire for water lines. Even though the waterlines are ductile iron, there are still cases where they are difficult to locate.
9. The drawings added a detail with a sizing chart for storm drain catch basins based on the size of pipe being connected.
10. The drawings added details for a standard storm drain outlet control structure (for small and large detention basins) as well as an emergency overflow detail. This should help remove any questions about the design elements needed on these structures.
11. The Planning Commission asked if the standard streetlight specified had a cutoff to help keep the light pointing down and not shining up into the night sky. In looking into it further, it appears that it does not,

nor is it available in LED from Rocky Mountain Power (despite what we were previously told by RMP). Given this new information as well as previously mentioned concerns from Councilmember Casa, we feel that more research needs to be done on streetlights in general (including a cost/benefit analysis of for long term maintenance). We would recommend adopting the standards as is for now, and then coming back and amending the streetlight standard once a determination of the best path forward is made.

12. Examples of Low Impact Development (LID) were included. These are currently encouraged, but not required. These types of measures will be required in the near future by the EPA, and we felt that including them as an option would help to prepare for the coming regulation.

Brandon asked Council Member Winsor about service saddles. Council Member Winsor said he doesn't feel the current standard should be changed. Brandon said the question did come up with Public Works. He then discussed street lights. He would recommend immediately looking into whether or not it is better for the City to have an electrical contractor to install street lights and service them, or if it is more cost effective to have Rocky Mountain Power do that. He doesn't want to hold up adopting the standards but he would suggest researching the street light situation further.

ORDINANCE 17-18 Amending Subsections 11.06 Impact Fees: Sewer (taking effect end of Nov.)

Subsections 11.06.010, and 11.06.040 of the South Weber City Code are hereby amended to read:

11.06.010 Adoption.

The South Weber City Council hereby approves and adopts the Impact Fee Analyses attached and the analyses reflected therein. The Impact Fee Facilities Plans and the Impact Fee Analyses, including the Weber Basin Water Conservancy Districts Treated Water Impact Fee, Sewer, and Parks and Trails are incorporated herein by reference and adopted as though fully set forth herein.

11.06.040 Impact Fees Levied.

Sewer Impact Fees.

<i>Table 13: Maximum Fees Based on Dwelling Type or Water Meter Size</i>			
<u>Dwelling Type or Water Meter Size</u>	<u>Operating Flow</u>	<u>Ratio</u>	<u>Maximum Fee</u>
Residential:			
Apartments (3+ units per complex) – 0.75 ERU – per unit		.75	\$2,200.39
Residential (Single-Family, Duplexes, Townhomes, Condos) – 1" per unit	50	1	\$2,933.85
Non-Residential:			
Water – Commercial – 1 ½"	75	1.5	\$4,400.77
Water – Commercial – 2"	100	2	\$5,867.70
Water – Commercial – 3"	320	6.4	\$18,776.62
Water – Commercial – 4"	500	10	\$29,338.48

Brandon reviewed the fee for residential, commercial, etc. Council Member Casas stated he did some math on the figures and is questioning how the growth in the City is doubling in the next ten years (as per the study). Brandon explained that the report Council Member Casas is looking at was put together by Zions. Brandon said we have a graph and equations that match from the past to the future and where that was projected to go. Council Member Casas is frustrated and said if the growth is only 35 to 45 units, it will take the City 15 to 20 years to recoup. Mark McRae said if the numbers of the growth factor is low then the impact fee is low. He said he didn't do the projections. Brandon said he feels the assumptions that were made between the City and Zions were as good as you could predict. He said he has the graph and actual data and how it will match a curve. He can provide that information to the Council.

ORDINANCE 17-19 Amending Subsection 11.06 Impact Fees: Parks (taking effect end of Dec.) No discussion on this item

Replace the hydraulic ram on the 2003 Snowplow Truck for \$5,850.37 No discussion on this item

“Save the Barn” – Discussion on historic Canyon Meadows Barn by Tim Grubb No discussion on this item

Adjourned at 6:00 p.m.

APPROVED: _____ Date

Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____
City Recorder: Mark McRae

TO: **SOUTH WEBER CITY**
ATTN: MARK LARSEN

PHONE (801)940-6710	DATE 9/18/2017
JOB NAME/LOCATION GENERATOR	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

ELECTRICAL WIRING PROPOSAL TO PROVIDE AND INSTALL BACK-UP GENERATOR FOR RESERVOIR #4 PUMP STATION

PROPOSAL INCLUDES:

- 1. KOHLER 80KW DIESEL GENERATOR, (VOLTAGE 480/277, 3 PHASE)**
- 2. 200A AUTOMATIC TRANSFER SWITCH**
- 3. 215 GALLON SUBBASE FUEL TANK (FUEL NOT INCLUDED)**
- 4. KOHLER START-UP, TESTING AND TRAINING**
- 5. SPEC SHEETS INCLUDED**

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
Thirty Five Thousand Five Hundred Thirty One and 00/100 Dollars dollars (\$) **35,531.00**).

Payment to be made as follows:

NET 30 DAYS

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within

30

days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



To: Mark Larsen
South Weber City
1600 E. south Weber Drive
South Weber City, Utah 84405

Date: 10/18/2017
Quote#: 2034211027
State Contract: MA042

From: Nick Guido – Government Account Manager – Mobile 801/864-6034

RE: Quotation for 80KW Generator & Transfer Switch

Grainger is pleased to present the following quote for the emergency standby power generation system to meet your project needs.

Quantity 1 - Generac Industrial Diesel Engine-driven Generator Set with turbocharged 4-cylinder 4.5L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 80 kW Rating, wired for 277/480 VAC three phase, 60 Hz
- Permanent Magnet Excitation
- Level 2 Acoustic Enclosure, Steel
 - o Industrial Grey Baked-On Powder Coat Finish
- UL2200
- EPA Certified
- SCAQMD
- H-100 Control Panel
 - o Meets NFPA 99 and 110 requirements
 - o Temp Range -40 to 70 degrees C
 - o Digital Microprocessor:
 - _ Two 4-line x 20 displays, full system status
 - _ 3 Phase sensing, +/-0.25% digital voltage regulation
 - _ RS232, RS485 and Canbus remote ports
 - _ Waterproof connections
 - _ All engine sensors are 4-20ma for minimal interference
 - _ Programmable I/O
 - _ Built-in PLC for special applications
 - o Engine function monitoring and control:
 - _ Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual switch
 - _ Isochronous Governor, +/-0.25% frequency regulation
 - _ Full system status on all AC output and engine function parameters
 - _ Service reminders, trending, fault history (alarm log)
 - _ I2T function for full generator protection
 - _ Selectable low-speed exercise
 - o HTS transfer switch function monitoring and control
 - o 2-wire start controls for any 2-wire transfer switch
- Standard MLCB, 80% rated thermal-magnetic
 - o 150 Amp
- Battery Heating Pad
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- 110 AH, 925 CCA Group 31 Battery, with rack, installed

- Coolant Heater, 1500W, 120VAC
- 24" 189 Gallon Double-Wall UL142 Base Tank
 - o Mechanical fuel level indicator gauge
 - o Electronic fuel level sender
- 3 Owner's Manuals
- Standard 2-Year Limited Warranty
- SD0080KG174.5D18HPLY3

Factory Authorized Start-up
4 hour load banking.

Quantity 1 - HTS Series Automatic Transfer Switch consisting of the following features and accessories:

- 150 Amp, 3 Pole, 277/480 VAC three phase, 60 Hz, with RS-485 communications link to generator set-mounted controller for switch operation
 - UL1008 Listed, CSA Certified
 - NEMA 3R Enclosure
 - Standard set of 3 Manuals
 - 2-Year Basic Warranty
- HTS015W-3KNNNNCN

Factory Authorized Start-up
4 hour load banking.

This quote is for Equipment and Start-up ONLY. The Quote DOES NOT INCLUDE:

Site Prep Work, Setting or installation of the generator, programming and start up fees, inspection or electrical permits.

Total investment for the above equipment, including delivery.....\$33,343.85

NOTES AND CLARIFICATIONS:

1. This quotation is our best interpretation of the project plans and specifications available to us at the time of bid. It is our intent to meet the project requirements, subject to approved submittals. This quotation is per the above bill of materials and not plan and specification.

Quoted price does not include installation, mounting, wiring, off-loading, diesel fuel or other items not specifically designated or quoted herein.

2. This quotation is valid through 11/17/2017.

3. Allow 2 weeks for submittals after order.

4. Current lead time is estimated at 9 to 10 weeks after written receipt of release and approved submittals. Lead times are estimates only and are subject to change.

5. Shipping Method is Ground Motor Freight, Best Way. And Included in the Quoted Price.

7. Factory Authorized Start up services may be required to validate Generac warranty. If required, startup services are included in the above price, provided start up is scheduled during standard business hours. Weekend and evening start-up hours will incur additional charges. Full warranty terms and conditions are available upon request.

8. Please reference the above quotation number on your purchase order. By doing so you hereby acknowledge and agree to the terms and conditions set forth herein.

Thank you for the opportunity to be of service. Should you have any questions regarding this proposal, please feel free to contact me directly.

Nick Guido

Grainger Government Account Manager

Cell: 801/864-6034 / nick.guido@grainger.com

**100 - 400 Amps,
600 VAC HTS**

Automatic Transfer Switches



200 Amp HTS NEMA 1

Description

- The Generac HTS Transfer Switch is a “State of the Art” Smart Switch designed to operate in conjunction with the Generac H100 Series generator controller.
- The HTS Transfer Switch has a 2 wire RS485 communication link to the generator controller.
- The utility voltage is monitored by the HTS along with signal before transfer timing, time delay neutral and inphase transfer.
- Switch operation is instigated by the generator controller.
- All timers and voltage setpoints are programmable through GenLink® Communications Software.
- Time delay neutral and inphase monitor are included.

Standard Features

- Single coil design, electrically operated and mechanically held
- Programmable exercise time
- SPDT aux contacts
- Main contacts are silver alloy
- Conformal coating protects the printed circuit board
- UL1008 Listed
- Indicating LED's for switch position, standby operating, utility available

- 3 position test switch: Fast Test, Auto, Normal Test
- Arc shutes on main contacts
- Signal before transfer contacts
- Rated to all classes of loads
- Remote start, stop and transfer through GenLink® Communications Software
- Up to four transfer switches per generator
- 50/60 hertz operation

Optional Accessories

- NEMA 12 enclosure (100-400 Amps)
- NEMA 3R enclosure (All)
- NEMA 4 and 4x enclosure
- 4 pole for separately derived systems

Interconnections

HTS 100-400 Amp

Switches and Indicators:

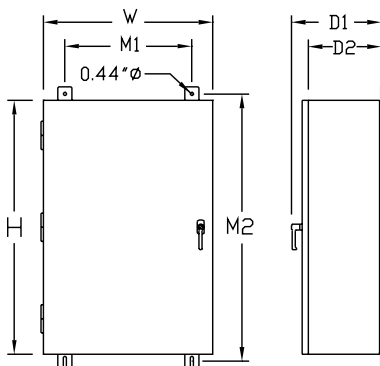
- System Ready LED
- Switch Position LED's
- Test Switch
- Return to Normal Switch
- Standby Operating LED
- Utility Available LED
- Fast Test Switch
- Safety Disconnect Switch

Standby Accept Voltage	85-95%
Standby Accept Frequency	85-95%
Nominal Voltage	1 Volt Increments
Allowable Deviation of Utility	1-100%
Line Interruption Delay	1-10 Seconds
Engine Warmup Time	1-300 Seconds
Minimum Run Time	5-60 Minutes
Return to Utility Timer	1-30 Minutes
Engine Cooldown Timer	1-30 Minutes
Signal Before Transfer Timer	1-30 Seconds
Transfer Type	Inphase Time Delay Neutral
Phase Difference for Inphase Transfer	-7 +0 Degrees

Withstand Current - 600 Volt HTS Series

HTS RATED AMPS	100	150	200	300	400
FUSE PROTECTED					
Maximum RMS Symmetrical Fault Current – Amps	200,000	200,000	200,000	200,000	200,000
Maximum Fuse Size – Amps	200	400	400	600	600
Fuse Class	J,T	J,T	J,T	J,T	J,T
CIRCUIT BREAKER PROTECTED					
Maximum RMS Symmetrical Fault Current – Amps	14,000	25,000	25,000	35,000	35,000
Protective Device Continuous Rating (Max.) – Amps	150	300	300	600	600

- Tested in accordance with the withstand and closing requirements of UL 1008 and CSA Standards.
- Current ratings are listed @ 480 VAC.



Unit Dimensions

HTS RATED AMPS	VOLTAGE	ENCLOSURE HEIGHT H	ENCLOSURE WIDTH W	WALL MOUNT BOLT PATTERN		ENCLOSURE DEPTH		WEIGHT (lbs.)
				M1	M2	D1	D2	
100	ALL	36	24	18	37.5	12.7	10	180
150-200	120/240	36	24	18	37.5	12.7	10	185
150-200	120/208	36	24	18	37.5	12.7	10	185
150-200	277/480	48*	30*	24	49.5	14.8	12	265
300-400	120/240	36	24	18	37.5	12.7	10	245
300-400	120/208	36	24	18	37.5	12.7	10	245
300-400	277/480	48*	30*	24	49.5	14.8	12	325

Terminal Lug Wire Ranges

HTS RATED AMPS	CONTACTOR TERMINALS (1 LUG PER POLE) LUG WIRE RANGE	NEUTRAL BAR*		GROUND LUG (1 PROVIDED) LUG WIRE RANGE
		# LUGS	LUG WIRE RANGE	
100	2/0 – 14 AWG	4	2/0 – 14 AWG	2/0 – 14 AWG
150	400MCM – 4 AWG	4	350MCM – 6 AWG	350MCM – 6 AWG
200	400MCM – 4 AWG	4	350MCM – 6 AWG	350MCM – 6 AWG
300	600MCM – 4 AWG	4	600MCM – 4 AWG	350MCM – 6 AWG
	or 2 – [250MCM – 1/0 AWG]		[250MCM – 1/0 AWG]**	350MCM – 6 AWG
400	600MCM – 4 AWG	4	600MCM – 4 AWG	350MCM – 6 AWG
	or 2 – [250MCM – 1/0 AWG]		[250MCM – 1/0 AWG]**	

* Not included in HTS with switched neutral. ** Allowable wire range in brackets is for 2 wires per lug.

**100 - 400 A,
600 VCA HTS**

Interruptores de transferencia automáticos



HTS 200 A NEMA 1

Descripción

- El interruptor de transferencia HTS de Generac es un interruptor inteligente de última generación diseñado para funcionar en conjunto con el controlador de generador Serie H100 de Generac.
- El interruptor de transferencia HTS tiene un vínculo de comunicaciones RS485 de dos cables con el controlador del generador.
- El voltaje del servicio público es monitorizado por el interruptor de transferencia HTS junto con la temporización de la señal antes de la transferencia, el tiempo de retardo en neutro y la transferencia en fase.
- El funcionamiento del interruptor es instigado por el controlador del generador.
- Todos los puntos de ajuste de temporizadores y voltaje son programables mediante el software de comunicaciones GenLink®.
- Incluye tiempo de retardo en neutro y monitor de en fase.

Características estándar

- Diseño de bobina simple, accionada eléctricamente y retenida mecánicamente
- Hora de ejercitación programable
- Contactos auxiliares de un polo y dos vías
- Los contactos principales son de aleación de plata
- El revestimiento conformado protege la tarjeta de circuito impreso
- Listado por UL1008
- LED indicadores de posición de interruptor, funcionando en respaldo, servicio público disponible

Accesorios opcionales

- Conmutador de prueba de tres posiciones: Prueba rápida, Automático, Prueba normal
- Cámaras de corte de arco en los contactos principales
- Contactos de señal antes de la transferencia
- Clasificado para todos los tipos de cargas
- Puesta en marcha, parada y transferencia remotas mediante el software de comunicaciones GenLink®
- Hasta cuatro interruptores de transferencia por generador
- Funcionamiento en 50/60 Hz
- Gabinete NEMA 4 y 4x
- Cuatro polos para sistemas derivados separados

Interconexiones

HTS 100-400 A

Interruptores e indicadores:

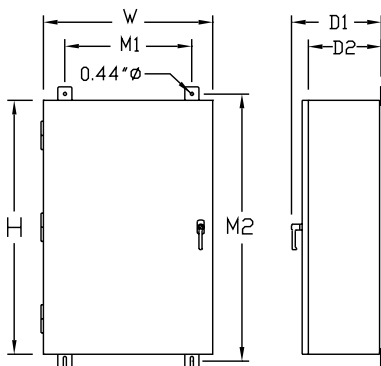
- LED de sistema listo
- LEDs de posición del interruptor
- Conmutador de prueba
- Interruptor de vuelta a alimentación normal
- LED de funcionando en respaldo
- LED de servicio público disponible
- Conmutador de prueba rápida
- Interruptor de desconexión de seguridad

Voltaje de aceptación de respaldo	85-95%
Frecuencia de aceptación de respaldo	85-95%
Voltaje nominal	Incrementos de 1 V
Desviación permisible del servicio público	1-100%
Retardo de interrupción de línea	1-10 segundos
Tiempo de calentamiento del motor	1-300 segundos
Tiempo de funcionamiento mínimo	5-60 minutos
Temporizador de vuelta al servicio público	1-30 minutos
Temporizador de enfriamiento del motor	1-30 minutos
Temporizador de señal antes de la transferencia	1-30 segundos
Tipo de transferencia	En fase, con tiempo de retardo a neutro
Diferencia de fase para la transferencia en fase	-7 +0 grados

Corriente no disruptiva - 600 V Serie HTS

AMPERIOS NOMINALES DEL HTS	100	150	200	300	400
PROTEGIDO CON FUSIBLE					
Corriente de fallo rms simétrica máxima – Amperios	200 000	200 000	200 000	200 000	200 000
Tamaño máximo del fusible – Amperios	200	400	400	600	600
Clase de fusible	J, T	J, T	J, T	J, T	J, T
PROTEGIDO CON DISYUNTOR					
Corriente de fallo rms simétrica – Amperios	14 000	25 000	25 000	35 000	35 000
Valor nominal (máx.) de dispositivo protector – Amperios	150	300	300	600	600

- Probado de conformidad con los requisitos de corriente disruptiva y de cierre de las normas UL 1008 y CSA.
- Los valores nominales de corriente se listan para 480 VCA.



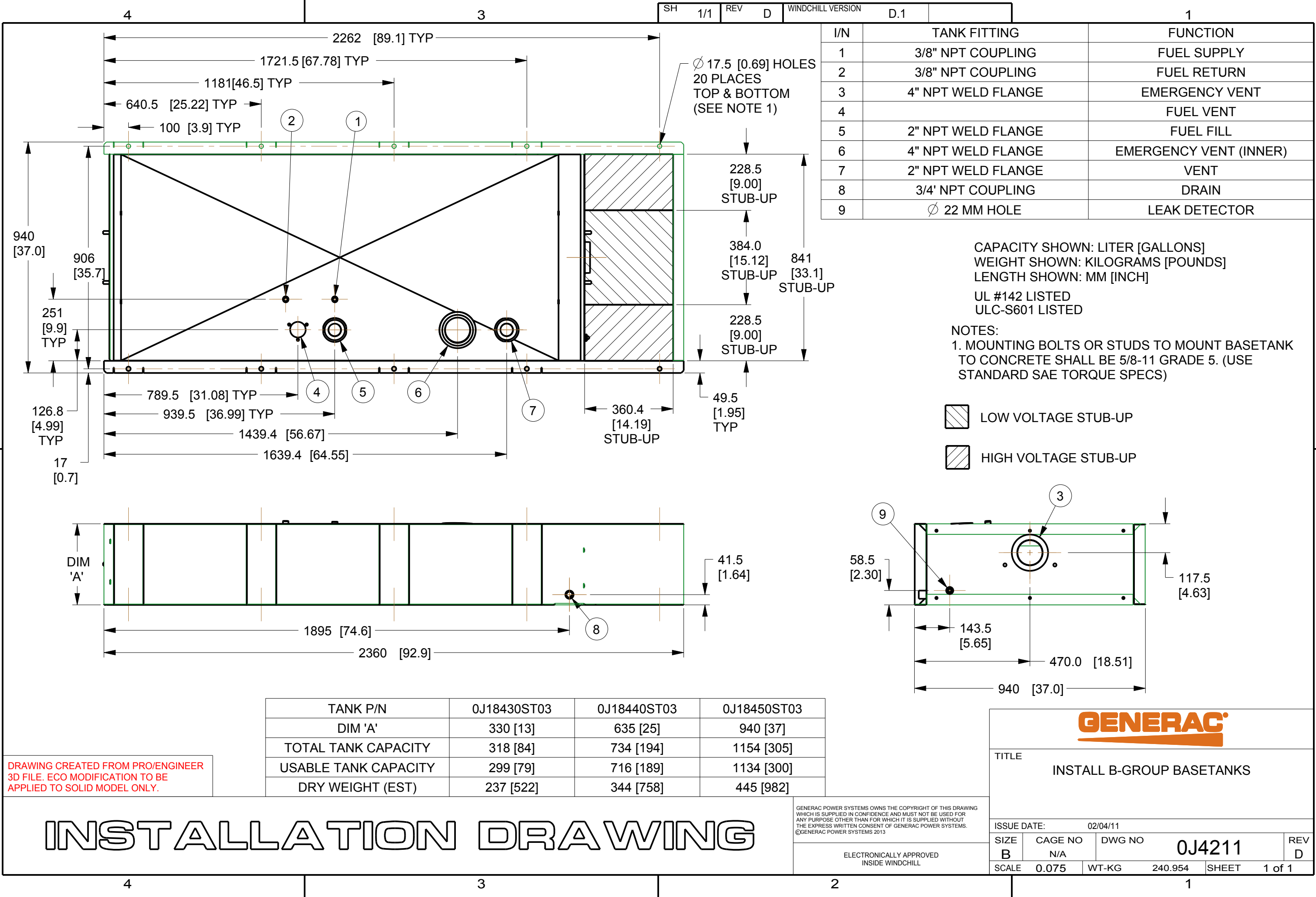
Dimensiones de la unidad

AMPERIOS NOMINALES HTS	VOLTAJE	ALTURA DEL GABINETE H	ANCHO DEL GABINETE W	PATRÓN PERNOS MONTAJE EN PARED		PROFUNDIDAD DEL GABINETE		PESO (lb)
				M1	M2	D1	D2	
100	TODAS	36	24	18	37.5	12.7	10	180
150-200	120/240	36	24	18	37.5	12.7	10	185
150-200	120/208	36	24	18	37.5	12.7	10	185
150-200	277/480	48*	30*	24	49.5	14.8	12	265
300-400	120/240	36	24	18	37.5	12.7	10	245
300-400	120/208	36	24	18	37.5	12.7	10	245
300-400	277/480	48*	30*	24	49.5	14.8	12	325

Tipos de cable por terminal

AMPERIOS NOMINALES HTS	TERMINALES DE CONTACTOR (1 TERMINAL POR POLO) TIPO CABLE P/TERMINAL	BARRA DE NEUTRO*		TERMINAL DE TIERRA (1 PROVISTO) TIPO CABLE P/TERMINAL
		CANT. TERMINALES	TIPO CABLE P/TERMINAL	
100	2/0 – AWG 14	4	2/0 – AWG 14	2/0 – AWG 14
150	400MCM – AWG 4	4	350MCM – AWG 6	350MCM – AWG 6
200	400MCM – AWG 4	4	350MCM – AWG 6	350MCM – AWG 6
300	600MCM – AWG 4 o 2 – [250MCM – AWG 1/0]	4	600MCM – AWG 4 [250MCM – AWG 1/0]**	350MCM – AWG 6 350MCM – AWG 6
400	600MCM – AWG 4 o 2 – [250MCM – AWG 1/0]	4	600MCM – AWG 4 [250MCM – AWG 1/0]**	350MCM – AWG 6

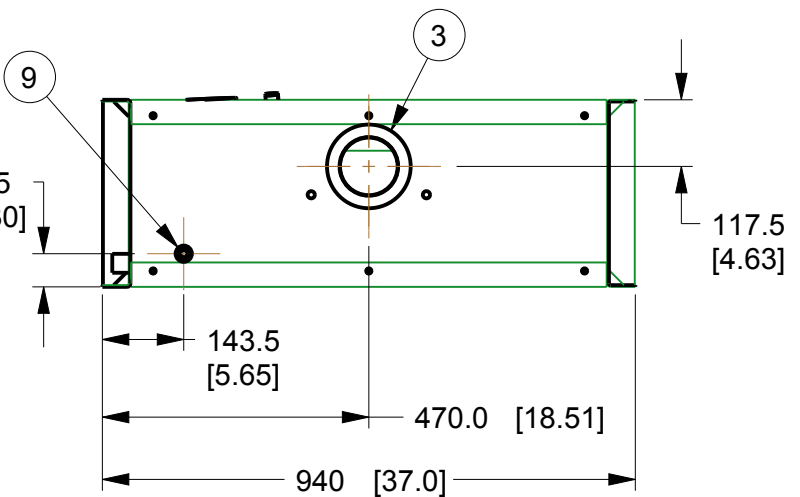
* No incluido en HTS con neutro conmutado. ** El tipo de cable permisible entre corchetes es para 2 cables por terminal.



I/N	TANK FITTING	FUNCTION
1	3/8" NPT COUPLING	FUEL SUPPLY
2	3/8" NPT COUPLING	FUEL RETURN
3	4" NPT WELD FLANGE	EMERGENCY VENT
4		FUEL VENT
5	2" NPT WELD FLANGE	FUEL FILL
6	4" NPT WELD FLANGE	EMERGENCY VENT (INNER)
7	2" NPT WELD FLANGE	VENT
8	3/4" NPT COUPLING	DRAIN
9	Ø 22 MM HOLE	LEAK DETECTOR

CAPACITY SHOWN: LITER [GALLONS]
WEIGHT SHOWN: KILOGRAMS [POUNDS]
LENGTH SHOWN: MM [INCH]
UL #142 LISTED
ULC-S601 LISTED

TANK P/N	0J18430ST03	0J18440ST03	0J18450ST03
DIM 'A'	330 [13]	635 [25]	940 [37]
TOTAL TANK CAPACITY	318 [84]	734 [194]	1154 [305]
USABLE TANK CAPACITY	299 [79]	716 [189]	1134 [300]
DRY WEIGHT (EST)	237 [522]	344 [758]	445 [982]



DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

TITLE

INSTALL B-GROUP BASETANKS

ISSUE DATE: 02/04/11

SIZE	CAGE NO	DWG NO	REV
B	N/A	0J4211	D

SCALE	0.075	WT-KG	240.954	SHEET	1 of 1
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Notes:

1. CONTROL PANEL (OPTIONAL BATTERY CHARGER INSIDE).
2. 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL).
3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB-UP AREA).
4. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM).
5. MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEADS. DIMENSIONS MAY VARY DUE TO UNIT CONFIGURATION.
6. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.

7. ENGINE SERVICE CONNECTIONS:

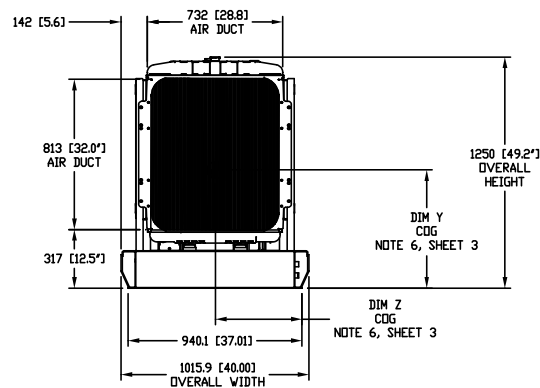
- INLET NATURAL GAS = N/A
- INLET DIESEL = 1/2" NPT COUPLING
- RETURN DIESEL = 1/2" NPT COUPLING
- OIL DRAIN = 1/2" NPT COUPLING
- RADIATOR DRAIN = N/A
- FLEX PIPE OUTLET = 3" I.D.
- EXHAUST OUTLET = N/A

***** SEE GENERATOR SIZING GUIDE FOR FUEL PIPE SIZING TO SUIT APPLICATION *****

8. AUXILIARY AC CONNECTION FOR UNIT OPTIONS ARE LOCATED IN HIGH VOLTAGE CONNECTION BOX, UNLESS AN OPTIONAL LOAD CENTER IS INSTALLED.
9. EXHAUST PIPES MAY BE ROTATED TO ALLOW MUFFLER TO POINT OUT TO THE RIGHT OR LEFT SIDE OF GENERATOR. (MAY NOT APPLY TO ALL UNITS)
10. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
11. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
12. INSTALL EXHAUST BLANKETS ALONG THIS LINE.
13. CONNECT THE OPEN SET EXHAUST PER NFPA 37.
14. BOLTS OR STUDS USED TO MOUNT UNIT TO PAD, OR BASE TANK, SHALL BE 5/8"-11 GRADE 5. USE STANDARD SAE TORQUE SPECS. (FOR INSTALLATION OF FUEL TANK TO PAD REFER TO INSTALL DRAWING OF THE BASE TANK)

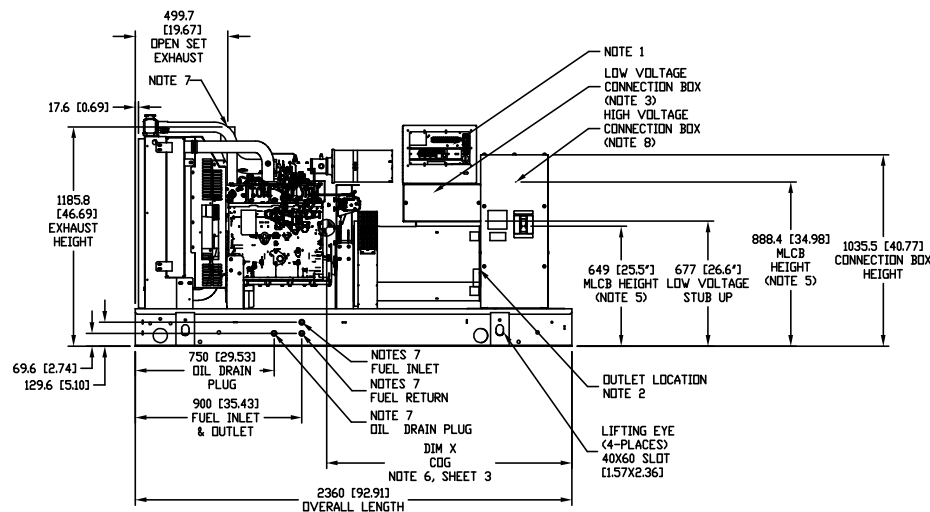
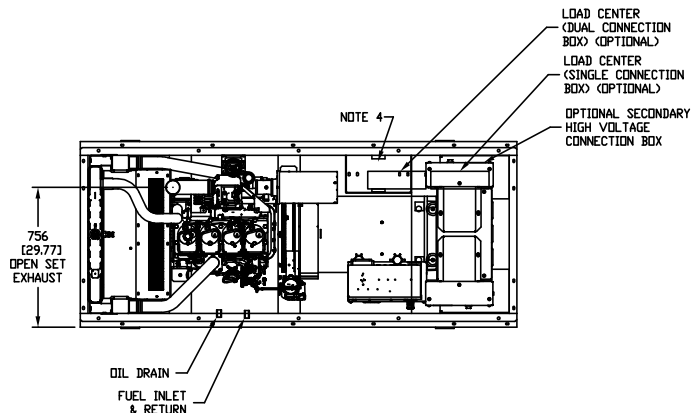
ADDITIONAL NOTES:

FOR WEIGHT AND CENTER OF GRAVITY DATA SEE NOTE 6, AND SHEET 3.



DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING



DIMENSIONS ARE IN MILLIMETERS (INCHES)

GENERAC

TITLE

OPEN SET
D4.5L, 60HZ: SD080, PD072
SD060, PD054

ISSUE DATE:

6/2/14

SIZE
BCAGE NO
N/A

DWG NO

0J4189

REV
F

SCALE

0.035

WT-KG

SHEET 1 of 3

ELECTRONICALLY APPROVED
INSIDE WINDCHILL

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SCALE	0.120	WT-KG	SHEET	2 of 3
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OPEN SET

MODEL	VOLTAGE	WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z	
SD060, PD054	240V, Ø1	1,128 kg (2,488 lbs)	1370 (53.9)	549 (21.6)	464 (18.3)	
SD080, PD072	240V, Ø1	1,161 kg (2,561 lbs)	1348 (53.1)	546 (21.5)		
SD060, PD054/SD080, PD072	240V, Ø 1 (100kW UPSIZE)	1,405 kg (3,098 lbs)	1225 (48.2)	527 (20.7)		
SD080, PD072	240V, Ø 1 (130kW UPSIZE)	1,508 kg (3,326 lbs)	1179 (46.4)	521 (20.5)		
SD060, PD054	208V, 240V, 480V, 600V	1,128 kg (2,488 lbs)	1370 (53.9)	549 (21.6)		
SD080, PD072	208V, 240V, 480V, 600V	1,161 kg (2,561 lbs)	1348 (53.1)	546 (21.5)		
SD060, PD054/SD080, PD072	208V, 240V, 480V, 600V (100kW UPSIZE)	1,213 kg (2,675 lbs)	1358 (53.5)	563 (22.2)		
SD060, PD054	600V (130kW UPSIZE)	1,508 kg (3,326 lbs)	1244 (49.0)	553 (21.8)		
SD080, PD072	208V, 240V, 480V, 600V (130kW UPSIZE)	1,508 kg (3,326 lbs)				

NOTE:
CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO OPTIONS

STD ENCLOSURE, STEEL

MODEL	VOLTAGE	WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z	
SD060, PD054	240V, Ø1	1,368 kg (3,017 lbs)	1397 (55.0)	607 (23.9)	442 (17.4)	
SD080, PD072	240V, Ø1	1,401 kg (3,090 lbs)	1379 (54.3)	602 (23.7)		
SD060, PD054/SD080, PD072	240V, Ø 1 (100kw UPSIZE)	1,645 kg (3,628 lbs)	1271 (50.0)	577 (22.7)		
SD080, PD072	240V, Ø 1 (130kw UPSIZE)	1,748 kg (3,855 lbs)	1229 (48.4)	568 (22.4)		
SD060, PD054	208V, 240V, 480V, 600V	1,368 kg (3,017 lbs)	1397 (55.0)	607 (23.9)		
SD080, PD072	208V, 240V, 480V, 600V	1,401 kg (3,090 lbs)	1379 (54.3)	602 (23.7)		
SD060, PD054/SD080, PD072	208V, 240V, 480V, 600V (100kw UPSIZE)	1,453 kg (3,204 lbs)	1386 (54.6)	614 (24.2)		
SD060, PD054	600V (130kw UPSIZE)	1,748 kg (3,855 lbs)	1284 (50.5)	595 (23.4)		
SD080, PD072	208V, 240V, 480V, 600V (130kw UPSIZE)	1,748 kg (3,855 lbs)				

L1A ENCLOSURE, STEEL

MODEL	VOLTAGE	WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z	
SD060, PD054	240V, Ø1	1,441 kg (3,178 lbs)	1334 (52.5)	619 (24.4)	443 (17.4)	
SD080, PD072	240V, Ø1	1,474 kg (3,251 lbs)	1319 (51.9)	614 (24.2)		
SD060, PD054/SD080, PD072	240V, Ø 1 (100kw UPSIZE)	1,718 kg (3,789 lbs)	1225 (48.2)	588 (23.2)		
SD080, PD072	240V, Ø 1 (130kw UPSIZE)	1,821 kg (4,016 lbs)	1188 (46.8)	579 (22.8)		
SD060, PD054	208V, 240V, 480V, 600V	1,441 kg (3,178 lbs)	1334 (52.5)	619 (24.4)		
SD080, PD072	208V, 240V, 480V, 600V	1,474 kg (3,251 lbs)	1318 (51.9)	614 (24.2)		
SD060, PD054/SD080, PD072	208V, 240V, 480V, 600V (100kw UPSIZE)	1,526 kg (3,365 lbs)	1327 (52.3)	624 (24.6)		
SD060, PD054	600V (130kw UPSIZE)	1,821 kg (4,016 lbs)	1241 (48.8)	605 (23.8)		
SD080, PD072	208V, 240V, 480V, 600V (130kw UPSIZE)	1,821 kg (4,016 lbs)				

L2A ENCLOSURE, STEEL

MODEL	VOLTAGE	WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z	
SD060, PD054	240V, Ø1	1,499 kg (3,306 lbs)	1414 (55.7)	691 (27.2)	441 (17.4)	
SD080, PD072	240V, Ø1	1,532 kg (3,378 lbs)	1398 (55.0)	685 (27.0)		
SD060, PD054/SD080, PD072	240V, Ø 1 (100kW UPSIZE)	1,776 kg (3,916 lbs)	1236 (51.0)	649 (25.6)		
SD080, PD072	240V, Ø 1 (130kW UPSIZE)	1,879 kg (4,143 lbs)	1256 (49.4)	637 (25.1)		
SD060, PD054	208V, 240V, 480V, 600V	1,499 kg (3,306 lbs)	1414 (55.7)	691 (27.2)		
SD080, PD072	208V, 240V, 480V, 600V	1,532 kg (3,378 lbs)	1398 (55.0)	685 (27.0)		
SD060, PD054/SD080, PD072	208V, 240V, 480V, 600V (100kW UPSIZE)	1,584 kg (3,493 lbs)	1403 (55.3)	692 (27.3)		
SD060, PD054	600V (130kW UPSIZE)	1,821 kg (4,016 lbs)	1306 (51.4)	662 (26.1)		
SD080, PD072	208V, 240V, 480V, 600V (130kW UPSIZE)	1,879 kg (4,143 lbs)				

STD ENCLOSURE, ALUMINUM

WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z	
1,246 kg (2,748 lbs)	1398 (55.0)	580 (22.9)	437 (17.2)	
1,279 kg (2,821 lbs)	1378 (54.3)	576 (22.7)		
1,523 kg (3,359 lbs)	1260 (49.6)	553 (21.8)		
1,626 kg (3,586 lbs)	1216 (47.9)	546 (21.5)		
1,246 kg (2,748 lbs)	1398 (55.0)	580 (22.9)		
1,279 kg (2,821 lbs)	1378 (54.3)	576 (22.7)		
1,331 kg (2,935 lbs)	1386 (54.6)	590 (23.2)		
1,626 kg (3,586 lbs)	1275 (50.2)	575 (22.6)		
1,626 kg (3,586 lbs)				

L1A ENCLOSURE, ALUMINUM

WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z
1,278 kg (2,817 lbs)	1367 (53.8)	587 (23.1)	438 (17.2)
1,311 kg (2,890 lbs)	1349 (53.1)	583 (23.0)	
1,555 kg (3,428 lbs)	1239 (48.8)	559 (22.0)	436 (17.2)
1,658 kg (3,655 lbs)	1197 (47.1)	552 (21.7)	435 (17.1)
1,278 kg (2,817 lbs)	1367 (53.8)	587 (23.1)	438 (17.2)
1,311 kg (2,890 lbs)	1348 (53.1)	583 (23.0)	
1,363 kg (3,005 lbs)	1357 (53.4)	596 (23.5)	437 (17.2)
1,658 kg (3,655 lbs)	1255 (49.4)	580 (22.8)	
1,658 kg (3,655 lbs)			

L2A ENCLOSURE, ALUMINUM

WEIGHT	CENTER OF GRAVITY DIM X	CENTER OF GRAVITY DIM Y	CENTER OF GRAVITY DIM Z	
1,303 kg (2,872 lbs)	1407 (55.4)	625 (24.6)	437 (17.2)	
1,336 kg (2,945 lbs)	1388 (54.6)	620 (24.4)		
1,580 kg (3,483 lbs)	1273 (50.1)	590 (23.2)		
1,683 kg (3,710 lbs)	1229 (48.4)	580 (22.8)		
1,303 kg (2,872 lbs)	1407 (55.4)	625 (24.6)		
1,336 kg (2,945 lbs)	1388 (54.6)	620 (24.4)		
1,388 kg (3,060 lbs)	1395 (54.9)	631 (24.8)		
1,683 kg (3,710 lbs)	1286 (50.6)	608 (24.0)		
1,683 kg (3,710 lbs)				

DRAWING CREATED FROM PRO/ENGINEER
3D FILE. ECO MODIFICATION TO BE
APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

GENERAC®

TITLE

WEIGHT & CENTER OF GRAVITY
D4.5L 60HZ: SD080, PD072
SD060, PD054

ISSUE DATE: 6/2/14

SIZE

B

CAGE NO

N/A

DWG NO

0J4189

REV

E

SCALE

0.035

WT-KG

SHEET 3 of 3

ELECTRONICALLY APPROVED
INSIDE WINDCHILL

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SOUTH WEBER CITY ORDINANCE 17-16

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING SOUTH WEBER CODE SECTION 10.5P, RESIDENTIAL PATIO (R-P)

Whereas, South Weber City Staff has found areas for improvement in updating the South Weber City land use code and provided recommendations to the City Council; and

Whereas, on the 12th day of October, 2017 the South Weber City Planning Commission held a public hearing regarding the proposed amendment; and

Whereas, on the 9th day of November 2017 the South Weber Planning Commission made a favorable recommendation to approve said code amendment.

Whereas, this council finds it in the best interest of the City to amend its city code to comply with these findings;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF SOUTH WEBER CITY, IN THE STATE OF UTAH, AS FOLLOWS:

SECTION 1: Amendment of R-P Code. Amendment of the South Weber Municipal Code 10.5P, Residential Patio (R-P) as follows:

10.5P.2 Permitted Uses

- A. Accessory uses and buildings
- B. Agriculture
- C. Dwellings, single-family
- D. Home occupations, except preschools and daycare
- E. Pets, the keeping of household pets

10.5P.3 Conditional Uses

- A. Conditions for approval shall be determined by the planning commission or as otherwise provided in SWMC 10.07.
- B. Church (temporary churches held in open areas, tents or in temporary structures excluded).
- C. Daycare centers and preschools, whether held within residence or in a separate facility.
- D. Excavations of over two hundred (200) cubic yards, as allowed by SWMC 10.6.2.
- E. Golf courses, public or privately owned, whether or not operated as a business.

- F. Group homes.
- G. Public buildings and public utility buildings and uses.
- H. Public parks and/or playground. Also, privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.
- I. Schools, public or privately owned.
- J. Temporary businesses only in public parks, church properties or other public properties as approved by the planning commission and not to exceed ninety (90) days in length.

10.5P.4 Building Lot Requirements

- A. Density: There shall be no more than 4.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 4.0 dwelling units per acre.
- B. Lot Area: There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot.
- C. Lot Width: Each lot shall have a minimum width of sixty-five feet (65').

10.5P.6 Maximum Structure Height

Main, accessory and temporary buildings and structures are not to exceed twenty-five feet (25').

10.5P.7 Off Street Parking and Loading

The provisions of SWMC 10.08 shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

10.5P.9 Special Conditions

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

Minimum and Maximum Area: The minimum area that may be zoned RP shall be two (2) acres and the maximum area which may be zoned RP in any zone district shall be ten (10) acres.

10.5P.10 Landscaping Requirements

A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of SWMC 10.15. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.

B. Screening Fence: A fence of at least six feet (6') in height and that provides a visual screen shall be provided between the RP zone and all lower density residential zones.

SECTION 2. Severability Clause. If a court holds any part or provision of this Ordinance invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH WEBER CITY,
STATE OF UTAH, ON THIS 21st DAY OF NOVEMBER, 2017.**

Attest

Tamara P. Long, Mayor

Mark McRae, City Recorder

Mr. Casas	Yes	No
Mr. Winsor	Yes	No
Mr. Hyer	Yes	No
Mrs. Sjoblom	Yes	No
Mr. Taylor	Yes	No

RECORDED 21st of November, 2017

PUBLISHED OR POSTED this _____ of November, 2017.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah code annotated §162-142-174 as amended, I, the recorder of South Weber City, Utah hereby certifies that Ordinance 17-16 An Ordinance of The South Weber City Council Amending South Weber Code Section 10.5P, Residential Patio (R-P) was duly passed and published or posted at:

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

on the above referenced dates.

Mark McRae, City Recorder

SOUTH WEBER CITY ORDINANCE 17-17

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ADOPTING SOUTH WEBER CODE SECTION 10.5Q, VISUAL BUFFER OVERLAY ZONE (V-B)

Whereas, South Weber City has a desire to preserve open space and natural vegetation while reducing both the visual and noise impacts of Interstate 84; and

Whereas, the South Weber City Staff has created a land use zone to accomplish the aforementioned; and

Whereas, on the 12th day of October, 2017 the South Weber City Planning Commission held a public hearing regarding the proposed land use code adoption; and

Whereas, on the 9th day of November 2017 the South Weber City Planning Commission made a favorable recommendation to approve said code adoption;

Whereas, the Legislative Body of South Weber City finds it in the best interest of the City to amend its city code to comply with these findings;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF SOUTH WEBER CITY, IN THE STATE OF UTAH, AS FOLLOWS:

SECTION 1: Adoption of new V-B Code. Adoption of the South Weber Municipal Code 10.5Q, Visual Buffer Overlay Zone (V-B) is hereby added as follows:

10.5Q.1 Purpose

The purpose of this overlay zone is to promote and provide for the preservation of open space and natural vegetation important to reducing the visual and noise impacts of Interstate 84 on adjacent residential development. This overlay zone provides incentives to property owners to develop in a way that will accomplish these objectives. This overlay zone establishes special provisions that apply only to those properties that receive this overlay designation and which override the applicable provisions of the underlying zone.

10.5Q.2 Description of Area to Be Preserved

The open spaces to be preserved under the provisions of this article are those areas immediately adjacent to and on the south side of the Interstate 84 Right of Way from The Rocky Mountain Power Substation to 1100 East. This area will be between the I-84 Right of Way and the right of way for Old Fort Rd. as it is proposed and primarily land that contains native vegetation.

10.5Q.3 Description of Area Overlay Zone Allowed

With the Planning Commission recommendation and City Council approval, this overlay zone may be applied to land that lies adjacent to the south side of Interstate 84 between The Rocky Mountain Power substation and 1100 East and that is at least ten (10) acres in area.

10.5Q.4 Special Provisions

Density Increase and Transference:

The density of the development that would be allowed by the underlying zone within the area being preserved may be increased by 100% and all of the density thereby generated may be transferred to that part of the same property that is not being preserved, and to no other property.

Lot Width adjustment:

The minimum lot width required by the underlying zone shall be reduced by five feet (5').

Minimum Side Yard Adjustment:

The minimum side yard required by the underlying zone shall be reduced by two feet (2'), but in no case, shall the minimum side yard be less than five feet (5').

Land preserved by this Overlay Zone shall not count toward the total allowable area of any underlying zone that has area limits.

10.5Q.5 Requirements of Underlying Zone

All other provisions of the underlying zone not modified by this overlay zone remain in full force and effect.

SECTION 2. Severability Clause. If a court holds any part or provision of this Ordinance invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH WEBER CITY,
STATE OF UTAH, ON THIS 21st DAY OF NOVEMBER, 2017.**

Attest

Tamara P. Long, Mayor

Mark McRae, City Recorder

Mr. Casas	Yes	No
Mr. Winsor	Yes	No
Mr. Hyer	Yes	No
Mrs. Sjoblom	Yes	No
Mr. Taylor	Yes	No

RECORDED 11/21 of, 2017

PUBLISHED OR POSTED this _____ of November, 2017.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §02-152-174 as amended, I, the Recorder of South Weber City, Utah hereby certify that Ordinance 17-17 An Ordinance of the South Weber City Council Adopting South Weber code section 10.5Q, Visual Buffer Overlay (V-B) was duly passed and published or posted at:

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

on the above referenced dates.

Mark McRae, City Recorder