

# 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, 12 September 2017** at the **City Council Chambers, 1600 E. South Weber Dr.**, commencing at **6:00 p.m.**

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## WORK MEETING:

**5:00 p.m.** Discussion of agenda items, correspondence, and/or future agenda items.

## COUNCIL MEETING:

**6:00 p.m.** PLEDGE OF ALLEGIANCE – Council Member Taylor  
PRAYER - Council Member Hyer  
APPROVAL OF AGENDA  
DECLARATION OF CONFLICT OF INTEREST

## **QUARTERLY REPORTS: Public Works Director and Recreation Director**

### **1. CONSENT AGENDA:**

- ◆ Approval of August 15, 2017 Meeting Minutes
- ◆ Approval of August 22, 2017 Meeting and Work Meeting Minutes
- ◆ Approval of August 2017 Check Register

**6:35 p.m.**

### **2. ACTIVE AGENDA:**

- a. **Public Hearing: ORD 17-14** Parks Impact Fee Facilities Plan and Impact Fee Analysis
- b. **RES 17-35** Transportation Utility Fund Policy
- c. Canyon Meadows Park Wetland Delineation proposal
- d. Type 4 Brush Truck and Amenities proposal

**7:45 p.m.**

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

**7:55 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

**8:00 p.m.**

### **5. 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](http://www.southwebercity.com)

THOSE LISTED ON THE AGENDA

[www.pmn.utah.gov](http://www.pmn.utah.gov)

**DATE: September 7, 2017**

**CITY RECORDER: Elyse Greiner**

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:** 15 August 2017

**TIME COMMENCED:** 5:02 p.m.

**PRESENT: MAYOR:**

Tammy Long (excused)

**COUNCILMEMBERS:**

Scott Casas (Mayor Pro Tem)  
Kent Hyer  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor

**CITY ENGINEER:**

Brandon Jones

**CITY PLANNER:**

Barry Burton

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES from the PLANNING COMMISSION:** Tim Grubb, Wes Johnson, Taylor Walton, Rob Osborne (via electronically).

**ADDITIONAL ATTENDEES:** Cameron Diehl, Glen Poll, Mark Dayton, Natalie Dayton, Penny Stark, Ranae Lancaster, Janis Palham, Lyle Jorgenson, Blair Halverson, Diane & Mike Ford, Jacob Bastian, Cymbre Rowser, Kaila Alvey, and Jeff Monroe.

**Council Member Casas, Mayor Pro Tem, called the meeting to order and welcomed those in attendance.**

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

**CONFLICT OF INTEREST:** None

**Utah League of Cities and Towns Training (ULCT); Cameron Diehl:** Cameron Diehl reviewed what has been happening at the Capitol and how it affects South Weber City. He said it is important to think through the details of what you want your community to look like. He said it is important for cities to engage with the ULCT. He encouraged local leaders to attend monthly meetings. He said every city is entitled to three voting members in LPC. He said the ULCT Conference is September 12-15. He said trainings will be held for newly elected officials.

He stated policy committee meetings are held weekly during the Legislative Session. He encouraged local leaders to contact legislators. The council thanked Cameron for his attendance.

### **ACTIVE AGENDA:**

#### **Review with the Planning Commission and make plans for:**

##### **Old Fort Road:**

Brandon Jones, City Engineer, discussed the two cross sections of Old Fort Road. He then reviewed the 3D rendering for Old Fort Road. He explained that the plan is to minimize the traffic on 475 East and 6650 South. He then reviewed the intersection options with Option #1 being the sweeping tee intersection, Option #2 being the sweeping tee with free right hand turn intersection, Option #3 being a temporary sweeping tee intersection, Option #4 being the roundabout, and Option #5 being the 4-way traditional intersection. Brandon said the sub-committees' recommendation is Option #2 which allows for 475 East to function currently but encourages individuals to take Old Fort Road. He said this design impacts the least amount of homes. Council Member Winsor asked about the traffic patterns if the Stephens property develops. Brandon said Option #2 takes the development of that property into consideration. Council Member Taylor asked if Mr. Stephens has been contacted lately. Brandon said not lately, but he has discussed this property with him. Tom said those who have been interested in the Stephens property are concerned about the state of the road. Brandon discussed the proposed trail and vegetation preservation along Old Fort Road and how it will affect the posse grounds. He also discussed limiting the number of homes fronting Old Fort Road. He said it is recommended that the speed limit be 35 mph on Old Fort Road until it connects to Cottonwood Cove Subdivision, but that is subject to change. Commissioner Johnson discussed the trail along Old Fort Road. Council Member Hyer said his main concern is getting a plan in place. He is in favor of preserving the vegetation along I-84. Council Member Sjoblom is in favor of Option #2. Council Member Winsor feels the Yield Sign on Option #2 should be a stop sign. The Council agreed Option #2 is the best. Commissioner Johnson said the Planning Commission is in favor of Option #2 as well.

**Council Member Taylor moved to adopt Option #2 for the configuration of Old Fort Road. Council Member Hyer seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.**

Discussion took place regarding Section A and Section B right of ways for Old Fort Road. Commissioner Grubb said the Planning Commission is in agreement to protect property for a trail. Brandon discussed how Section B will affect the posse grounds. He said it will take out a portion of the posse grounds parking lot. There is also a concern with how it will affect the ingress/egress of the posse grounds.

**Council Member Winsor moved to maintain as much of the tree line on Section B while allowing for a trail system and avoiding cutting as much of the posse grounds parking lot as possible. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.**

Commissioner Osborne feels a major road needs to maintain 35 mph.

### Lester Drive

Council Member Casas said because of the size of the audience, he will ask for public comment after the Council and Planning Commission discusses Lester Drive. Brandon Jones, City Engineer, said the discussion for Lester Drive is driven by safety. He said it currently dead ends and the next closest road is 7375 South. He said there has been much discussion concerning what can, should, or shouldn't be done with Lester Drive. He then reviewed the concept plan – Option #1 for Lester Drive and the concept plan – Option #2 for Lester Drive. He said these options are to help traffic in and out of the elementary school as well as growing development. Council Member Hyer is in favor of Option #1. Council Member Casas said he is in favor of Option #1 as well. Brandon said as far as traffic flow, everything about Option #1 is probably the best; however, it will affect 1200 East significantly. Brandon said in Option #1 Lester is a 60' right of way and 7375 South is a 70' right of way. Commissioner Walton asked about the safety concerns on Lester Drive. Brandon said it is important to get another ingress/egress for areas west of the elementary school, since there is currently only one. He said it is always best to have two ingress/egress out of subdivisions. Commissioner Johnson asked if there have been any developers approach the city concerning the Barretts and the DeLong property. Council Member Casas said this has been on the general plan for several years. He said we need to discuss how to proceed and make this a reality. Brandon identified the Daytons, Barretts, and DeLongs property. He said the city has been waiting and hoping for a developer to approach these individuals, but no one has. He said the Daytons have been trying to sell. Mrs. DeLong said they have been interested in selling their property for years. Brandon said there is an option for the city to purchase property, install the road, and then sell lots. Council Member Hyer discussed the possibility of a cost share agreement with property owners and the city. Brandon recommended directing the city staff on which alignment and then put together a cost estimate, talk to property owners, and working with surrounding landowners concerning some type of agreement. Commissioner Grubb discussed the possibility of a payback agreement with a time frame for development. Council Member Casas asked about getting appraisals before discussing price. Brandon feels getting appraisals is a great idea. Council Member Winsor suggested the city take a leadership role in getting all the parties together, coming up with a business model, find out all the players, and get head nods from all involved, then get appraisals and execute a plan, but until then it is all conjecture.

**Council Member Hyer moved to identify all parties who will benefit from this road, bring them together, establish cost of road, develop a business model to pro-rate the cost of road and purchase of property, and see if there is a consensus. Council Member Hyer seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.**

### Re-location of the Posse Grounds

Brandon reviewed the possible locations to re-locate the posse grounds. They are as follows:

1. Approximately 125 East Kingston Drive.
2. West of South Weber Drive from the soccer complex.
3. West of Canyon Meadows baseball diamond.
4. Canyon Meadows off of Firth Road.
5. Top of 1900 East and Deer Run Drive.

Tom will be meeting with the Wasatch Integrated Waste concerning the lease agreement the city currently has with them on the property at the top of 1900 East and Deer Run Drive. Brandon said this property has been on the master plan to be developed as some type of Nature Park. Tom reviewed the feedback from the open house. He said the current posse grounds has a restroom but this facility would have portable toilets. He said a fence would be installed around the arena. He said going up 1900 East was a concern. He suggested using 2700 East. Council Member Casas said he will be meeting with a (Posse Committee) those who participate at the posse grounds Friday at 9 a.m.

Commissioner Johnson referenced Suzanne Mitchell's comments in an email that was sent to the City Council and Planning Commission. Commissioner Walton said he looked into the noise zone area and questioned if riding stables would be allowed. Brandon said recreational use is allowed. Tom said the city is looking at total community benefit. Council Member Winsor said he is opposed to the 1900 East site. He discussed his concerns with the lease agreement with Wasatch Integrated Waste. He is concerned about how a posse grounds will affect existing homes. He feels that taking out the posse grounds or dismissing it is a bad decision. He said it is a small interest group but has been a part of the city for a long time. He suggested if there is a developer that really wants the posse grounds, he should be the one to pay to re-locate it. Council Member Sjoblom suggested tabling this item.

**Council Member Sjoblom moved to table until further discussion. Council Member Taylor seconded the motion. Elyse called for the vote. Council Member Casas, Hyer, Sjoblom, Taylor, and Winsor voted yes. The motion carried.**

**6650 S. (No Discussion on this item)**

**PUBLIC COMMENTS:**

**Cymbre Rowser, 985 E. 7375 S.**, concerning Lester Drive she would ask the City Council go back and review what took place with 7375 South. She doesn't want more traffic on that road. She said the road is 25' wide which makes it difficult for parking.

**Penny Stark, representing the Daytons**, said that the Daytons have a potential buyer that would like to develop a two-lot subdivision. She said this property has two ingress/egress accesses.

**Mark Dayton, 7430 S. 1025 E.** said he is concerned about this meeting tonight. He said some of the property owners are on vacation and couldn't be here tonight. He asked who has the right-of-way into Lester Drive.

**Natalie Dayton, 7420 S. 1025 E.**, said she is concerned because they have been put off.

**Lilian DeLong, 7382 S. 1025 E.**, referenced Resolution 09-27 concerning Easton Village.

**REPORTS:**

**Council Member Hyer:** He said the finances should be coming in for Country Fair Days.

**Council Member Sjoblom:** She has a meeting with a couple of people concerning the digital sign at Maverik.

**Council Member Winsor:** He suggested next week the City Council discuss making a decision for the Dayton.

**City Recorder:** She said voting for the City Council primary election will end tonight at 8 p.m.

**City Manager:** He registered the City Council for the Utah Leagues of Cities and Towns Conference in September. The Finance Committee will be meeting next week.

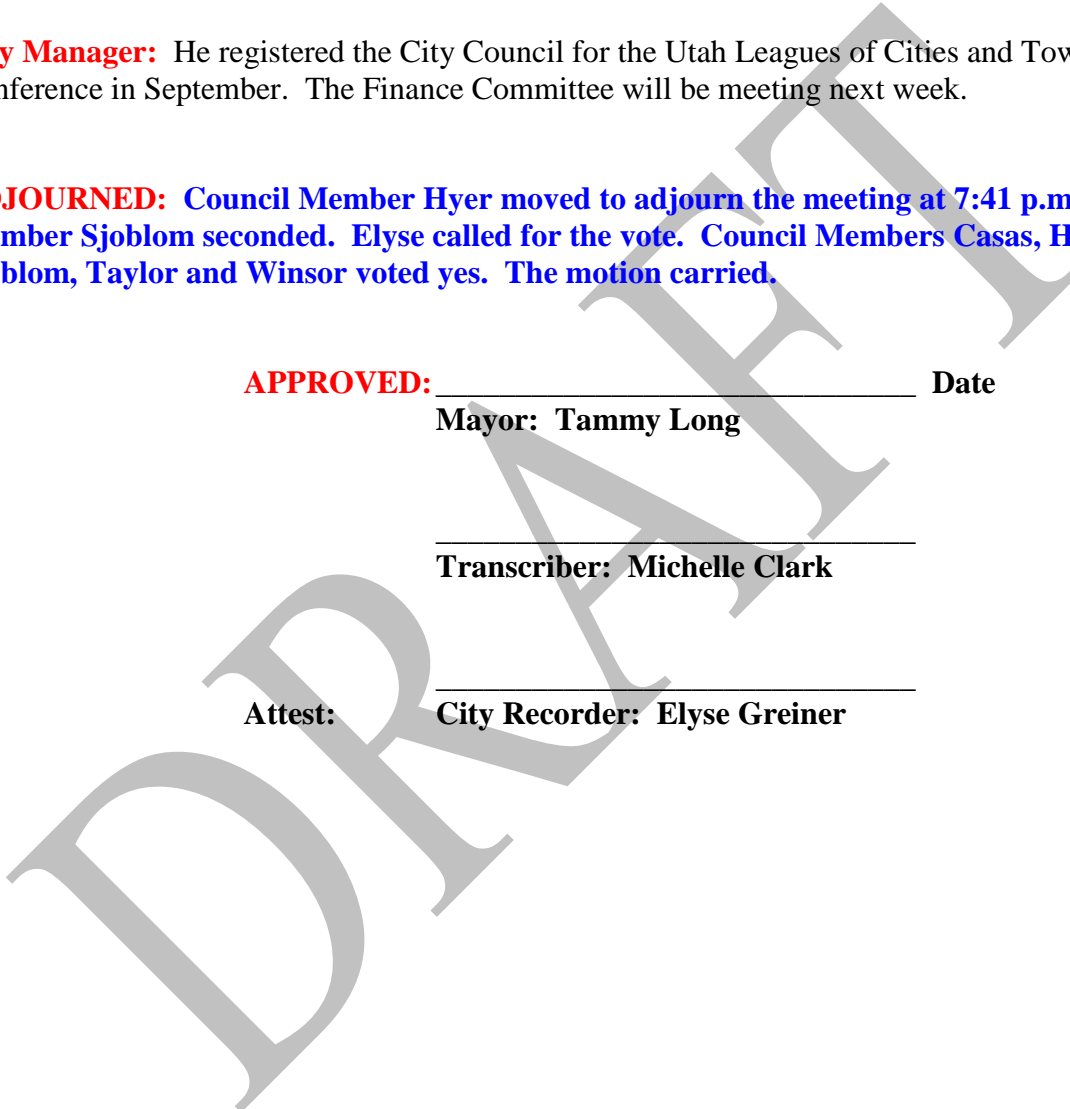
**ADJOURNED:** Council Member Hyer moved to adjourn the meeting at 7:41 p.m. Council Member Sjoblom seconded. Elyse called for the vote. Council Members Casas, Hyer, Sjoblom, Taylor and Winsor voted yes. The motion carried.

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

Mayor: Tammy Long

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

Attest: \_\_\_\_\_  
City Recorder: Elyse Greiner



# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 22 August 2017

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

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer (unexcused)  
Merv Taylor  
Jo Sjoblom  
Wayne Winsor

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Doug Ahlstrom (City Attorney), Brandon Jones (City Engineer), Dana Shuler (Jones & Associates), Susie Becker (Zions Bank), Derek Tolman (Fire Chief), Craig Jacobsen, and Peter Matson (Ovation Homes), Martin & Laurie Gale, and Cole Fessler.

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

**PLEDGE OF ALLEGIANCE:** Council Member Sjoblom

**PRAYER:** Council Member Casas

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

**CONFLICT OF INTEREST:** None

**CONSENT AGENDA:**

- Approval of August 8, 2017 Meeting and Work Meeting Minutes
- Approval of July 2017 Budget to Actual
- Primary Election Canvass

Council Member Casas moved to approve the consent agenda along with the primary election canvass, as the board of canvassers, the results for the primary election. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

**ACTIVE AGENDA:**

**Council Member Sjoblom moved to open the public hearing for Ordinance 17-12. Council Member Taylor seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

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

**Public Hearing: ORDINANCE 17-12 Sewer Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis:**

Dana Shuler, of Jones & Associates, reviewed the background, study area, and sanitary sewer. She then reviewed the ERU and population estimates. She said 1 ERU = 3.54 persons. She said laterals and collectors have 4x peaking. Peak hours are at 7:00 a.m. with another peak in the evening hours. She said South Weber’s sewer collection system is relatively new, and is therefore, likely, in good condition. This means that inflow and infiltration should be relatively low. She identified existing deficiencies on the map. She said this is when the expected pipe flows exceed the capacity. She then reviewed Projects 1 & 2. They are as follows:

Existing System Capacity Needs and Recommendations:

- Project #1 – Replacement of the 15-inch trunk line from 1050 E Old Fort Road to 1475 E Canyon Drive with 18-inch sewer pipe
- Project #2 – Replacement of the 12-inch trunk line on 1900 East between South Weber Drive and 7550 South with 15-inch sewer pipe

She reviewed the future collection system including Projects 3, 4, & 5. They are as follows:

Future System Capacity Needs and Recommendations:

- Project #3 – Sewer line needed down from south bench; re-route receiving sewer to tie in to larger diameter trunk line further downstream.
- Project #4 – Upsize the 15-inch trunk line to 18-inch from where Project #1 terminates and continue eastwards to the intersection of South Weber Drive and 1900 East; needed to accommodate future flows from the east side of the City
- Project #5 – Upsize the 10-inch line along South Weber Drive to 2100 East to a 12-inch sewer line

Dana then reviewed the estimated Capital Improvement Projects Construction Dates as well as the estimated cost. She also reviewed the Impact Fee Facilities Plan (IFFP) and the future development needs.

Susie Becker, of Zions Bank, presented the Sewer Impact Fees Analysis. She said the IFFP shows existing and proposed service levels, excess capacity in system, system improvements, and identify facilities and cost for 6 to 10 year time period (funds must be spent within 6 years). She said the Impact Fee Analysis is a proportionate share analysis. The 2016 Sewer Outfall Replacement Project Total Cost = \$626,450. New Construction = \$2,004,000. The maximum fee per ERU = \$2,933.85. She then reviewed the proposed fee schedule.

Mayor Long asked if there was any public comment. There was none.



**Council Member Winsor moved to close the public hearing for Ordinance 17-12. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

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

Council Member Winsor asked about the proposed fee schedule and said the numbers he has in the packet don't coincide with what Zions Bank has reported. It was stated the correct numbers are the ones Susie presented.

**Council Member Winsor moved to approve Ordinance 17-12. Council Member Casas seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**RESOLUTION 17-34 Final Plat Old Maple Farm Townhomes Phase 1**

Tom said the South Weber City Planning Commission held a public hearing for the Old Maple Farms Townhomes (87 lots), located at approximately the northeast corner of 6650 S. and 475 E. with approximately 8.17 acres, on the 13th of July 2017, and reviewed the final plat of Phase I (27 lots) with approximately 2.1 acres, on the 13th of July 2017, and have given a favorable recommendation to approve with the stipulation that the roads in Phases I & II of Old Maple Farms be finalized before building permits may be issued. Tom said, as per Brandon Jones memo of 17 August 2017, the developer must meet all the requirements from Central Weber Sewer District and the South Weber Irrigation Company before construction can begin. Brandon recommends no building permits be issued for this subdivision until Old Maple Road and Silver Oak Lane are constructed and a connection from 475 East to 6650 South is established. He said this will ensure compliance with the 30 lot ingress/egress code requirements. He said Old Maple Farms Phase 1 plat must be recorded before this plat can be recorded. Council Member Casas is concerned about the 20' setback. He is also concerned about the sidewalks being against the asphalt. Brandon said keep in mind this is a private road and is privately owned and maintained.

**Council Member Winsor moved to approve Resolution 17-34 – Final Plat Old Maple Farm Townhomes Phase 1 with the stipulation that items listed in Brandon Jones memo of 17 August 2017 be followed. Council Member Taylor seconded the motion. Elyse called for the vote. Council Members Taylor, Sjoblom, and Winsor voted yes. Council Member Casas voted no. The motion carried 3 to 1.**

**ORDINANCE 17-13 Rezone: property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O):** Tom said, Laurie Gale with Deer Run Plaza, LLC, agent for the property of the above listed parcels made application for change of zoning from the current Highway-Commercial Zones (C-H) and Commercial Zone (C) to Commercial Overlay Zone (C-O). On the 10th of August 2017, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning. He said this request is consistent with the general plan.

Laurie Gale, 1088 S. Malington Lane South Jordan, Utah, said she is the applicant. She wanted to make sure that the fifth parcel on the north side is withdrawn. She said the potential use is for a Day Care Center. Council Member Casas thanked Ms. Gale for her attendance and feels the Day Care will be a good use for the city.

**Council Member Taylor moved to approve ORDINANCE 17-13 Rezone: property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010, approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O). Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.**

**PUBLIC COMMENTS:** (None)

**REPORTS:**

**Mayor Long:** She attended the Council of Governments Meetings in which the west gate corridor was discussed. She attended the Central Weber Sewer Meeting and discussed the refinancing of the bonds. She said West Nile Virus has been increasing in Utah.

**Council Member Casas:** He said on 475 East there is a 30 mph speed limit sign that is hidden behind some trees. He suggested the Public Works Department take care of it. It was stated the stop sign at the intersection of Highway 89 and South Weber Drive has been removed and needs to be replaced.

**Council Member Taylor:** He thanked Council Member Casas for meeting with the Posse Grounds Committee.

**Council Member Sjoblom:** The Finance Administration and Municipal Utilities Committee will be meeting this week. She said they will be discussing the possibility of refinancing the bond. She said the Citizens Committee will be meeting on 5 September 2017. She is currently in the process of putting together a meeting with the Wasatch Integrated Landfill Company. She has received complaints about 1250 East. Brandon said the completion date was scheduled for last Friday, August 18<sup>th</sup>. He said he can't give excuses but information. He said Post Construction was the general contractor. He said the project did have some unforeseen delays with the majority of them being with UDOT. He said UDOT approval was given prior to construction. He said there have been multiple meetings with UDOT. He said the water line was more difficult than anticipated. He said the irrigation line has been added in the road. He said Post Construction has been proactive in getting things done, but there is a deficiency in labor and getting subcontractors to do the work. Council Member Winsor suggested enforcing the contract with Post Construction.

**Council Member Winsor:** Council Member Winsor said this Friday they will talk about the details of refinancing the bond. He thanked the Fire Department for quick and timely response.

**City Manager:** Zions Public Finance will start the Utility Rate Studies beginning with water.

**City Recorder:** She said the Planning Commission met on 10 August 2017. She reviewed those items that were discussed. She said they reviewed 10.11.050 General and Miscellaneous Provisions (Clear View) as the Council directed and they recommend that the ordinance remain the same. Tom said the fence at Central Park is in violation of Code because it is 4 feet tall.

**City Engineer:** Brandon discussed the need for an easement on 1250 East for a street light. He doesn't have anyone who is willing to sign the easement to have the street light installed in their yard. Council Member Casas said this corridor needs a light for safety reasons. It was decided Council Member Casas will talk to Council Member Hyer and see if they can resolve it.

**Fire Department:** Fire Chief Tolman reported there was a fire early Friday morning at the Geneva Gravel Pit. He thanked Layton, Kaysville, Uintah, Washington Terrace, Weber Fire District, Morgan, Mt. Green, State Resources, and Level 4 Incident Command from Forest Service. He said the State is investigating the fire. He said they did find two fireworks cases. He reported a citizen has been illegally dumping wood chips. He thanked the Public Works Department for their help. Council Member Casas is concerned about vegetation that has been burned on the slopes of the pits and dust mitigation. Tom suggested meeting with Geneva to discuss these concerns. He reported that the State Fire Warden, Dave Vicors, is willing to provide a Brush Fire Truck but the City will need to provide a pump (\$1,500). Cole Fessler said Chris Tremea has also been working with Geneva. Council Member Casas said the miscellaneous budget has \$4,000 available and he would recommend moving half of that into the Fire Department budget. He thanked the Fire Department for their service.

**ADJOURNED:** Council Member Winsor moved to adjourn the meeting at 7:38 p.m. Council Member Taylor seconded. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

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

Mayor: Tammy Long

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

Attest:

\_\_\_\_\_  
City Recorder: Elyse Greiner

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 22 August 2017

**TIME COMMENCED:** 5:05 p.m.

**PRESENT: MAYOR:**

Tammy Long

**COUNCILMEMBERS:**

Scott Casas  
Kent Hyer (unexcused)  
Jo Sjoblom  
Merv Taylor  
Wayne Winsor

**CITY MANAGER:**

Tom Smith

**CITY RECORDER:**

Elyse Greiner

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Doug Ahlstrom (City Attorney), Brandon Jones (City Engineer), Dana Shuler (Jones & Associates), and Mark McRae, Susie Becker (Zions Bank).

**Field trip to 1900 E. Deer Run Dr. possible posse grounds site (Did not take place)**

## CONSENT AGENDA:

- **Approval of August 8, 2017 Meeting and Work Meeting Minutes**
- **Approval of July 2017 Budget to Actual**
- **Primary Election Canvass**

Mayor Long asked if there were any questions with the minutes. There were none. Mayor Long asked if there were any questions on the budget to actual. Council Member Casas asked if the council has received the end of year information. Mark McRae said he is still receiving invoices. Mayor Long said the general election will consist of: Wayne Winsor, Angie Petty, Melissa R. Hafen, and Rob Osborne running for 2 Council Member seats.

## ACTIVE AGENDA:

**Public Hearing: ORD 17-12 Sewer Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis:** Dana Shuler, of Jones & Associates, said the Impact Fee Analysis (IFA) has some changes made to it. Council Member Winsor said he would like a copy of the plan earlier to have more than three days to review these types of documents. Tom said the Capital Facilities (CFP) major updates were on account of the metering of the sewer and getting more accurate flows. Brandon explained how they metered the flows in several different locations. He said they added the apartment use around 2100 East. Tom said the sewer IFA has increased from \$1650 to \$2,933 per ERU. Susie Becker suggested Brandon address the sudden jump in cost. Brandon said the future ERU's will go into an impact fee. He said the line that needs upsizing will be very expensive. Dana stated the upsizing will be ongoing depending on growth for the next ten years. Susie said the impact fees should be spent within six years. Tom said that should this ordinance be adopted, then it will be effective in 90 days. Council Member Winsor is concerned about the need to inform developers of this change. Brandon said the city has met all the legal requirements for notifications. Tom said the CFP and IFFP is on the city website. Council Member Casas asked about economic impact this will have on development. Tom said

the fees are justified by the analysis and is muchly needed for the city. He said the city needs to be able to support the growth on the system.

**RESOLUTION 17-34 Final Plat Old Maple Farm Townhomes Phase 1**

Tom said the South Weber City Planning Commission held a public hearing for the Old Maple Farms Townhomes (87 lots), located at approximately the northeast corner of 6650 S. and 475 E. with approximately 8.17 acres, on the 13th of July 2017, and reviewed the final plat of Phase I (27 lots) with approximately 2.1 acres, on the 13th of July 2017, and have given a favorable recommendation to approve with the stipulation that the roads in Phases I & II of Old Maple Farms be finalized before building permits may be issued. He said the developer must meet all the requirements from Central Weber Sewer District and the South Weber Irrigation Company before construction can begin. Brandon said he recommends no building permits be issued for this subdivision until Old Maple Road and Silver Oak Lane are constructed and a connection from 475 East to 6650 South is established. He said this will ensure compliance with the 30 lot ingress/egress code requirements. He said Old Maple Farms Phase 1 plat must be recorded before this plat can be recorded.

**ORDINANCE 17-13 Rezone: property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, 13-140-0010, & 13-041-0115), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O):**

Tom said Laurie Gale with Deer Run Plaza, LLC, agent for the property of the above listed parcels made application for change of zoning from the current Highway-Commercial Zones (C-H) and Commercial Zone (C) to Commercial Overlay Zone (C-O). On the 10th of August 2017, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning. He said the property owner said they have had someone interested in constructing a Day Care Center. Brandon said the property owner hasn't been able to do anything with this property in the commercial zone because that zone is restrictive. Council Member Casas is concerned about the city's lack of a landscape ordinance and feels this should be reviewed. He said landscaping adds wealth to the community. He said the construction of new homes in the city are above average and he feels the commercial properties need to look above average. He asked city staff to consider looking into it.

Adjourned at 5:39 p.m.

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

**Mayor: Tammy Long**

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

**Attest:** \_\_\_\_\_ **City Recorder: Elyse Greiner**

## Report Criteria:

Report type: GL detail

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/31/17	37320	A COMPANY IN.C SLC	08/08/17	CFD Restrooms	2572512	604.00	A COMPANY IN.C SLC
	Total 37320:					604.00	
08/17/17	37267	ACE RECYCLING & DISPOSAL	08/01/17	Recycle Bin Service	1043270	45.00	ACE RECYCLING & DISPOSAL
	Total 37267:					45.00	
08/03/17	37210	Ahlstrom, Douglas J.	07/31/17	City Attorney Services - July 2017	1043313	1,012.50	Ahlstrom, Douglas J.
	Total 37210:					1,012.50	
08/31/17	37321	AIRGAS USA LLC	08/23/17	Tools for Shop	5140480	39.96	AIRGAS USA LLC
	Total 37321:					39.96	
08/10/17	37237	ALLRED, CHRISTOPHER F	07/31/17	Prosecution Services - July 2017	1042313	600.00	ALLRED, CHRISTOPHER F
	Total 37237:					600.00	
08/17/17	37268	AMAZING IMPRINTS	08/01/17	Kid K Run Shirts	2572504	1,243.00	AMAZING IMPRINTS
	Total 37268:					1,243.00	
08/24/17	37293	APCO INC.	06/30/17	SCADA System Upgrade	5140312	1,386.00	APCO INC.
	Total 37293:					1,386.00	
08/17/17	37269	AT&T MOBILITY	07/03/17	Air Cards for Cell Wireless	1057280	171.87	AT&T MOBILITY
	Total 37269:					171.87	
08/10/17	37238	BELL JANITORIAL SUPPLY	07/27/17	Cleaning supplies	1070261	404.74	BELL JANITORIAL SUPPLY
08/10/17	37238	BELL JANITORIAL SUPPLY	07/27/17	Cleaning supplies sold incorrectly	1070261	29.47-	BELL JANITORIAL SUPPLY
08/10/17	37238	BELL JANITORIAL SUPPLY	07/27/17	Pine Disinfectant	1070261	17.67	BELL JANITORIAL SUPPLY
08/10/17	37238	BELL JANITORIAL SUPPLY	07/27/17	Lemon Disinfectant	1070261	14.73	BELL JANITORIAL SUPPLY

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37238:						407.67	
08/31/17	37322	BELL JANITORIAL SUPPLY	08/25/17	Disinfectant & Pump Dispenser	1070261	22.10	BELL JANITORIAL SUPPLY
Total 37322:						22.10	
08/17/17	37270	BELL PRINTING & DESIGN	07/05/17	CFD POSTERS	2572515	68.90	BELL PRINTING & DESIGN
08/17/17	37270	BELL PRINTING & DESIGN	08/01/17	Posters & Banners	2572515	98.50	BELL PRINTING & DESIGN
08/17/17	37270	BELL PRINTING & DESIGN	08/03/17	11x17 Posters	2572515	44.20	BELL PRINTING & DESIGN
Total 37270:						211.60	
08/10/17	37239	BEST POOLS AND CONSTRUCTION	08/09/17	Completion Bond Refund-SWC170522068	1021340	200.00	BEST POOLS AND CONSTRUCTION
Total 37239:						200.00	
08/03/17	37211	BLOMQUIST HALE CONSULTING INC.	07/30/17	EAP Service - Aug 2017	1043135	165.00	BLOMQUIST HALE CONSULTING INC.
Total 37211:						165.00	
08/17/17	37271	BLOMQUIST HALE CONSULTING INC.	06/30/17	APR EAP Services	1043135	165.00	BLOMQUIST HALE CONSULTING INC.
08/17/17	37271	BLOMQUIST HALE CONSULTING INC.	07/03/17	July EAP Services	1043135	165.00	BLOMQUIST HALE CONSULTING INC.
Total 37271:						330.00	
08/03/17	37212	BLUE STAKES OF UTAH	07/31/17	Blue Stakes-July 2017	5140250	131.67	BLUE STAKES OF UTAH
Total 37212:						131.67	
08/24/17	37294	Bobrowski, Clint	08/17/17	Overpayment on Utility account 8.0238.0.1	0111750	5.07	Bobrowski, Clint
Total 37294:						5.07	
08/03/17	37213	Bowen, Ben or Michele	08/03/17	3 \$100 Gift Cards for Idol Judges	2572511	300.00	Bowen, Ben or Michele
Total 37213:						300.00	
08/03/17	37236	Bowen, Ben or Michele	08/03/17	prizes for South Weber Idol	2572511	675.00	Bowen, Ben or Michele

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37236:						675.00	
08/10/17	37240	BROWNING, KAYE	08/07/17	Overpayment on Utility Final Bill #6.0080.02	0111750	182.27	BROWNING, KAYE
Total 37240:						182.27	
08/03/17	37214	BROWNING, NATALIE	07/27/17	RB Memorial Run Numbers Reimbursement	2572505	68.84	BROWNING, NATALIE
Total 37214:						68.84	
08/17/17	37272	CENTRAL WEBER SEWER IMPR DIST.	08/10/17	Pretreatment Service Charges 2017	5240491	2,788.00	CENTRAL WEBER SEWER IMPR DIST.
08/17/17	37272	CENTRAL WEBER SEWER IMPR DIST.	08/10/17	Qtrly Sewer Treatment Fees	5240491	107,767.00	CENTRAL WEBER SEWER IMPR DIST.
Total 37272:						110,555.00	
08/31/17	37323	CENTURYLINK	08/10/17	Data Line - Water	5140490	53.22	CENTURYLINK
Total 37323:						53.22	
08/03/17	37215	CINTAS CORPORATION	07/31/17	FIRST AID STATIONS - SHOP	1060250	23.50	CINTAS CORPORATION
Total 37215:						23.50	
08/24/17	37295	CINTAS CORPORATION	08/14/17	FIRST AID STATIONS - SHOP	1060250	33.53	CINTAS CORPORATION
Total 37295:						33.53	
08/10/17	37241	Collings, Molly	08/08/17	Parade Float Sign Reimbursements	2572503	142.00	Collings, Molly
Total 37241:						142.00	
08/17/17	37273	COLONIAL FLAG SPECIALTY CO INC	08/15/17	Replaced US Flag	1070250	31.20	COLONIAL FLAG SPECIALTY CO INC
Total 37273:						31.20	
08/31/17	37324	COLONIAL FLAG SPECIALTY CO INC	08/22/17	Flag Rotation-Memorial Park	1070250	127.00	COLONIAL FLAG SPECIALTY CO INC
Total 37324:						127.00	



Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/31/17	37325	CORPORATE IMAGING & APPAREL	08/01/17	RB Run T-Shirts	2572505	3,463.58	CORPORATE IMAGING & APPAREL
Total 37325:						3,463.58	
08/24/17	37296	Crowell, Chad	08/17/17	Overpayment on Final Bill Acct: 4.0055.0.3	0111750	11.82	Crowell, Chad
Total 37296:						11.82	
08/03/17	37216	CROWN TROPHY	07/13/17	Trophies for Girls FR High Softball	2071481	230.30	CROWN TROPHY
08/03/17	37216	CROWN TROPHY	07/26/17	Medals for Kid K Run	2572504	118.44	CROWN TROPHY
Total 37216:						348.74	
08/24/17	37297	D R Horton Inc.	08/17/17	Overpayment on Final Bill Accts: 1282000;1291	0111750	33.40	D R Horton Inc.
Total 37297:						33.40	
08/10/17	37242	DAVIS COUNTY GOVERNMENT	07/26/17	Spillman Mobile Software	1057370	1,804.84	DAVIS COUNTY GOVERNMENT
08/10/17	37242	DAVIS COUNTY GOVERNMENT	07/31/17	Bailiff Services- July 2017	1042317	300.00	DAVIS COUNTY GOVERNMENT
Total 37242:						2,104.84	
08/24/17	37298	DAVIS COUNTY GOVERNMENT	07/31/17	Animal Conrol - July 2017	1054311	1,429.42	DAVIS COUNTY GOVERNMENT
08/24/17	37298	DAVIS COUNTY GOVERNMENT	06/30/17	County Planner Jan-Jun 2017	1043310	4,034.19	DAVIS COUNTY GOVERNMENT
Total 37298:						5,463.61	
08/24/17	37299	Dawson, Kristine	08/17/17	Overpayment on Utility Final Bill Acct: 1.2338.0.	0111750	149.77	Dawson, Kristine
Total 37299:						149.77	
08/24/17	37300	DE LAGE LANDEN	08/20/17	New Copier Lease Payment	1042240	21.47	DE LAGE LANDEN
08/24/17	37300	DE LAGE LANDEN	08/20/17	New Copier Lease Payment	1043240	50.10	DE LAGE LANDEN
08/24/17	37300	DE LAGE LANDEN	08/20/17	New Copier Lease Payment	5140240	35.78	DE LAGE LANDEN
08/24/17	37300	DE LAGE LANDEN	08/20/17	New Copier Lease Payment	5240240	35.78	DE LAGE LANDEN
Total 37300:						143.13	
08/17/17	37274	DIAMOND RENTAL	08/09/17	Outdoor Stage Rental	2572512	1,525.75	DIAMOND RENTAL

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37274:						1,525.75	
08/17/17	37275	DIAMOND RENTAL	08/08/17	Hot Dog Roller Rental	2572516	118.75	DIAMOND RENTAL
Total 37275:						118.75	
08/24/17	37301	DOODLES FOR DECORATING	07/22/17	Signs for Advertising Sports, and Senior Lunch	2071610	72.00	DOODLES FOR DECORATING
Total 37301:						72.00	
08/17/17	37276	DR. SUMMER GRACE DO	06/01/17	Medical Director Contract	1057370	500.00	DR. SUMMER GRACE DO
Total 37276:						500.00	
08/10/17	37243	DURKS PLUMBING	08/02/17	Sprinkler parts and Drinking Fountain Spout-Ce	1070261	47.12	DURKS PLUMBING
Total 37243:						47.12	
08/24/17	37302	DURKS PLUMBING	08/16/17	Sprinkler parts for Canyon Meadows	1070261	12.18	DURKS PLUMBING
Total 37302:						12.18	
08/31/17	37326	DURKS PLUMBING	08/15/17	MP Rotator Sprinklers for Parks	1070261	109.76	DURKS PLUMBING
Total 37326:						109.76	
08/17/17	37277	EARTHTEC TESTING AND ENGINEER	07/31/17	Soil Tests-1250 E Project	4560730	469.60	EARTHTEC TESTING AND ENGINEER
Total 37277:						469.60	
08/17/17	37278	Elite Extrication & Equipment	08/01/17	Extraction Equipment	4557740	24,579.00	Elite Extrication & Equipment
08/17/17	37278	Elite Extrication & Equipment	08/03/17	Thermal Camera Kit	4557740	5,650.00	Elite Extrication & Equipment
Total 37278:						30,229.00	
08/10/17	37244	ENERGY SAVERS	08/09/17	Completion Bond Refund-SWC170720099	1021340	200.00	ENERGY SAVERS
Total 37244:						200.00	

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/17/17	37279	EXECUTECH	07/31/17	IT Services - July 2017	1043308	682.50	EXECUTECH
08/17/17	37279	EXECUTECH	07/31/17	Antivirus, Backup, Email July 2017	1043350	635.35	EXECUTECH
Total 37279:						1,317.85	
08/03/17	37217	FREEDOM MAILING SERVICES INC.	07/27/17	UTILITY BILLING-July 2017	5140370	434.20	FREEDOM MAILING SERVICES INC.
08/03/17	37217	FREEDOM MAILING SERVICES INC.	07/27/17	UTILITY BILLING-July 2017	5240370	302.05	FREEDOM MAILING SERVICES INC.
08/03/17	37217	FREEDOM MAILING SERVICES INC.	07/27/17	UTILITY BILLING-July 2017	5340370	141.59	FREEDOM MAILING SERVICES INC.
08/03/17	37217	FREEDOM MAILING SERVICES INC.	07/27/17	UTILITY BILLING July 2017	5440370	66.08	FREEDOM MAILING SERVICES INC.
Total 37217:						943.92	
08/17/17	37280	Gardner, Karilee	08/05/17	DJ Services-CFD Dance	2572511	200.00	Gardner, Karilee
Total 37280:						200.00	
08/24/17	37303	GCE Solar	08/23/17	Completion Bond Refund SWC170720098	1021340	200.00	GCE Solar
Total 37303:						200.00	
08/31/17	37327	GFOA	08/01/17	Annual Membership-Mark McRae	1043210	170.00	GFOA
Total 37327:						170.00	
08/03/17	37218	GOVCONNECTION INC	07/19/17	Tablet Docking Station	1043740	185.04	GOVCONNECTION INC
Total 37218:						185.04	
08/17/17	37281	GREAT BASIN TURF PRODUCTS	07/31/17	Fertilizer for parks	1070261	1,482.64	GREAT BASIN TURF PRODUCTS
Total 37281:						1,482.64	
08/10/17	37245	Greiner, Elyse	06/30/17	Mileage Reimbursement	1043230	175.20	Greiner, Elyse
Total 37245:						175.20	
08/24/17	37304	GROUNDWORKS	08/18/17	Paint for Central Park Pavillion	4570730	229.02	GROUNDWORKS
Total 37304:						229.02	

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/31/17	37328	GROUNDWORKS	08/31/17	Final Pmt-Central Park Playground	4570730	26,008.09	GROUNDWORKS
Total 37328:						26,008.09	
08/24/17	37305	HANSEN & ASSOCIATES	08/09/17	Staking-1250 E Project	4560730	1,004.37	HANSEN & ASSOCIATES
Total 37305:						1,004.37	
08/17/17	37282	HD SUPPLY WATERWORKS	07/31/17	Pressure Logger & Hydrant Adapter	5140480	628.79	HD SUPPLY WATERWORKS
08/17/17	37282	HD SUPPLY WATERWORKS	08/04/17	Manhole Hook	5240250	85.76	HD SUPPLY WATERWORKS
Total 37282:						714.55	
08/24/17	37306	HD SUPPLY WATERWORKS	08/14/17	Meter Replacement Adapters	5140720	888.24	HD SUPPLY WATERWORKS
08/24/17	37306	HD SUPPLY WATERWORKS	08/14/17	Replacement Meters (225)	5140720	39,847.50	HD SUPPLY WATERWORKS
08/24/17	37306	HD SUPPLY WATERWORKS	08/17/17	Valve Box Lids	5140480	68.00	HD SUPPLY WATERWORKS
Total 37306:						40,803.74	
08/31/17	37329	HD SUPPLY WATERWORKS	08/21/17	Hydrant Wrench and Meter Box Key	5140480	231.03	HD SUPPLY WATERWORKS
08/31/17	37329	HD SUPPLY WATERWORKS	08/22/17	Valve Box with Lid	5140480	200.30	HD SUPPLY WATERWORKS
Total 37329:						431.33	
08/24/17	37307	Hull, Jeff and Nell	08/17/17	Overpayment on Final Bill Acct: 5.0019.0.4	0111750	22.61	Hull, Jeff and Nell
Total 37307:						22.61	
08/31/17	37330	INFOBYTES, INC.	08/25/17	City Website Hosting-Aug 2017	1043308	234.14	INFOBYTES, INC.
Total 37330:						234.14	
08/10/17	37246	Interstate Companies, Inc.	07/31/17	Barricades-CFD	2572512	355.00	Interstate Companies, Inc.
Total 37246:						355.00	
08/31/17	37331	Interstate Companies, Inc.	08/30/17	Post Pounder for 2" Square Posts	1060250	85.00	Interstate Companies, Inc.
Total 37331:						85.00	

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/10/17	37247	JACKSON SPORTS	07/19/17	Shirts for 3 on 3	2572502	382.00	JACKSON SPORTS
Total 37247:						382.00	
08/03/17	37219	Johnson, Robert	07/20/17	Completion Bond Refund SWC170404039	1021340	200.00	Johnson, Robert
Total 37219:						200.00	
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Miscellaneous-General Information related to P	1058312	357.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Miscellaneous-General Engineering Assistance	1058312	916.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Miscellaneous-Petersen Family Donation Agree	1058312	302.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-WFRC Planning Meeting	1060312	51.75	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-Lester Street to 7375 South Connection	5676312	137.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-1250 East Street Reconstuction-Final	4560730	36.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-1250 East Reconstruction-Construction	4560730	1,369.25	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-Old Fort Road-Committee	5676312	605.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-2017 SR-60 Sidewalk Project	4560730	933.75	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-US-89 Widening and Improvements (U	5676312	55.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-TUF	5676312	452.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Streets-County Proposition 1 Grant	5676312	220.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Culinary Water-Westside Water Reservoir Proje	5140312	827.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Storm Drain-2017 Capital Facilities Plan-Storm	2240690	2,080.75	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Sanitary Sewer-2016 Sewer Outfall Replaceme	5240312	82.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Sanitary Sewer-2017 Capital Facilities Plan-San	5240312	382.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Sanitary Sewer-2017 Capital Facilities Plan-San	5240312	298.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Parks-2017 Capital Facilities Plan-Parks (IFFP)	2340760	165.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Parks-Central Park Playground	4570730	48.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Parks-Potential Posse Grounds Relocation	1070312	1,031.80	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Easton Village Subdivisi	1058319	402.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Easton Village Subdivisi	1058319	87.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Gardeners Grove Subdiv	1058319	156.25	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Canyon Vistas Subdivisi	1058319	138.75	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Sunrise Ridge Subdivisi	1058319	55.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Valley Flats Subdivision	1058319	218.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Riverside Place Subdivis	1058319	42.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Riverside Place Subdivis	1058319	272.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Old Maple Farms Subdiv	1058319	2,251.25	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Old Maple Farms Subdiv	1058319	412.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Old Maple Farms Subdiv	1058319	440.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Old Maple Farms Subdiv	1058319	330.00	JONES AND ASSOCIATES

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Ferndale Subdivision	1058319	247.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Hidden Valley Meadows	1058319	465.75	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Ray Creek Estates	1058319	624.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	Development Reviews-Cook Property	1058319	247.50	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	GIS-Utility Maps-General	5140312	2,500.25	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	GIS-Utility-Storm Drain	5140312	350.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	GIS-Utility-Culinary Water	5140312	595.00	JONES AND ASSOCIATES
08/10/17	37248	JONES AND ASSOCIATES	07/31/17	GIS-General Plan Maps	5140312	36.50	JONES AND ASSOCIATES
Total 37248:						20,225.55	
08/10/17	37249	Kendall, Rhett	08/09/17	Completion Bond Refund-SWC170706096	1021340	200.00	Kendall, Rhett
Total 37249:						200.00	
08/24/17	37308	Keyes, Michael or Zona	08/17/17	Overpayment on Final Bill Acct: 11.0010.0.2	0111750	28.75	Keyes, Michael or Zona
Total 37308:						28.75	
08/31/17	37332	Kimball Midwest	08/23/17	Chain and Cable Lube	1060250	153.96	Kimball Midwest
Total 37332:						153.96	
08/03/17	37220	Kirk Mobile Repair Inc	07/28/17	Backhoe Repair	1070250	425.70	Kirk Mobile Repair Inc
08/03/17	37220	Kirk Mobile Repair Inc	07/28/17	Repair on Snow Plow Truck	1070250	374.60	Kirk Mobile Repair Inc
Total 37220:						800.30	
08/10/17	37250	Kirk Mobile Repair Inc	07/27/17	Engine 1 Service	1057250	470.16	Kirk Mobile Repair Inc
08/10/17	37250	Kirk Mobile Repair Inc	07/27/17	Brake Replacement and Repair E1	1057250	3,834.71	Kirk Mobile Repair Inc
Total 37250:						4,304.87	
08/03/17	37221	KNP Construction Inc	08/01/17	Completion Bond Refund SWC170508059	1021340	200.00	KNP Construction Inc
Total 37221:						200.00	
08/10/17	37251	L N CURTIS	07/20/17	Adapters for Hose	1057250	109.40	L N CURTIS

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37251:						109.40	
08/17/17	37283	Laprevote, Paul	06/30/17	Mileage Reimbursement	1043230	12.31	Laprevote, Paul
Total 37283:						12.31	
08/03/17	37222	LES OLSEN COMPANY	07/19/17	Plotter Print heads	1043240	804.00	LES OLSEN COMPANY
Total 37222:						804.00	
08/03/17	37223	LOWES PROX	07/25/17	Parks Weed Killer	1070250	38.60	LOWES PROX
08/03/17	37223	LOWES PROX	07/25/17	Parks Cutter Blades	1070250	15.17	LOWES PROX
08/03/17	37223	LOWES PROX	07/25/17	City Hall Furnace Filters	1043262	144.18	LOWES PROX
Total 37223:						197.95	
08/10/17	37252	MILLENNIAL VISION INC	08/01/17	LASERFISCHE Annual Maintenance	1043350	1,500.00	MILLENNIAL VISION INC
Total 37252:						1,500.00	
08/24/17	37309	Miller, Shane or Stevie	08/17/17	Overpayment on Final Bill Acct: 3.0060.0.4	0111750	3.02	Miller, Shane or Stevie
Total 37309:						3.02	
08/07/17	10803225	MOUNT OLYMPUS	07/15/17	Water Cooler at City Hall	1043262	27.37	MOUNT OLYMPUS
Total 108032256:						27.37	
08/28/17	10803225	MOUNT OLYMPUS	08/12/17	Water Cooler at City Hall	1043262	17.85	MOUNT OLYMPUS
Total 108032259:						17.85	
08/17/17	37284	Nichols, Inc	08/14/17	Completion Bond Refund SWC170705094	1021340	500.00	Nichols, Inc
Total 37284:						500.00	
08/03/17	37224	OFFICE DEPOT	07/19/17	Keyboard	1043240	79.19	OFFICE DEPOT

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37224:						79.19	
08/03/17	37225	OREILLY AUTOMOTIVE, INC.	07/20/17	Shop Supplies-Spray Paint, Primer, Hardener	1070250	26.33	OREILLY AUTOMOTIVE, INC.
Total 37225:						26.33	
08/10/17	37253	OREILLY AUTOMOTIVE, INC.	07/28/17	Starting Fluid	1070261	13.96	OREILLY AUTOMOTIVE, INC.
Total 37253:						13.96	
08/24/17	37310	OREILLY AUTOMOTIVE, INC.	08/22/17	Vehicle Power Inverter	5140480	49.99	OREILLY AUTOMOTIVE, INC.
Total 37310:						49.99	
08/24/17	37311	Parker, William or Maridel	08/17/17	Overpayment on Utility Final Bill Acct: 5.0021.0.	0111750	76.43	Parker, William or Maridel
Total 37311:						76.43	
08/03/17	37226	PEHP LTD PAYMENTS	07/28/17	PEHP LTD Premium-07/23/17	1043135	167.43	PEHP LTD PAYMENTS
Total 37226:						167.43	
08/10/17	37254	PEHP LTD PAYMENTS	08/10/17	PEHP LTD Premium-07/24/17-08/06/17	1043135	178.78	PEHP LTD PAYMENTS
Total 37254:						178.78	
08/31/17	37333	PEHP LTD PAYMENTS	08/24/17	PEHP LTD Premium-08/07/17 to 08/20/17	1043135	178.78	PEHP LTD PAYMENTS
Total 37333:						178.78	
08/17/17	37285	PERRY HOMES	08/14/17	Completion Bond Refund-SWC151028116SWC	1021340	500.00	PERRY HOMES
Total 37285:						500.00	
08/24/17	37312	PERRY HOMES	08/17/17	Overpayment on Final Bill Acct: 1.0324.0.0	0111750	16.65	PERRY HOMES
Total 37312:						16.65	
08/03/17	37227	PITNEY BOWES PURCHASE POWER	07/24/17	Postage for court	1042240	67.20	PITNEY BOWES PURCHASE POWER



Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/03/17	37227	PITNEY BOWES PURCHASE POWER	07/24/17	Postage for Administration	1043240	156.80	PITNEY BOWES PURCHASE POWER
08/03/17	37227	PITNEY BOWES PURCHASE POWER	07/24/17	POSTAGE FOR UTILITIES	5140240	112.00	PITNEY BOWES PURCHASE POWER
08/03/17	37227	PITNEY BOWES PURCHASE POWER	07/24/17	POSTAGE FOR UTILITIES	5240240	111.99	PITNEY BOWES PURCHASE POWER
Total 37227:						447.99	
08/10/17	37255	POST ASPHALT & CONSTRUCTION	06/26/17	1250 E Proj-Street	4560730	9,810.65	POST ASPHALT & CONSTRUCTION
08/10/17	37255	POST ASPHALT & CONSTRUCTION	06/26/17	1250 E Proj-Waterline	5140730	50,598.90	POST ASPHALT & CONSTRUCTION
08/10/17	37255	POST ASPHALT & CONSTRUCTION	06/26/17	1250 E Proj-Storm Drain	5440690	4,054.79	POST ASPHALT & CONSTRUCTION
08/10/17	37255	POST ASPHALT & CONSTRUCTION	06/26/17	1250 E Proj-General	4560730	10,212.50	POST ASPHALT & CONSTRUCTION
Total 37255:						74,676.84	
08/17/17	37286	PROTECT YOUTH SPORTS	07/31/17	New Employee Background Checks (3)	1043137	53.85	PROTECT YOUTH SPORTS
Total 37286:						53.85	
08/31/17	37334	Pure Water Partners	08/09/17	Ice Machine	1057450	321.20	Pure Water Partners
Total 37334:						321.20	
08/17/17	37287	Quinn, Cara	08/14/17	Cash Bail Refund for Case #175400568	1021350	25.00	Quinn, Cara
Total 37287:						25.00	
08/10/17	37256	RED WING - OGDEN	08/10/17	Boots for Jason	1060140	179.00	RED WING - OGDEN
Total 37256:						179.00	
08/17/17	37288	ROBINSON WASTE SERVICES INC	08/01/17	Garbage collection -Aug 2017	1070625	42.16	ROBINSON WASTE SERVICES INC
08/17/17	37288	ROBINSON WASTE SERVICES INC	07/31/17	Garbage collection service-July 2017	5340492	10,062.24	ROBINSON WASTE SERVICES INC
Total 37288:						10,104.40	
08/24/17	37313	Robinson, Howard	08/23/17	Completion Bond Refund SWC170123010	1021340	50.00	Robinson, Howard
Total 37313:						50.00	
08/10/17	37257	Rosier, Zachary	08/07/17	Referee	2572502	33.75	Rosier, Zachary

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37257:						33.75	
08/31/17	37335	RURAL WATER ASSN OF UTAH	08/04/16	Membership Renewal	5140210	1,100.00	RURAL WATER ASSN OF UTAH
Total 37335:						1,100.00	
08/10/17	37258	Schow, Brock	08/07/17	Referee	2572502	33.75	Schow, Brock
Total 37258:						33.75	
08/03/17	37228	Sjoblom, Jo	07/31/17	Reimburse for Pickleball Prizes	2572529	90.00	Sjoblom, Jo
Total 37228:						90.00	
08/10/17	37259	SMEDLEY & ASSOCIATES	07/27/17	Replacement Drinking Fountain Cartridge	1070261	174.95	SMEDLEY & ASSOCIATES
Total 37259:						174.95	
08/24/17	37314	Smedley, George & Cathy	08/17/17	Overpayment on Final Bill: 9005503	0111750	43.56	Smedley, George & Cathy
Total 37314:						43.56	
08/31/17	37336	Sportsites Inc.	06/22/17	Annual Fee-Sportsites	2572517	531.89	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	06/22/17	Annual Fee-Sportsites	2071480	831.87	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	06/22/17	Annual Fee-Sportsites	2071481	159.21	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	06/22/17	Annual Fee-Sportsites	2071482	320.65	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	06/22/17	Annual Fee-Sportsites	2071483	14.68	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	06/22/17	Annual Fee-Sportsites	2071484	41.70	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	08/25/17	Annual Fee-Sportsites	2572517	1,063.78	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	08/25/17	Annual Fee-Sportsites	2071480	1,663.75	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	08/25/17	Annual Fee-Sportsites	2071481	318.42	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	08/25/17	Annual Fee-Sportsites	2071482	641.30	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	08/25/17	Annual Fee-Sportsites	2071483	29.36	Sportsites Inc.
08/31/17	37336	Sportsites Inc.	08/25/17	Annual Fee-Sportsites	2071484	83.39	Sportsites Inc.
Total 37336:						5,700.00	
08/03/17	37229	STAKER PARSON COMPANIES	07/17/17	Gravel-City Hall Sign	1070261	126.50	STAKER PARSON COMPANIES

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37229:						126.50	
08/10/17	37260	STANDARD EXAMINER	07/31/17	Public Hearing-Aug 2017	1043220	117.25	STANDARD EXAMINER
Total 37260:						117.25	
08/10/17	37261	STAPLES ADVANTAGE	07/28/17	Copy Paper, Chair Mats, Supplies	1043240	192.72	STAPLES ADVANTAGE
Total 37261:						192.72	
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	PW1 Mark	1070256	55.69	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	PW1 Mark	5140256	55.69	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	003 Bryan	5140256	60.45	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	PW Misc. Jason	1058256	129.02	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	PW Misc. Jason	5440256	55.29	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	156889 Zach	1070256	267.45	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	156889 Zach	1060256	178.30	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	E-1 Fire	1057256	186.30	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	E-3 Fire	1057256	32.98	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	SQ - 5 Fire	1057256	125.91	STATE OF UTAH GASCARD
08/10/17	37262	STATE OF UTAH GASCARD	07/31/17	T-4 Fire	1057256	47.67	STATE OF UTAH GASCARD
Total 37262:						1,194.75	
08/31/17	37337	STOTT, RORIE	08/29/17	Cancellation of Park Reservation	1034250	55.00	STOTT, RORIE
Total 37337:						55.00	
08/31/17	37338	SUNRISE ENGINEERING	08/22/17	Plan Check-Little Caesars	1058319	500.00	SUNRISE ENGINEERING
Total 37338:						500.00	
08/03/17	37230	SWANK MOTION PICTURES, INC.	08/01/17	MOVIE IN THE PARK Rental-Moana	2572512	435.00	SWANK MOTION PICTURES, INC.
Total 37230:						435.00	
08/17/17	37289	SWEEP N UTAH	08/04/17	Street Sweeping	5676410	2,937.50	SWEEP N UTAH

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37289:						2,937.50	
08/03/17	37231	Swenson, Bruce	08/02/17	Band and Sound System for CFD Sat. in the Pa	2572511	1,000.00	Swenson, Bruce
Total 37231:						1,000.00	
08/10/17	37263	SYMBOL ARTS	07/11/17	Patches for Uniforms	1057140	432.00	SYMBOL ARTS
Total 37263:						432.00	
08/17/17	37290	T J TRAILERS	07/31/17	Hitch 2 1/2" Shank,6" Drop, Steel Ball	1060250	224.89	T J TRAILERS
Total 37290:						224.89	
08/03/17	37232	UNIFIRST CORPORATION	07/14/17	Towel Servie-FAC	2071241	41.47	UNIFIRST CORPORATION
Total 37232:						41.47	
08/31/17	37339	UNIFIRST CORPORATION	08/25/17	Towels for FAC	2071241	15.60	UNIFIRST CORPORATION
Total 37339:						15.60	
08/10/17	37264	UPPERCASE PRINTING INK	07/31/17	Newsletter - July 2017	5140370	79.73	UPPERCASE PRINTING INK
08/10/17	37264	UPPERCASE PRINTING INK	07/31/17	Newsletter - July 2017	5240370	56.70	UPPERCASE PRINTING INK
08/10/17	37264	UPPERCASE PRINTING INK	07/31/17	Newsletter - July 2017	5340370	17.72	UPPERCASE PRINTING INK
08/10/17	37264	UPPERCASE PRINTING INK	07/31/17	Newsletter - July 2017	5440370	23.03	UPPERCASE PRINTING INK
Total 37264:						177.18	
08/10/17	10803225	US BANK-VISA PAYMENT	07/22/17	CFD Booths Hlth Dept	2572523	153.68	DAVIS COUNTY HEALTH DEPARTMENT
08/10/17	10803225	US BANK-VISA PAYMENT	07/06/17	Stone and glue-softball	2071481	18.72	HOME DEPOT CREDIT SERVICES
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Ad in Northridge football pgm	2071610	103.50	DAVIS SCHOOL DISTRICT
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Lets Deal supplies	2572500	207.92	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Lets Deal supplies	2572500	129.39	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Lets Deal supplies	2572500	137.18	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Lets Deal supplies	2572500	34.70	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Lets Deal supplies	2572500	108.54	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/18/17	Lets Deal supplies	2572500	876.41	SAMS CLUB/SYNCHRONY BANK
08/10/17	10803225	US BANK-VISA PAYMENT	07/19/17	Lets Deal supplies	2572500	168.23	Amazon.com

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
08/10/17	10803225	US BANK-VISA PAYMENT	07/19/17	Lets Deal supplies	2572500	1,209.11	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/24/17	Youth Goes supplies	2572509	53.98	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/05/17	Elyse membership	1043210	40.00	UTAH BUSINESS LICENSE ASSOC.
08/10/17	10803225	US BANK-VISA PAYMENT	07/05/17	Elyse conference	1043230	160.00	UTAH BUSINESS LICENSE ASSOC.
08/10/17	10803225	US BANK-VISA PAYMENT	07/11/17	Elyse membership	1043210	100.00	UTAH MUNICIPAL CLERKS ASSN.
08/10/17	10803225	US BANK-VISA PAYMENT	07/19/17	DMWRA luncheon	1043230	12.75	GENERIC TRAVEL RESTAURANT
08/10/17	10803225	US BANK-VISA PAYMENT	06/29/17	business cards C Brown	1043240	20.97	Vista Print
08/10/17	10803225	US BANK-VISA PAYMENT	07/17/17	Fire Engine 1 tow	1057250	574.00	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/17/17	Baby & Miss supplies	2572503	49.32	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/04/17	Baby & Miss supplies	2572503	23.98	Jo-Ann Fabrics and Crafts
08/10/17	10803225	US BANK-VISA PAYMENT	07/05/17	Baby & Miss supplies	2572503	227.71	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/05/17	Baby & Miss supplies	2572503	39.92	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/10/17	Baby & Miss supplies	2572503	23.96	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/10/17	Baby & Miss supplies	2572503	9.53	Walmart
08/10/17	10803225	US BANK-VISA PAYMENT	07/11/17	Baby & Miss supplies	2572503	32.90	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/11/17	Baby & Miss supplies	2572503	19.74	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/11/17	Baby & Miss supplies	2572503	27.39	Amazon.com
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Kid K Run supplies	2572504	317.74	BDO Outlet
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Kid K Run supplies	2572504	326.25	Walmart
08/10/17	10803225	US BANK-VISA PAYMENT	07/14/17	Kid K Run supplies	2572504	7.25	Walmart
08/10/17	10803225	US BANK-VISA PAYMENT	07/10/17	RB Run medals	2572505	155.00	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/10/17	RB Run medals	2572505	156.96	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/21/17	Kid K Run supplies	2572505	60.00	RAINBOW RACING SYSTEM INC
08/10/17	10803225	US BANK-VISA PAYMENT	06/29/17	training meal	1043230	9.63	GENERIC TRAVEL RESTAURANT
08/10/17	10803225	US BANK-VISA PAYMENT	06/29/17	employee appreciation	1043329	200.38	GENERIC TRAVEL RESTAURANT
08/10/17	10803225	US BANK-VISA PAYMENT	06/29/17	employee appreciation	1043329	81.84	GENERIC TRAVEL RESTAURANT
08/10/17	10803225	US BANK-VISA PAYMENT	06/29/17	employee appreciation	1043329	64.73	GENERIC TRAVEL RESTAURANT
08/10/17	10803225	US BANK-VISA PAYMENT	07/10/17	Fire Dept office supplies	1043240	173.72	Walmart
08/10/17	10803225	US BANK-VISA PAYMENT	07/11/17	Wildland belts	1057450	47.90	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/11/17	GPS unit for wildland	1057250	469.68	Misc Visa Merchant
08/10/17	10803225	US BANK-VISA PAYMENT	07/15/17	Office supplies - Fire	1057250	37.08	SAMS CLUB/SYNCHRONY BANK
08/10/17	10803225	US BANK-VISA PAYMENT	07/15/17	Laundry unit for station	1057260	1,285.20	Boyle Appliance Center
08/10/17	10803225	US BANK-VISA PAYMENT	07/20/17	food for training mtg	1057230	70.27	LITTLE CAESAR'S PIZZA
08/10/17	10803225	US BANK-VISA PAYMENT	07/20/17	case for iPad	1057240	48.26	Best Buy
08/10/17	10803225	US BANK-VISA PAYMENT	07/24/17	Golf Event food	2572501	128.09	SAMS CLUB/SYNCHRONY BANK
08/10/17	10803225	US BANK-VISA PAYMENT	07/10/17	drinks forjob corps kids	1060230	8.02	Maverik
08/10/17	10803225	US BANK-VISA PAYMENT	07/10/17	drinks forjob corps kids	1060230	9.34	Maverik
08/10/17	10803225	US BANK-VISA PAYMENT	07/17/17	Water Sample supplies	5140480	11.05	Walmart

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 108032257:						8,231.92	
08/24/17	37315	UTAH COMMUNICATION AUTH.	06/30/17	Radio Fees-Dec 2016	1057370	627.75	UTAH COMMUNICATION AUTH.
08/24/17	37315	UTAH COMMUNICATION AUTH.	06/30/17	Monthly Radio Fee - PW Dec. 2016	1060370	186.00	UTAH COMMUNICATION AUTH.
08/24/17	37315	UTAH COMMUNICATION AUTH.	06/30/17	Monthly Radio Fee - PW May 2017	1060370	186.00	UTAH COMMUNICATION AUTH.
08/24/17	37315	UTAH COMMUNICATION AUTH.	06/30/17	Monthly Radio Fee - PW June 2017	1060370	186.00	UTAH COMMUNICATION AUTH.
Total 37315:						1,185.75	
08/31/17	37340	UTAH LEAGUE OF CITIES	08/29/17	Annual Membership Renewal	1041210	3,370.83	UTAH LEAGUE OF CITIES
Total 37340:						3,370.83	
08/10/17	37265	Utah State Division of Forestry	06/30/17	Wildland Hose	1057450	1,798.05	Utah State Division of Forestry
Total 37265:						1,798.05	
08/31/17	37341	UTAH STATE TAX COMMISSION	08/29/17	Monday Dinner Sales Tax Remittance	2534900	537.08	UTAH STATE TAX COMMISSION
Total 37341:						537.08	
08/03/17	37233	UTAH STATE TREASURER	07/31/17	Court Surcharge Remittance for July 2017	1035100	4,341.99	UTAH STATE TREASURER
Total 37233:						4,341.99	
08/17/17	37291	UTAH VALLEY UNIVERSITY	07/31/17	RECERTIFICATION	1057230	5.00	UTAH VALLEY UNIVERSITY
Total 37291:						5.00	
08/03/17	37234	VANGUARD CLEANING SYSTEMS OF U	08/01/17	Janitorial services-Aug 2017	1043262	245.00	VANGUARD CLEANING SYSTEMS OF U
Total 37234:						245.00	
08/17/17	37292	VERIZON WIRELESS	08/08/17	PW air card	5140280	59.13	VERIZON WIRELESS
Total 37292:						59.13	
08/10/17	37266	WASATCH INTEGRATED WASTE MGMT	06/30/17	Garbage Disposal - June 2017	5340492	14,601.60	WASATCH INTEGRATED WASTE MGMT
08/10/17	37266	WASATCH INTEGRATED WASTE MGMT	07/31/17	Dumpster at Park & Ride	1070625	17.00	WASATCH INTEGRATED WASTE MGMT

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 37266:						14,618.60	
08/24/17	37316	Westbroek, Blake	08/17/17	Overpayment on Final Bill Acct: 1.2150.0.3	0111750	24.20	Westbroek, Blake
Total 37316:						24.20	
08/03/17	37235	WILKINSON SUPPLY	07/28/17	Parks O&M-Weedeater Caps	1070250	48.18	WILKINSON SUPPLY
08/03/17	37235	WILKINSON SUPPLY	07/31/17	Weedeater Repair	1070250	168.01	WILKINSON SUPPLY
Total 37235:						216.19	
08/24/17	37317	WORKFORCE QA	07/31/17	Two Employee New Hire Drug Screen	2071137	38.00	WORKFORCE QA
08/24/17	37317	WORKFORCE QA	07/31/17	Two Employee New Hire Drug Screen	1043137	38.00	WORKFORCE QA
Total 37317:						76.00	
Grand Totals:						404,481.31	

Approval Date: \_\_\_\_\_

City Recorder: \_\_\_\_\_

## **ORDINANCE NO. 17-14**

### **AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ADOPTING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS FOR PARKS; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES**

**WHEREAS**, On January 30, 2017, South Weber City, Utah (the “City”) posted notice as to its intention to prepare impact fee facilities plans (“Impact Fee Facilities Plans”) and impact fee analyses (“Impact Fee Analyses”) for utilities, including Parks, and invited all interested parties to participate in the impact fee preparation process, in compliance with UCA Section 11-36a-501;

**WHEREAS**, South Weber City is a municipality in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq. to adopt impact fees; and

**WHEREAS**, on August 31, 2017, the City posted notice of a public hearing on the Utah’s Public Notice Website, at the City’s administrative building, South Weber Elementary School, and South Weber City Family Activity Center to consider the assumptions and conclusions of the Parks Impact Fee Facilities Plan and the Impact Fee Analysis;

**WHEREAS**, the South Weber City Council (the “Council”) met in regular meeting on September 12, 2017, and convened a public hearing to consider adopting the Impact Fee Facilities Plan and Impact Fee Analysis, imposing updated Park impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method and other related matters; and

**WHEREAS**, on September 12, 2017, Jones and Associates, Consulting Engineers (“IFFP” consultant) the Impact Fee Facilities Plan Consultant, provided written certification for its impact fee facilities plan in compliance with UCA Section 11-36a-306(1);

**WHEREAS**, on September 12, 2017, Zions Public Finance, Inc. (“IFA Consultant”) certified its work under UCA Section 11-36a-306(2);

**WHEREAS**, on September 12, 2017, after considering the input of the public and stakeholders and relying on the professional advice and certification of the Impact Fee Facilities Plan Consultants and Impact Fee Analysis, South Weber City adopted the findings, conclusions, and recommendations of the Impact Fee Facilities Plans prepared by Jones and Associates and Impact Fee Analysis prepared by Zions Bank Public Finance; and

**WHEREAS**, on September 18, 2017, a copy of the Impact Fee Facilities Plans and the Impact Fee Analysis, along with a summary of the analysis that was designed to be understood by a lay person, will be made available to the public and deposited at, the City’s administrative building, South Weber Elementary School, South Weber City Family Activity Center and on the public notice website; and

**WHEREAS**, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of South Weber City to adopt the findings and recommendations of the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, to address the impacts of development upon the Parks, to adopt the Impact Fee



Facilities Plan as proposed, to approve the Impact Fee Analysis as proposed, and to provide for the calculation and collection of such fees.

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

The Council hereby adopts the Parks Impact Fee Facilities Plan prepared by Jones and Associates and Parks Impact Fee Analysis prepared by Zions Bank Public Finance. The IFFP and IFA are attached hereto as Exhibit A and incorporated by this reference as if fully set forth herein.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on \_\_\_\_\_ day of \_\_\_\_\_ 2017.

**ATTEST:**

\_\_\_\_\_  
**MAYOR: Tamara Long**

\_\_\_\_\_  
**Elyse Greiner, City Recorder**

Roll call vote is as follows:		
Mr. Casas	Yes	No
Mr. Winsor	Yes	No
Mr. Hyer	Yes	No
Mrs. Sjoblom	Yes	No
Mr. Taylor	Yes	No

**CERTIFICATE OF POSTING**

I, the duly appointed recorder for the City of South Weber, hereby certify that:

***ORDINANCE 17-14: AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ADOPTING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS FOR PARKS; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES***

was passed and adopted the \_\_\_\_ day of \_\_\_\_\_ 2017, and certifies that copies of the foregoing Ordinance 17-14 were posted in the following locations within the municipality this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

\_\_\_\_\_  
**Elyse Greiner, City Recorder**

**Exhibit A**



# RESOLUTION 17-35

## A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL ESTABLISHING AND ADOPTING A TRANSPORTATION UTILITY FUND POLICY

**WHEREAS**, in May 2017 a study was conducted by Jones & Associates Consultant Engineers which confirmed the need for the City to invest additional funding to maintain all City controlled public Rights of Way in order to preserve the useful life of all City streets and expressed concern, that without additional funding, most city streets would be beyond their useful life in the coming years;

**WHEREAS**, on 23 May 2017 and 20 June 2017 the Council held duly noticed public meetings to consider this matter, and after considering the facts and comments presented, the City Council found that a Transportation Utility Fund would be established with a corresponding Transportation Utility Fee to provide for the maintenance and improvement of all South Weber City controlled Rights of Way; and

**WHEREAS**, on 12 September 2017 the Council reviewed the Transportation Utility Fund Policy and it was determined that adopting said policy to regulate the fund is in the best interest of the residents of South Weber City and will reasonably further the safety and general welfare of the City.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of South Weber City, Utah, that the Transportation Utility Fund Policy, attached hereto, is hereby adopted.

**PASSED AND ADOPTED** by the City Council on this 12<sup>th</sup> day of September 2017.

---

TAMARA P. LONG, Mayor  
South Weber City

ATTEST:

---

Elyse Greiner, City Recorder

Roll call vote is as follows:

Mr. Taylor	yes	no
Mr. Hyer	yes	no
Mrs. Sjoblom	yes	no
Mr. Casas	yes	no
Mr. Winsor	yes	no

# Transportation Utility Fund Policy

Last Updated: August 28, 2017

## **Intent**

Under the principles of sustainability, transparency, and equity, the South Weber City Council has adopted a Transportation Utility Fund as a method to fund the operations and maintenance of transportation infrastructure. The South Weber City Council and staff acknowledge that transportation infrastructure is a utility that provides a service and must be maintained. The current funding mechanisms of state subsidies (Class “C” and Proposition 1 funds), property taxes, and bonds are inadequate, insufficient, and/or provide a short-term solution to a permanent problem in sustaining and preserving the City’s transportation infrastructure. The Transportation Utility Fund is a dedicated funding source that was created as a sustainable source of revenue for the planned and expected long-term service levels of transportation infrastructure for South Weber City residents and business groups.

It is important that South Weber City residents, business groups, and other parties or interest groups understand what fee is being charged, to support the Transportation Utility Fund and how the funds in the Transportation Utility Fund are to be applied.

## **Transportation Utility Fund**

On June 20, 2017, the South Weber City Council held a public hearing and adopted Resolution 17-26, establishing the Transportation Utility Fund. The Transportation Utility Fund was created to sustain the continual operations and maintenance of all City controlled public Rights-of-Way. For purposes of this policy, a public Right-of-Way is: A section of land controlled by the City for the use of a public thoroughfare, including pedestrian and vehicular traffic & utilities.

The Transportation Utility Fund is comprised of Class “C” and Proposition 1 funds, development fees, and the Transportation Utility Fee. The Transportation Utility Fund is a restricted fund with monies that are to be expended for the operations and maintenance of City controlled public Rights-of-Way that include but are not limited to the following: crack sealing, seal coats, patching, milling, over-laying, reconstruction, curb & gutter, sidewalks, re-establishment of paint striping, road widening of existing Rights-of-Way, and street designs & inspections.

Moreover, it is expressly identified that the Transportation Utility Fund revenues shall not be expended for the following, which include but are not limited to: employee salaries, employee benefits, employee travel & training, trails, snow plowing, vehicles and equipment, fuel, buildings, street lighting, street sweeping, computer software, and/or private streets.

It is the purpose of the Transportation Utility Fund to restrict monies for road maintenance and operations. It is the City’s objective to provide a detailed explanation, as outlined and set forth in the transportation tenet of the South Weber City Capital Improvements Program, for residents and business groups to be informed and knowledgeable as to how roads are to be maintained. Therefore, South Weber City has hereby created a Transportation Utility Fund, to be reported as an enterprise fund, to be funded, in-part, by a fee to be paid for by the users of South Weber City utilities.

## **Transportation Utility Fee**

On June 20, 2017, the South Weber City Council held a public hearing and adopted Resolution 17-27, establishing the Transportation Utility Fee. The amount of the fee shall be adopted in the Consolidated

Fee Schedule, which may be amended as needed by resolution of the South Weber City Council. The Transportation Utility Fee was established as a means to fund, in-part, the continual operations and maintenance of all City controlled public Rights-of-Way. All groups<sup>1</sup> residing in South Weber City that generate traffic on City controlled public Rights-of-Way shall proportionately share<sup>2</sup> the upkeep of those roads ensuring that each stake holder will contribute to the operations and maintenance of the City's public streets.

Transportation Utility Fee is adopted and amended from time to time by the City Council. Staff and Council shall work to identify and maximize existing or new sources of revenue, as available, to maintain the solvency of the Transportation Utility Fund before considering changes to the currently adopted Transportation Utility Fee.

### **Dedication of Revenues**

All revenues collected by the City from the Transportation Utility Fee shall be deposited into the Transportation Utility Fund, which is hereby created as an established enterprise fund in the City budget. Such revenues shall be used for the purposes of the operation, improvement, and maintenance of existing South Weber City streets. It shall not be required that the operations, improvement, and maintenance expenditures from the fund specifically relate to any particular property from which the fees were collected.

### **Billing and Collection**

The Transportation Utility Fee shall be billed and collected with and as part of the monthly consolidated utility bill. The person(s) responsible for payment of the fee shall be the same person(s) responsible for payment of other City utilities. All such bills shall be rendered monthly by the City and shall become due and payable in accordance with the rules and regulations adopted by the City pertaining to the collection of utility fees. The City's Finance Department shall place all such fees so collected into the fund to be deposited, separately kept, and used only for the transportation utility purposes provided herein.

### **Enforcement**

Any charge due hereunder which is not paid when due may be recovered in an action at law or equity by the City. In addition to any other remedies or penalties provided by this Chapter or any other ordinance of the City, failure of any person responsible for the payment of City utilities to timely pay the charges when due shall subject such person to discontinuance of utility services provided by the City, consistent with City policies regarding termination of utility services.

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<sup>1</sup> For purposes of this policy a "group" consists of residents, transients, business groups, and visitors that occupy and use South Weber City controlled public Rights-of-Way.

<sup>2</sup> Proportionate share is determined by the End Trip Analysis of each Equivalent Residential Unit (ERU) that is generated from the current edition of the Institute of Transportation Engineers Trip Generation Manual. One ERU equals one single family dwelling with an end trip analysis rate of 9.5 trips per day.

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# **CANYON MEADOWS WETLAND DELINEATION DAVIS COUNTY, UTAH**

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Prepared for:

Mr. Scott Turville  
1528 Evergreen Lane  
Salt Lake City, Utah 84106

Prepared by:

BIO-WEST, Inc.  
1063 West 1400 North  
Logan, Utah 84321-2291

Nate Norman, PWS  
Wetlands Specialist

December 2006



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# Definitions

**Alluvial deposits:** Land formations at the base of mountains where fast-flowing streams meet relatively-flat surfaces of basin floors or broad valleys, and as the gradients abruptly decreases gravel, sand, and other sediments are deposited.

**Depth to soil saturation:** The depth to which one needs to dig before the pores between soil particles are filled with water.

**Drainage patterns:** a network of intermittent or perennial channels as determined by local geologic/soil factors.

**Hydric soils:** Soils that are flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. These conditions could develop from continuous saturation for as little as five percent of the growing season. (Environmental Laboratory 1987.)

**Ordinary high water mark:** The line on the shore established by the fluctuations of water and indicated by physical characteristics such as: a clear, natural line impressed on the bank; shelving; changes in the character of soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding areas (33 CFR, Part 328.3).

**Waters of the U.S.:** “All waters that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; All interstate waters including interstate wetlands; All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce...Wetlands adjacent to waters (other than waters that are themselves wetlands) identified above.” (33 CFR, Part 328.3) Adjacent is defined as bordering, contiguous, or neighboring

**Wetlands:** “Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. ” (33 CFR, Part 328.3).

**The limits of jurisdiction in non-tidal waters:**

1. In the absence of adjacent wetlands, the jurisdiction extends to the ordinary high water mark, or
2. When adjacent wetlands are present, the jurisdiction extends beyond the ordinary high water mark to the limit of the adjacent wetlands.
3. When the water of the United States consists only of wetlands the jurisdiction extends to the limit of the wetland (33 CFR, Part 328.3).

## 1.0 INTRODUCTION

BIO-WEST, Inc. (BIO-WEST), was retained by Mr. Scott Turville to complete a wetland delineation of approximately 40 acres bordered by South Weber Drive, 475 East and 6650 South off of U.S. Highway 89 in Davis County, Utah (project area). The project area is located in Sections 28 and 29, Township 5 North, Range 1 West, Davis County, Utah (UTM Zone 12 Northing: 4,554,790, UTM Zone 12 Easting: 419,000) (Figure 1).

## 2.0 METHODS

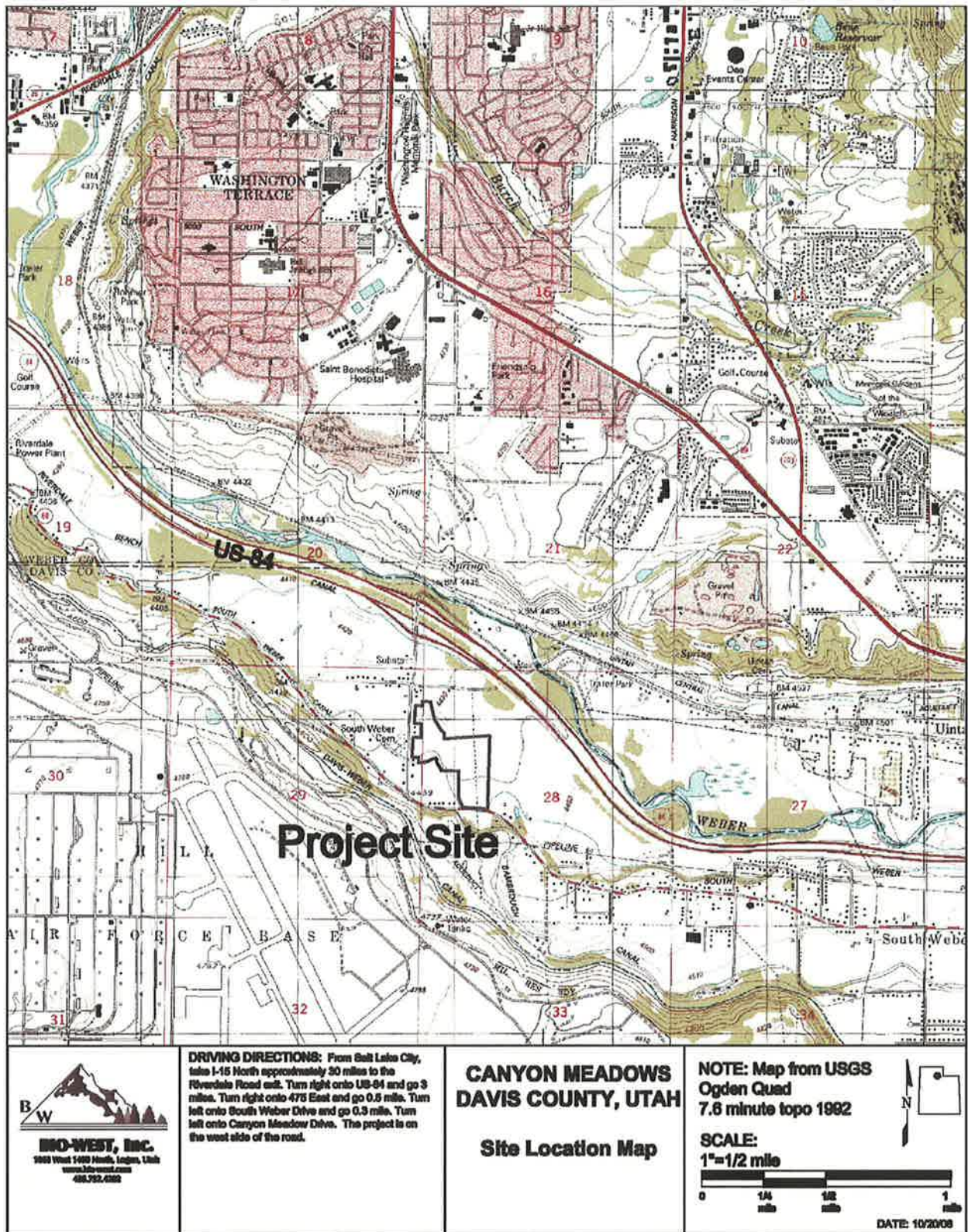
A project area inspection was conducted on October 9 and 10, 2006, to delineate jurisdictional wetland boundaries. Wetland boundaries were identified in accordance with the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987). In typical situations, the three-parameter approach (hydrology, soils, and vegetation) was used to make boundary determinations. In areas where one or more wetland parameters may have been absent or misleading, the area was mapped using mainly soil characteristics, depressional landscape position, remnant hydrophytic vegetation, and/or persistent hydrological indicators, as specified by the manual.

Sample points, areas located in marginal wetlands or uplands where data are gathered to determine the vegetation community's jurisdiction, were established to characterize existing hydrological, soil, and vegetative conditions of existing wetlands. Thus, sufficient wetland and upland data were collected to determine the wetland status of the vegetative area.

On the data forms in Appendix A, BIO-WEST recorded the dominant plant species within a 5-foot radius of each sample point. The relative occurrence of dominant species was estimated visually. Species comprising 20 percent or more of the total areal cover per stratum were considered dominant, following the guidelines of the U.S. Army Corps of Engineers' (Corps') 50/20 rule (Environmental Laboratory 1987).

For a site to be classified as having hydrophytic vegetation, dominant plant species must have certain characteristics. Plant species recorded were assigned an indicator status according to the *National List of Plant Species that Occur in Wetlands: Intermountain Region* (USFWS 1988). The indicator status is associated with certain environmental conditions, the presence of which indicates the existence of, in this case, wetlands. For each of the dominant plants noted on the data forms, the wetland indicator status of was determined (USFWS 1988).

Of the dominant plant species recorded, greater than 50 percent must have an indicator status of facultative (34 percent to 66 percent probability of occurring in wetlands); facultative wetland (67 percent to 99 percent probability of occurring in wetlands); or obligate wetland (greater than 99



**Figure 1. Project area location map.**

percent probability of occurring in wetlands) for a site to be classified as having hydrophytic vegetation for wetland delineation purposes.

For each sample point, the presence or absence of hydrological indicators was noted. The determination of wetland hydrology was based on the presence of at least one positive primary or two positive secondary indicators of a prolonged period of saturation. Primary indicators include observation of soil inundation or saturation, watermarks, debris driftlines, sediment deposits, and drainage patterns in wetlands. Secondary indicators include: oxidized root channels in the upper 12 inches of soil, water-stained leaves, soil survey data, and the facultative-neutral test. The topographic position, the sample point location relative to observed water tables associated with surface water bodies, and any environmental changes were also noted.

When possible, soil pits were dug at each sample point to a depth of at least 16 inches to characterize soil profiles and soil/water conditions. At least one positive hydric soil indicator was required at each site to classify a soil as hydric. For example, soils in prolonged anaerobic conditions undergo chemical reduction, thereby producing lighter soil colors. During the field survey, the colors of the soil profile matrix and mottles were identified using Munsell® soil color charts (Kollmorgen Instruments 1990). Soil horizonation, texture, moisture content, and depth to saturation and/or standing water were noted. The presence or absence of particulate organic matter, organic matter staining, concretions, mottling, and gleying also were noted.

For consistency, soil profiles observed in the field were compared with the soil descriptions referenced by the Natural Resource Conservation Service website (USDA NRCS 2006) (Appendix B). The presence of hydric soil series was cross-referenced with *The Hydric Soils of Utah* (USDA SCS 1995). The soil survey reference and the field sampling were consistent.

Ten sample points were established to characterize existing hydrological, soil, and vegetative conditions of the project area. Photographs of sample points were taken during the project area inspection (Appendix C). Based on the sample points and vegetation communities, wetland boundaries were determined. The approximate locations of delineated wetland boundaries and sample points were surveyed using a global positioning system (GPS). The survey data were downloaded into a computer-aided drafting and design program to produce a map showing estimated wetland acreage, delineated wetland boundaries, and sample point locations (Appendix D). These wetlands were recorded in the field by pink survey ribbons marked "WETLAND BOUNDARY." Potential jurisdictional boundaries for waters, such as intrastate lakes, rivers, streams, and their tributaries, were delineated in the field by the ordinary high water mark. The approximate length and width of the ordinary high water mark within the project area were recorded on the Wetland Delineation Map (Appendix D).

## **3.0 GENERAL SITE CONDITIONS**

The project area was reviewed in fall 2006. During BIO-WEST's investigation the site was wet because of a recent storm event. The property was previously delineated and permitted for development by the Corps. A portion of the site was developed with road construction and other earthwork. Wetlands may have been impacted, and it is unknown whether these impacts have been mitigated. The property is now under new ownership, and the site is being surveyed again to investigate the presence of wetlands. The client also mentioned that irrigation water may have been diverted off of the site, thereby creating drier conditions in the area being evaluated.

## **4.0 WETLAND INVESTIGATION FINDINGS**

### **4.1 Vegetation**

Plant communities found on site included wet meadow, upland, and riparian communities. Below is a list of dominant plant species present within the project area (Table 1).

### **4.2 Soils**

Soils within the project area include the Ackmen-Logan-Steed Complex and Sunset Complex. The Ackmen-Logan-Steed Complex is found in the center of the area surveyed. The Ackmen loam is a deep, well-drained, medium-textured soil, found on nearly level to moderately steep alluvial fans. This soil occurs mainly on the gently sloping lower part of alluvial fans (USDA NRCS 2006, USDA SCS 1968).

The Logan silty clay loam is found in areas with a shallow water table. This soil is in nearly level low drainage ways where the water table is continuously near the surface. It generally occurs in long, narrow, or irregularly shaped areas (USDA SCA1968).

The Steed fine sandy loam consists of well-drained and moderately well-drained, slightly undulating soils. They are found on the floodplains along the Weber River, mainly on the higher parts of the floodplain (USDA SCA 1968).

The Sunset loam and Sunset loam gravelly substratum consist of deep, nearly level, moderately well-drained and somewhat poorly drained soils. These medium-textured soils are on floodplains and low terraces along rivers. The sunset loam is on gently sloping river terraces adjacent to steep escarpments of lake terraces and narrow drainageways of intermittent streams. The Sunset loam gravelly substrate is on nearly level river floodplains near the Weber River. It is similar to the Sunset loam but has a gravelly sandy loam substratum at a depth ranging from 25 to 36 inches (USDA SCA 1968).

**Table 1. List of dominant plant species present within the project area.**

COMMON NAME	SCIENTIFIC NAME	INDICATION STATUS <sup>a</sup>
Arctic rush	<i>Juncus articus</i>	OBL
Bull thistle	<i>Cirsium vulgare</i>	UPL
Canada thistle	<i>Cirsium arvense</i>	FACU
Cattail	<i>Typha latifolia</i>	OBL
Common sunflower	<i>Helianthus annuus</i>	FACU
Common teasel	<i>Dipsacus fullonum</i>	NI
Common ragweed	<i>Ambrosia artemisiifolia</i>	FACU
Coyote willow	<i>Salix exigua</i>	OBL
Dandelion	<i>Taraxacum officinale</i>	FACU
Foxtail barley	<i>Hordeum jubatum</i>	FACW
Horseweed	<i>Conyza canadensis</i>	FACU-
Johnsongrass	<i>Sorghum halepense</i>	FACU
Meadow fescue	<i>Schedonorus pratensis</i>	FAC
Nebraska sedge	<i>Carex nebrascensis</i>	OBL
Prickly lettuce	<i>Lactuca serriola</i>	FACU
Reed canarygrass	<i>Phalaris arundinacea</i>	FACW+
Western aster	<i>Aster chilensis</i>	NO
White sweetclover	<i>Melilotus alba</i>	FACU

<sup>a</sup> FAC = facultative, FACU = facultative upland species, FACW = facultative wetland species, OBL = obligate wetland species, NI = not an indicator, UPL = obligate upland species.

### 4.3 Hydrology

Some field indicators of hydrology were observed at the time of BIO-WEST's investigation. An irrigation ditch is located along a portion of the western boundary, but it appears that it is not used regularly since hydrophytic vegetation in that area is drying.

Because this was a late season delineation, the area may also be considered a "problem area." According to the *U.S. Army Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987), an area may be a problem area if the wetlands are inherently difficult to identify because one or more of the field indicators is absent or misleading at certain times of the year. In Utah, especially during drought conditions, wetlands often lack hydrological indicators during the dry season. Therefore, hydrological delineation was made on the basis of depressional landscape position, and/or known ponding, and greater emphasis was given to plant and soil characteristics than to hydrology, as specified by the manual.

## **4.4 Wetlands**

From this investigation 3.90 total acres were classified as wetland. Wetland Zones 1 and 2 are separated from Wetland Zone 3 due to historic fill. Wetland Zone 3 is connected to Wetland Zone 4 outside of the project area boundary. These areas are all hydrologically connected to an irrigation ditch that runs along the southwestern boundary of the project area. The irrigation canal is fed by the South Weber Canal and runs into the Riverdale Bench Canal that connects to the Weber River. Wetland Zones 5 and 6 both appear to be hydrologically connected to a culvert that flows under 475 East Street and eventually connects to the Riverdale Bench Canal. Wetland Zone 7 is marginal and appears to be drying, as local hydrology is changing but still meets the Corps criteria and considered wetland.

## **4.5 Waterways**

### **4.5.1 Irrigation Channels**

An irrigation ditch is located on the southwestern boundary of the project area. Also, water appears to be piped off of the project area via a culvert on the northwestern boundary. Hydrophytic plant species were found along the irrigation ditch, but they appear to be drying.

## **5.0 CONCLUSIONS AND RECOMMENDATIONS**

A total of 3.9 acres of wetland was found in the project area. BIO-WEST recommends that all wetlands are considered jurisdictional under Section 404 of the Clean Water Act.

The project area's hydrology is linked to the Weber River through a series of small irrigation canals that connect to the Riverdale Bench Canal, which flows into the Weber River.

However, the Corps has final jurisdiction over the determination of whether isolated water bodies or wetlands are subject to interstate commerce and, therefore, are considered "Waters of the United States." Placing fill within jurisdictional wetland boundaries will require a Section 404 permit from the Corps.

## 6.0 REFERENCES CITED

- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Vicksburg (MS): U.S. Army Waterways Experiment Station. Technical Report Y-87-1.
- Kollmorgen Instruments. 1990. Munsell Soil Color Charts. Baltimore (MD): Kollmorgen Instruments Corporation.
- [USDA NRCS] U.S. Department of Agriculture, Natural Resource Conservation Service. 2006. <http://websoilsurvey.nrcs.usda.gov>. Accessed 10/2006.
- [USDA SCS] U.S. Department of Agriculture, Soil Conservation Service. 1968. Soil survey of the Davis/Weber Area, Utah. Washington (D.C.): USDA SCS, Cartographic Division. 149 p. plus maps.
- [USDA SCS] U.S. Department of Agriculture - Soil Conservation Service. 1995. The Hydric Soils of Utah. Washington (D.C.): USDA SCS.
- [USFWS] U.S. Fish and Wildlife Service. 1988. National list of plant species that occur in wetlands: Intermountain Region (Region 8). Washington (D.C.): USFWS. Biological Report 88(26.8). 21 p. plus appendices.



# **APPENDIX A: SOIL SURVEY MAP**



**APPENDIX B: WETLAND DELINEATION DATA SHEETS**

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06	
Applicant/Owner: Scott Turville		County: Weber	
Investigator: Nate Norman		State: Utah	
	Yes	No	
Do Normal Circumstances exist on the site?	X		Community ID: Wetland
Is the site significantly disturbed (Atypical Situation)?		X	Photo Number: 1
Is the area a potential problem area? If needed, explain on reverse.		X	Plot ID: SP1

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Arctic rush ( <i>Juncus articus</i> )	30		OBL				
Nebraska sedge ( <i>Carex nebrascensis</i> )	70		OBL				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

Recorded Data (Describe in Remarks):	Wetland Hydrology Indicators:
<input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photograph <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators (2 or more required)</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: <u>          N/A          </u> (in.) Depth to Free Water in the Pit: <u>          1"          </u> (in.) Depth to Saturated Soil: <u>          surface          </u> (in.)	
Remarks:	

SOILS

Map Unit Name (Series and Phase): Ackman-Sunset Complex		Drainage Class: Well drained to moderately well drained			
Taxonomy (Subgroup): Loam		Field Observations Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-16	A	10YR 2/1			Sandy silt loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on the Local Hydric Soils List	
<input type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?	X		Hydric Soils Present?	X	
Wetland Hydrology Present?	X		Is This Sampling Point a Wetland?	X	
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06	
Applicant/Owner: Scott Turville		County: Weber	
Investigator: Nate Norman		State: Utah	
	Yes	No	
Do Normal Circumstances exist on the site?	X		Community ID: Upland
Is the site significantly disturbed (Atypical Situation)?		X	Photo Number: 2
Is the area a potential problem area? If needed, explain on reverse.		X	Plot ID: SP2

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Intermediate wheatgrass ( <i>Thinopyrum intermedium</i> )	45		FAC				
Prickly lettuce ( <i>Lactuca serriola</i> )	20		FACU				
Bull thistle ( <i>Cirsium vulgare</i> )	5		UPL				
Reed canary grass ( <i>Phalaris arundinacea</i> )	10		FACW+				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

<p>Recorded Data (Describe in Remarks):</p> <p><input type="checkbox"/> Stream, Lake, or Tide Gauge</p> <p><input type="checkbox"/> Aerial Photograph</p> <p><input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> No Recorded Data Available</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input type="checkbox"/> Saturated in Upper 12 inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required)</p> <p><input type="checkbox"/> Oxidized Root Channels in Upper 12 inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Field Observations:</p> <p>Depth of Surface Water: <u>      N/A      </u> (in.)</p> <p>Depth to Free Water in the Pit: <u>      N/A      </u> (in.)</p> <p>Depth to Saturated Soil: <u>      N/A      </u> (in.)</p>	
Remarks:	

SOILS

Map Unit Name (Series and Phase): <b>Ackman-Sunset Complex</b>  Taxonomy (Subgroup): <b>Loam</b>	Drainage Class: <b>Well to moderately well drained</b> Field Observations Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-16	A	10YR 2/1			Sandy silt loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on the Local Hydric Soils List	
<input type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?		X	Hydric Soils Present?		X
Wetland Hydrology Present?		X	Is This Sampling Point a Wetland?		X
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06	
Applicant/Owner: Scott Turville		County: Weber	
Investigator: Nate Norman		State: Utah	
	Yes	No	
Do Normal Circumstances exist on the site?	X		Community ID: Wetland
Is the site significantly disturbed (Atypical Situation)?		X	Photo Number: 3
Is the area a potential problem area? If needed, explain on reverse.		X	Plot ID: SP3

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Arctic rush ( <i>Juncus articus</i> )	25		OBL				
Common Ragweed ( <i>Ambrosia artemisiifolia</i> )	15		FACU				
Foxtail barley ( <i>Hordeum jubatum</i> )	10		FACW				
Reed canary grass ( <i>Phalaris arundinacea</i> )	10		FACW+				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

<p>Recorded Data (Describe in Remarks):</p> <p><input type="checkbox"/> Stream, Lake, or Tide Gauge</p> <p><input type="checkbox"/> Aerial Photograph</p> <p><input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> No Recorded Data Available</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input checked="" type="checkbox"/> Saturated in Upper 12 inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required)</p> <p><input type="checkbox"/> Oxidized Root Channels in Upper 12 inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Field Observations:</p> <p>Depth of Surface Water: <u>    N/A    </u> (in.)</p> <p>Depth to Free Water in the Pit: <u>    N/A    </u> (in.)</p> <p>Depth to Saturated Soil: <u>    5    </u> (in.)</p>	
Remarks: Recent precipitation	



SOILS

Map Unit Name (Series and Phase): <b>Sunset Complex</b>			Drainage Class: <b>Moderately well drained</b>		
Taxonomy (Subgroup): <b>Sunset loam</b>			Field Observations Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-16	A	10YR 2/1			Sandy silt loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol	<input type="checkbox"/>	Concretions	<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/>	Histic Epipedon	<input type="checkbox"/>	Organic Streaking	<input type="checkbox"/>	Listed on the Local Hydric Soils List
<input type="checkbox"/>	Sulfidic Odor	<input type="checkbox"/>	Listed on National Hydric Soils List	<input type="checkbox"/>	Other (Explain in Remarks)
<input type="checkbox"/>	Aquic Moisture Regime	<input type="checkbox"/>			
<input type="checkbox"/>	Reducing Conditions	<input type="checkbox"/>			
<input type="checkbox"/>	Gleyed or Low-Chroma Colors	<input type="checkbox"/>			
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?	X		Hydric Soils Present?	X	
Wetland Hydrology Present?	X		Is This Sampling Point a Wetland?	X	
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06	
Applicant/Owner: Scott Turville		County: Weber	
Investigator: Nate Norman		State: Utah	
	Yes	No	
Do Normal Circumstances exist on the site?	X		Community ID: Upland
Is the site significantly disturbed (Atypical Situation)?		X	Photo Number: 4
Is the area a potential problem area? If needed, explain on reverse.		X	Plot ID: SP4

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Common ragweed ( <i>Ambrosia artemisiifolia</i> )	80		FACU				
Prairie cordgrass ( <i>Spartina pectinata</i> )	10		FACW				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

Recorded Data (Describe in Remarks):	Wetland Hydrology Indicators:
<input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photograph <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands
<b>Field Observations:</b> Depth of Surface Water: <u>  N/A  </u> (in.) Depth to Free Water in the Pit: <u>  N/A  </u> (in.) Depth to Saturated Soil: <u>  N/A  </u> (in.)	<b>Secondary Indicators (2 or more required)</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Remarks: No hydrology	

SOILS

Map Unit Name (Series and Phase): Sunset Complex			Drainage Class: Moderately well drained		
Taxonomy (Subgroup): Sunset loam			Field Observations		
			Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-16	A	10YR 2/2			Silty clay loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on the Local Hydric Soils List	
<input type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?		X	Hydric Soils Present?		X
Wetland Hydrology Present?		X	Is This Sampling Point a Wetland?		X
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadow		Date: 10/09/06
Applicant/Owner: Scott Turville		County: Weber
Investigator: Nate Norman, Ben Sutter		State: Utah
	Yes	No
Do Normal Circumstances exist on the site?	X	Community ID: Upland
Is the site significantly disturbed (Atypical Situation)?		X
Is the area a potential problem area? If needed, explain on reverse.		Photo Number: 5
		Plot ID: 5

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Prickly lettuce ( <i>Lactuca serriola</i> )	10		FACU				
White sweetclover ( <i>Melilotus alba</i> )	20		FACU				
Common teasel ( <i>Dipsacus fullonum</i> )	5		NI				
Common sunflower ( <i>Helianthus annuus</i> )	15		FACU				
Canada thistle ( <i>Cirsium arvense</i> )	30		FACU				

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)

Remarks:

HYDROLOGY

<p>Recorded Data (Describe in Remarks):</p> <p><input type="checkbox"/> Stream, Lake, or Tide Gauge</p> <p><input type="checkbox"/> Aerial Photograph</p> <p><input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> No Recorded Data Available</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input type="checkbox"/> Saturated in Upper 12 inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required)</p> <p><input type="checkbox"/> Oxidized Root Channels in Upper 12 inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Field Observations:</p> <p>Depth of Surface Water: <u>    N/A    </u> (in.)</p> <p>Depth to Free Water in the Pit: <u>    N/A    </u> (in.)</p> <p>Depth to Saturated Soil: <u>    N/A    </u> (in.)</p>	

Remarks:

SOILS

Map Unit Name (Series and Phase): <b>Sunset Complex</b>			Drainage Class: <b>Moderately well drained</b>		
Taxonomy (Subgroup): <b>Sunset loam</b>			Field Observations		
			Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-16	A	10YR 3/2			silty clay loam with gravel
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol	<input type="checkbox"/>	Concretions		
<input type="checkbox"/>	Histic Epipedon	<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils		
<input type="checkbox"/>	Sulfidic Odor	<input type="checkbox"/>	Organic Streaking		
<input type="checkbox"/>	Aquic Moisture Regime	<input type="checkbox"/>	Listed on the Local Hydric Soils List		
<input type="checkbox"/>	Reducing Conditions	<input type="checkbox"/>	Listed on National Hydric Soils List		
<input type="checkbox"/>	Gleyed or Low-Chroma Colors	<input type="checkbox"/>	Other (Explain in Remarks)		
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?		X	Hydric Soils Present?		X
Wetland Hydrology Present?		X	Is This Sampling Point a Wetland?		X
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06	
Applicant/Owner: Scott Turville		County: Weber	
Investigator: Nate Norman, Ben Sutter		State: Utah	
	Yes	No	
Do Normal Circumstances exist on the site?	X		Community ID: Detention Pond
Is the site significantly disturbed (Atypical Situation)?		X	Photo Number: 6
Is the area a potential problem area? If needed, explain on reverse.			Plot ID: SP6

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Common cattail ( <i>Typha latifolia</i> )	30		OBL				
Arctic rush ( <i>Juncus articus</i> )	20		OBL				
Nebraska sedge ( <i>Carex nebrascensis</i> )	5		OBL				
Reed canarygrass ( <i>Phalaris arundinacea</i> )	20		FACU+				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

Recorded Data (Describe in Remarks):	Wetland Hydrology Indicators:
<input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photograph <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands
<b>Field Observations:</b> Depth of Surface Water: <u>    N/A    </u> (in.) Depth to Free Water in the Pit: <u>    8    </u> (in.) Depth to Saturated Soil: <u>    N/A    </u> (in.)	<b>Secondary Indicators (2 or more required)</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Remarks: Late summer recent rain event	

SOILS

Map Unit Name (Series and Phase): Sunset Complex			Drainage Class: Moderately well drained		
Taxonomy (Subgroup): Sunset loam			Field Observations		
			Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-8	A	10YR 4/1			loam
8-16	A2	10YR 4/1			gravel and sand
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on the Local Hydric Soils List	
<input type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?	X		Hydric Soils Present?	X	
Wetland Hydrology Present?	X		Is This Sampling Point a Wetland?	X	
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

Area was disturbed when built, soils not well developed.

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06
Applicant/Owner: Scott Turville		County: Weber
Investigator: Nate Norman, Ben Sutter		State: Utah
	Yes	No
Do Normal Circumstances exist on the site?	X	Community ID: Wet Swale
Is the site significantly disturbed (Atypical Situation)?		X
Is the area a potential problem area? If needed, explain on reverse.		X
		Photo Number: 7
		Plot ID: SP7

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Reed canarygrass ( <i>Phalaris arundinacea</i> )	95		FACW+				
Canada thistle ( <i>Cirsium arvense</i> )	5		FACU				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

Recorded Data (Describe in Remarks):	Wetland Hydrology Indicators:
<input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photograph <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands
<b>Field Observations:</b> Depth of Surface Water: <u>    N/A    </u> (in.) Depth to Free Water in the Pit: <u>    N/A    </u> (in.) Depth to Saturated Soil: <u>    0    </u> (in.)	<b>Secondary Indicators (2 or more required)</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Remarks: Recent rain event	



SOILS

Map Unit Name (Series and Phase):		Sunset Complex		Drainage Class: Moderately well drained	
Taxonomy (Subgroup):		Sunset loam		Field Observations	
				Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-8	A	10YR 2/1			Silty loam
8-16	B	10YR 3/4	10YR 6/8	Abundant	Sandy loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol	<input type="checkbox"/>	Concretions		
<input type="checkbox"/>	Histic Epipedon	<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils		
<input type="checkbox"/>	Sulfidic Odor	<input type="checkbox"/>	Organic Streaking		
<input type="checkbox"/>	Aquic Moisture Regime	<input type="checkbox"/>	Listed on the Local Hydric Soils List		
<input type="checkbox"/>	Reducing Conditions	<input type="checkbox"/>	Listed on National Hydric Soils List		
<input checked="" type="checkbox"/>	Gleyed or Low-Chroma Colors	<input type="checkbox"/>	Other (Explain in Remarks)		
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?	X		Hydric Soils Present?	X	
Wetland Hydrology Present?	X		Is This Sampling Point a Wetland?	X	
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06	
Applicant/Owner: Scott Turville		County: Weber	
Investigator: Nate Norman, Ben Sutter		State: Utah	
	Yes	No	
Do Normal Circumstances exist on the site?	X		Community ID: Marginal/Fence line
Is the site significantly disturbed (Atypical Situation)?		X	Photo Number: 8
Is the area a potential problem area? If needed, explain on reverse.		X	Plot ID: SP8

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Coyote willow ( <i>Salix exigua</i> )	5		OBL				
Common ragweed ( <i>Ambrosia artemisiifolia</i> )	20		FACU				
Dandelion ( <i>Taraxacum officinale</i> )	15		FACU				
Prickly lettuce ( <i>Lactuca serriola</i> )	10		FACU				
Canada thistle ( <i>Cirsium arvense</i> )	15		FACU				
Johnsongrass ( <i>Sorghum halepense</i> )	15		FACU				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

Recorded Data (Describe in Remarks):	Wetland Hydrology Indicators:
<input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photograph <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands
<b>Field Observations:</b> Depth of Surface Water: <u>    N/A    </u> (in.) Depth to Free Water in the Pit: <u>    N/A    </u> (in.) Depth to Saturated Soil: <u>    N/A    </u> (in.)	<b>Secondary Indicators (2 or more required)</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Remarks:	

SOILS

Map Unit Name (Series and Phase):		Sunset Complex		Drainage Class: Moderately well drained	
Taxonomy (Subgroup):		Sunset loam		Field Observations Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-16	A	10YR 2/1			Silty clay loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on the Local Hydric Soils List	
<input type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input checked="" type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?		X	Hydric Soils Present?	X	
Wetland Hydrology Present?		X	Is This Sampling Point a Wetland?		X
Remarks: Marginal soils but dominant vegetation is not wetland					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06
Applicant/Owner: Scott Turville		County: Weber
Investigator: Nate Norman, Ben Sutter		State: Utah
	Yes	No
Do Normal Circumstances exist on the site?	X	Community ID: Small Depression/Upland
Is the site significantly disturbed (Atypical Situation)?		X
Is the area a potential problem area? If needed, explain on reverse.		X
		Photo Number: 9
		Plot ID: SP9

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Canada thistle ( <i>Cirsium arvense</i> )	25		FACU				
Common teasel ( <i>Dipsacus fullonum</i> )	30		NI				
Horseweed ( <i>Conyza canadensis</i> )	25		FACU-				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

Recorded Data (Describe in Remarks):	Wetland Hydrology Indicators:
<input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photograph <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands
<b>Field Observations:</b> Depth of Surface Water: <u>    N/A    </u> (in.) Depth to Free Water in the Pit: <u>    N/A    </u> (in.) Depth to Saturated Soil: <u>    N/A    </u> (in.)	<b>Secondary Indicators (2 or more required)</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Remarks:	

SOILS

Map Unit Name (Series and Phase): Steed Complex		Drainage Class: Well drained to moderately well drained			
Taxonomy (Subgroup): Steed fine sandy loam		Field Observations Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-10	A	10YR 2/1			Silty loam
10-16	A2	10YR 2/1			Gravel silty loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol	<input type="checkbox"/>	Concretions		
<input type="checkbox"/>	Histic Epipedon	<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils		
<input type="checkbox"/>	Sulfidic Odor	<input type="checkbox"/>	Organic Streaking		
<input type="checkbox"/>	Aquic Moisture Regime	<input type="checkbox"/>	Listed on the Local Hydric Soils List		
<input type="checkbox"/>	Reducing Conditions	<input type="checkbox"/>	Listed on National Hydric Soils List		
<input type="checkbox"/>	Gleyed or Low-Chroma Colors	<input type="checkbox"/>	Other (Explain in Remarks)		
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?		X	Hydric Soils Present?	X	
Wetland Hydrology Present?		X	Is This Sampling Point a Wetland?		X
Remarks: Area appears to have dried out.					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

WETLANDS DATA FORM  
ROUTINE INVESTIGATION DETERMINATION

Project/Site: Canyon Meadows		Date: 10/09/06
Applicant/Owner: Scott Turville		County: Weber
Investigator: Nate Norman		State: Utah
	Yes	No
Do Normal Circumstances exist on the site?	X	Community ID: Wetland
Is the site significantly disturbed (Atypical Situation)?		X
Is the area a potential problem area? If needed, explain on reverse.		X
		Photo Number: 10
		Plot ID: SP10

VEGETATION

Dominant Plant Species	% Cover	Stratum	Indicator	Dominant Plant Species	% Cover	Stratum	Indicator
Arctic rush ( <i>Juncus articus</i> )	25		OBL				
Meadow Fescue ( <i>Schedonorus pratensis</i> )	85		FAC				
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-)							
Remarks:							

HYDROLOGY

Recorded Data (Describe in Remarks):	Wetland Hydrology Indicators:
<input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photograph <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands
<b>Field Observations:</b> Depth of Surface Water: <u>    N/A    </u> (in.) Depth to Free Water in the Pit: <u>    N/A    </u> (in.) Depth to Saturated Soil: <u>    N/A    </u> (in.)	<b>Secondary Indicators (2 or more required)</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Remarks:	

SOILS

Map Unit Name (Series and Phase):		Sunset Complex		Drainage Class: Moderately well drained	
Taxonomy (Subgroup):		Sunset loam		Field Observations	
				Confirm Mapped Type: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle (Abundance/Contrast)	Texture, Concretions, Structure, etc.
0-16	A	10YR 2/1	10/R 6/8	Moderate/High	Sandy silt loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on the Local Hydric Soils List	
<input type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

	Yes	No		Yes	No
Hydrophytic Vegetation Present?	X		Hydric Soils Present?	X	
Wetland Hydrology Present?		X	Is This Sampling Point a Wetland?	X	
Remarks:					

SITE DISTURBANCE AND PROBLEM AREA DESCRIPTION

# **APPENDIX C: SAMPLE POINT PHOTOS**





**Sample point 1. Photo retaken 11/28/2006.**



**Sample point 2. Photo retaken 11/28/2006.**



**Sample point 3. Photo retaken 11/28/2006.**



**Sample point 4. Photo retaken 11/28/2006.**



**Sample point 5.**



**Sample point 6.**



**Sample point 7.**



**Sample point 8.**



**Sample point 9.**



**Sample point 10.**

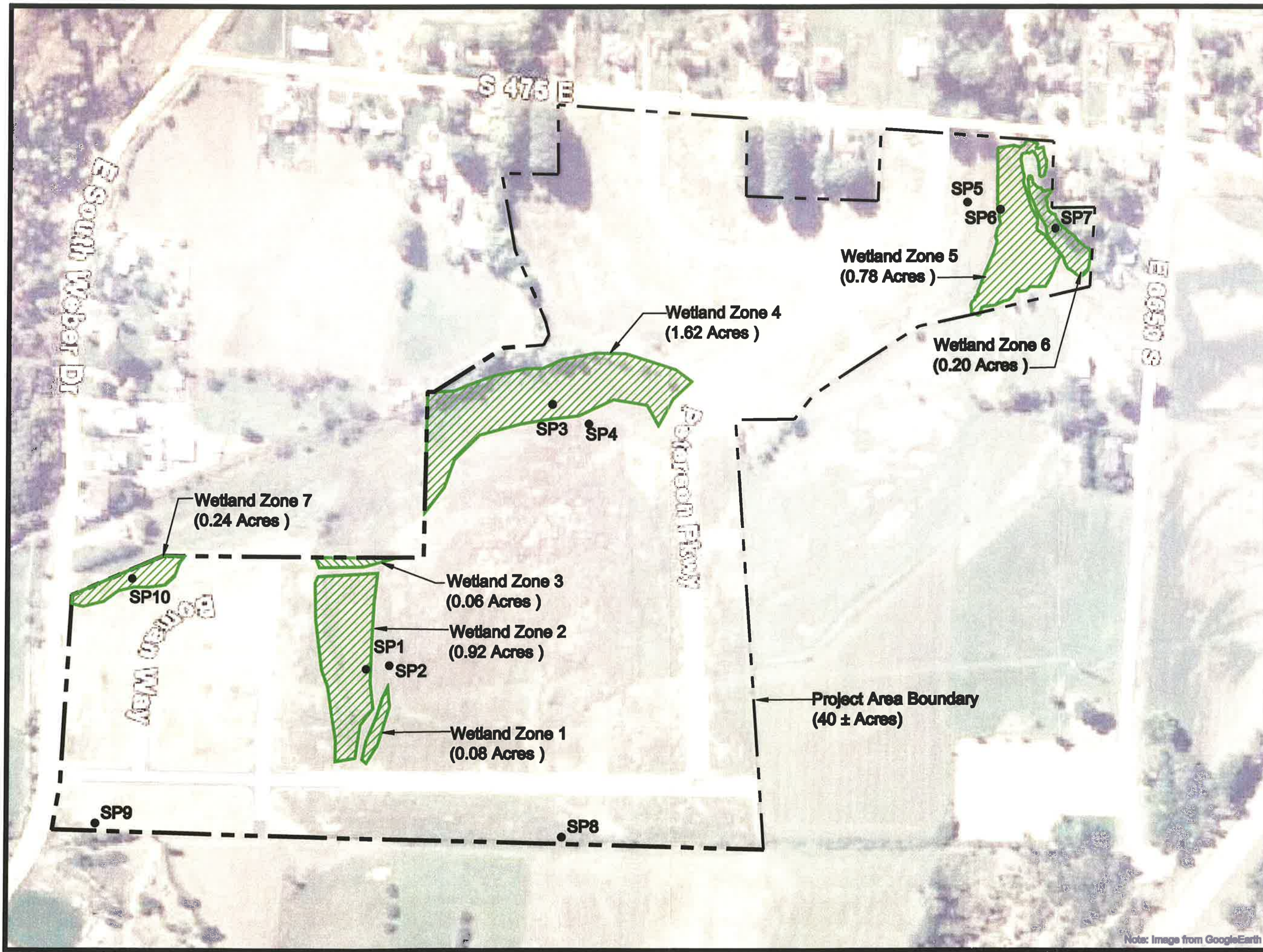
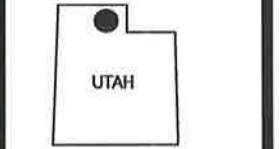
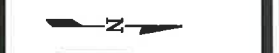
# **APPENDIX D: WETLAND DELINEATION MAP**

**Wetland  
 Delineation  
 Map**

**Canyon  
 Meadows**  
 Davis County,  
 Utah

**Legend:**

-  Delineated Wetland (3.90 Acres Total)
-  SP Sample Point



*Note: Image from GoogleEarth*

## Brandon Jones

---

**From:** Dennis Wenger  
**Sent:** Wednesday, December 2, 2015 10:18 AM  
**To:** brandonj@jonescivil.com  
**Subject:** Canyon Meadows Wetlands Assessment  
**Attachments:** revised\_delineation\_map\_small.pdf

Canyon Meadows, South Weber City, Davis County, UT.

Dear Brandon,

Per your request, I completed a site inspection on November 18 to preliminarily evaluate current wetland conditions on the approximately 40 acre Canyon Meadows property located in South Weber City. Specifically, I inspected 7 wetland areas that were previously delineated by BioWest in 2006 for a previous owner, Scott Turville. A copy of the 2006 delineation map which you provided is attached for reference. Please be aware that the federal delineation procedures and jurisdictional protocols have changed substantially since the delineation was completed in 2006. My assessment is based on current procedures and protocols.

Because I completed the site inspection after the end of the 2015 growing season, my assessment is based primarily on the presence of wetland plant communities, and potential hydrologic connections between the property and the Weber River that would establish a jurisdictional nexus per the Corps of Engineers Clean Water Act Section 404 Regulations. RE: you can't have a wetland if the plant community is not dominated by wetland indicator species, and you can't establish federal jurisdiction if there is no hydrologic nexus between the property and the Weber River.

I will describe my findings going south to north within the property. First, and perhaps most importantly, there are no stream channels, canals or irrigation ditches that run through the property. According to the 2006 delineation report, the property used to be irrigated farmland. Irrigation practices appear to have been removed for residential development, and there were no readily discernible flow paths on the property. But there is a vegetated drainage swale that slopes off the northwest corner of the property, draining through a road culvert under 475 East. I will discuss this in more detail below.

Wetland Zone 7: The current condition of the Zone 7 area does not appear to be a wetland. The plant community in this area is a mix of upland and facultative wetland indicator plants, but appears to be predominantly upland plants. No obvious wetland conditions were observed, and there are no obvious flow paths that would connect this area to the Weber River.

Wetlands Zone 1, 2 and 3. All of Zone 1 and approximately 50% of the eastern portion of Zone 2 has been filled. The remaining unfilled western portion of Zone 2 and Zone 3 have emergent marshy wetland plants including cattails and Phragmites. These two unfilled areas are in a low lying depression that appears to be the remnant of a larger drainage swale that continues west/northwest and connecting to Zone 4. The unfilled areas in Zone 2 and Zone 3 appear to meet wetland conditions, but do not have a discernible flow path to the Weber River that would establish a jurisdictional nexus. Thus, these remaining wetlands could possibly qualify for an isolated, non-jurisdictional determination.

Wetland Zone 4. The north portion of Zone 4 has been filled. The center portion has emergent marshy wetland plants including cattails and Phragmites. It also has a recently trenched ditch that is an apparent attempt to drain the wetland toward the south. The south portion of Zone 4 does not have a plant community with a predominant presence of wetland indicator plants, and may no longer meet the delineation criteria. Thus, only the central portion (approximately 50% of total area) appears to continue to have wetland conditions. But, it does not have a discernible flow path to the



Weber River that would establish a jurisdictional nexus. Thus, the remaining wetland in Zone 4 could possibly qualify for an isolated, non-jurisdictional determination.

Wetlands Zones 5 and 6. I did not enter into this area because it was fenced off and I did not want to trespass through private property to enter the area. So my assessment is from looking through the fence at the 475 East crossing. Zones 5 and 6 are in a discernible drainage swale that likely conveys surface water runoff during large storm events, but there are no stream channels or flow paths with a discernible ordinary high water mark that would indicate frequent flows. Moreover, the vegetation in this drainage swale is mostly grasses. I did not see any obvious wetland plant communities. A closer look would be required, but this area may no longer meet the wetland delineation criteria. The 2006 delineation report calls Zone 5 a detention pond with cattails, and Zone 6 a drainage swale. If this area is not currently being used as a detention pond, that would explain the lack of obvious wetland conditions observable from the 475 East fence line. If wetland conditions remain, the drainage swale would have to be investigated to determine whether it meets the hydrologic nexus requirements.

## RECOMMENDATIONS

It is unknown whether the 2006 delineation report was submitted to the Corps of Engineers for verification and approval. Any Corps-approved delineations done in 2006 would have since expired and a new delineation would have to be done to determine the official presence or absence of jurisdictional wetlands that would meet all of the current criteria to fall within the Corps of Engineers regulatory authority. There are some wetland plant communities present, but these may be isolated, non-jurisdictional areas because they appear to lack a hydrologic nexus to the Weber River. A complicating factor for a jurisdictional determination is whether the lack of hydrologic connections to the Weber River is due to the recent construction-related filling, or whether there simply are no connections since the removal of irrigation water. RE: fill activities cannot cause an isolating condition that would qualify for an isolated, non-jurisdictional finding. This will likely be the key issue if the City wants a formal determination from the Corps of Engineers verifying the presence or absence of wetlands that would fall under their regulatory authority. If the wetlands are determined not to be isolated, then recent fillings according to the 2006 delineation could be in violation of the Corps of Engineers wetland regulations.

The Corps cannot make this formal determination unless the wetlands are redelineated and the hydrologic nexus is reassessed following the current delineation and jurisdictional assessment protocols. The area would essentially have to be redelineated in accordance with current regulatory standards.

If the City wants a formal determination from the Corps of Engineers, I recommend that the redelineation be completed in Spring 2016 (May). RE: a lack of hydrologic connections between any remaining wetland areas on the property and the Weber River during the spring, which is typically the wettest time of the year, would be a more definitive proof for isolated, non-jurisdictional qualifications.

Please call me if you have any questions about my assessment.

Sincerely,

Dennis Wenger  
Senior Wetlands Ecologist

**DENNIS C. WENGER**  
Senior Project Manager/Principal

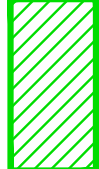

**Frontier Corporation USA**  
221 N. Gateway Drive, Suite B  
Providence, UT 84332

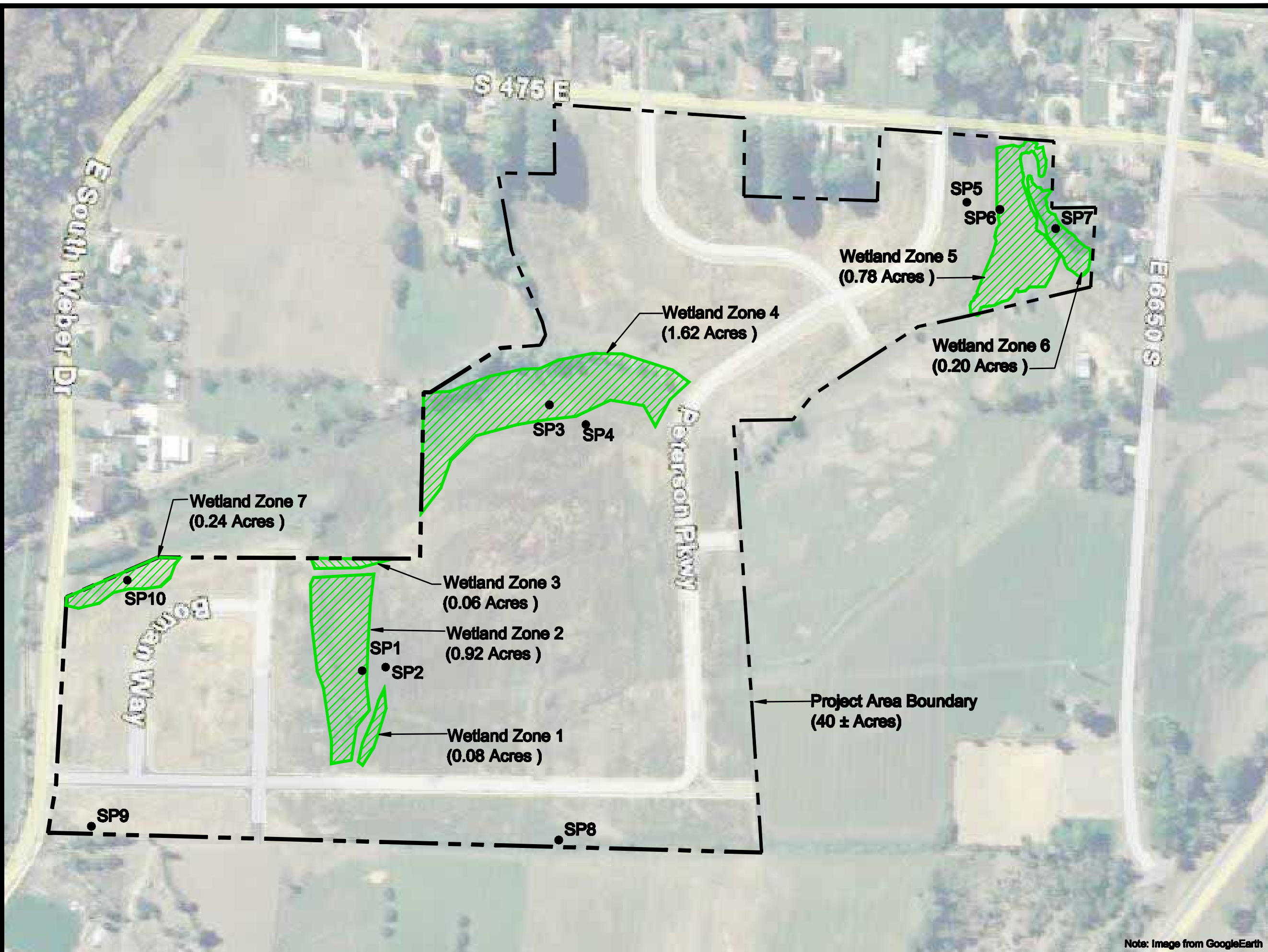
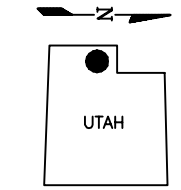
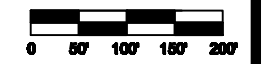
(435) 753-9502 Office  
(435) 753-9534 Fax  
[www.frontiercorp.net](http://www.frontiercorp.net)

**Wetland  
 Delineation  
 Map**

**Canyon  
 Meadows**  
 Davis County,  
 Utah

**Legend:**

-  Delineated Wetland (3.90 Acres Total)
-  SP Sample Point





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