SOUTH WEBER CITY COUNCIL AGENDA

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PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Tuesday, September 29, 2020 in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m. *Due to physical distancing guidelines, there is limited room for the public to attend. Unless commenting, please watch on YouTube at the link above. **Attendees are encouraged to wear a face mask**. If you are unable or uncomfortable attending in person, you may also comment live via Zoom if you register prior to 5 pm the day of the meeting at https://forms.gle/PMJFhYFJsD3KCi899. You may also email publiccomment@southwebercity.com for inclusion with the minutes.

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

1. Pledge of Allegiance: Mayor Sjoblom
2. Prayer: Councilman Soderquist
3. Corona Update
4. Swear in 2020 Youth Council Members
5. *Public Comment: Please respectfully follow these guidelines
    a. Individuals may speak once for 3 minutes or less
    b. State your name and address
    c. Direct comments to the entire Council (Council will not respond)
    d. Do not make remarks from the audience

PRESENTATION

6. Recognition of Stacie Whitford

ACTION ITEMS

7. Conditional Use Permit 2016-05: Elite Training Centers at 128 E South Weber Drive
8. Resolution 2020-40: Award Weber Basin Job Corps Campus Water System Re-Pipe Project
9. Resolution 2020-41: Final Site and Improvement Plans for Riverside Place, Phase 5
10. Resolution 2020-42: Award Cottonwood Dr. Waterline Replacement Project

DISCUSSION ITEM

11. The Lofts at Deer Run Redesign
12. City Council Meeting Schedule

REPORTS

13. New Business
14. Council & Staff

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

15. Discussion of the Purchase, Exchange, or Lease of Real Property
16. Discussion of Pending or Reasonable Imminent Litigation
17. Return to Open Session and Adjourn

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

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

DATE: September 24, 2020 **CITY DEPUTY RECORDER:** Friday Whaley

Council Meeting Date: 09-29-2020

Name: Kimberli Guill

Agenda Item: Swear in 2020 Youth Council Members

Objective: Recognize and deliver oaths to Youth Council

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

Summary: Recognize the Youth Council for service to the community and administer oaths

Committee Recommendation: n/a

Planning Commission Recommendation: n/a

Staff Recommendation: n/a

Attachments: none

Budget Amendment: n/a

Youth Council:

Ryker Alvey
Emily Poff
Maggie Hyer
Alexa George
Susanna Johnson
Jennah Johnson
Alexia Alberts
Lillyann Livingston
Kennedy Whitaker

Agenda Item Introduction

Council Meeting Date: September 29, 2020

Name: David Larson

Agenda Item: Stacie Whitford Recognition

Background: The Mayor and City Council would like to recognize and honor Stacie Whitford for her 8 plus years of service to the community through her volunteer flag work raising and lowering the flags at City Hall and Memorial Park.

Since the first day she volunteered to track half-mast days, she has dutifully tracked the days flags should be at half-mast then raised and lowered the flags, rain or shine, even arranging for a substitute if she was unable to at times.

Summary: Recognize Stacie Whitford for her Flag Volunteer Service

Budget Amendment: NA

Procurement Officer Review: Budgeted amount $ Bid amount $

Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: NA

Attachments: NA

Planning Commission Meeting Date: September 29, 2020

Name: David Larson

Agenda Item: Soccer Facility Conditional Use Permit 16-05 Review

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

The purpose of any CUP is to mitigate detrimental impacts caused by the permitted land use. The task at hand for the City Council is to clarify the detrimental impacts caused by, and mitigation conditions required of, the soccer facility.

Previous discussions by the City Council and Planning Commission since the soccer facility was originally proposed as well as information obtained since the facility began operating have identified some detrimental impacts that could be mitigated with reasonable conditions:

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

Hopefully, the City, the soccer facility owner and patrons, the neighbors to the facility, and the community can obtain clarity on what conditions the facility must meet moving forward with an amended and finalized CUP.

Summary: Review CUP 16-05

Attachments: Amended CUP 16-05 draft
CUP 16-05
Code Enforcement Incident Report from activities of August 1, 2020
City Attorney Memo
PC Minutes 09-10-2020

SOUTH WEBER city
1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

Amended Conditional Use Permit #16-05

Applicant: Kelly Parke **Business:** Elite Training

Address: 128 E South Weber Dr

Zone: Commercial Recreation (C-R) **Proposed Use:** Indoor/Outdoor soccer

This Amended Conditional Use Permit replaces all prior Conditional Use Permits, oral or written, relating to the above-listed property and use. In addition to the below-listed conditions, the property owner must comply with all applicable City and State Code. The conditional use for the above applicant at the property listed and the use proposed was approved by the City Council on September 29, 2020, with the following conditions:

1. Buffer Yard C requirements met
2. Satisfy Engineers review dated 31 Aug 2016
    a. Comply with UDOT stipulations, Geotechnical recommendations, and SW Irrigation instructions.
    b. Attain sewer lateral easement.
    c. Show sewer lateral on improvement plans
3. Satisfy Planner's review dated 1 Sep 2016
    a. Submit buffer yard plan and have approved
4. Council to approve buffer yard amendment
5. Install 6' vinyl fence from northeast property corner to the north end of the fire access road.
6. Comply with all UDOT access permit requirements.
7. No parking allowed on South Weber Drive or adjacent residential streets. If parking becomes insufficient, additional on-site parking must be provided. Parking along with any associated drainage changes must meet City Standards and be approved by the City Engineer.
8. No lighting will be permitted for the outdoor fields.
9. Comply with any land use easements.
10. Comply with all City Code including noise restrictions and signage.
11. Except for New Year's Eve, no events at the property may begin before 6:00 am or end after 10:30 pm. Within these hours, events may be held seven days per week.

12. Continuous hedge to be planted and maintained along the east property line, running until the fire lane and then along the building. The hedge must be appropriate to the climate, grow to a height of at least fifteen feet, and be planted close enough to form a continuous barrier.
13. Install and maintain parking spaces for 100 vehicles. Parking shall be limited to 100 vehicles.
14. Repair and maintain broken fencing.
15. Provide direction arrows on pavement and sign indicating right turn only onto South Weber Drive.

Note: City Staff shall have the right to inspect and enforce the above-listed conditions. Non-compliance with these conditions may result in cancellation of this permit. Any requests for change must be made in writing.

Applicant Kelly Parke: _____

City Council, Mayor Jo Sjoblom: _____

Attest: Recorder Lisa Smith: _____

SOUTH WEBER city
1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
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Conditional Use Permit #16-05

Applicant: Kelly Parke

Proposed Use: Recreational and sporting activities (over 1.0 acre)

Address: 128 E South Weber Drive

The conditional use for the above applicant at the property listed and the use proposed was approved by the Planning Commission on 09-08-2016. The following indicates the conditions required at the time of approval, and the current status of each.

Completed	Not Completed	N/A	
	X		1. Meet the requirements of Buffer Yard C (City Code 10.5M.6B).
X			2. Meet conditions from City Engineer's review dated 31 August 2016.
X			a. Comply with UDOT stipulations, Geotechnical recommendations and South Weber Irrigation Co. instructions.
		X	b. Easement for sewer lateral.
X			c. Improvement plans need to show sewer lateral from building to proposed site.
X			3. Meet conditions from City Planner's review dated 1 September 2016.
X			a. Buffer yard plan submitted and approved
X			4. City Council must approve buffer yard amendment before approval is granted. (Passed 09-13-16).

Following a review meeting on April 10, 2018 the following clarifications and conditions are also proposed:

1. Installation of a 6' vinyl fence from the northeast property corner to the north end of the fire access road.
2. Comply with all UDOT access permit requirements.
3. Due to safety concerns as a result of poor pedestrian access, no parking will be allowed on South Weber Drive or adjacent residential streets. If parking is or becomes insufficient to handle the demand, the applicant will be required to provide additional on-site parking to meet the demand, along with any associated drainage changes; must meet City Standards and be approved by the City Engineer.
4. No lighting will be permitted for the outdoor fields.
5. Must comply with any land use easements on the property.

6. Must comply with all City Code, including, but not limited to, noise restrictions and signage.

Approved by the Planning Commission on May 10 **, 2018. Any requests for change must be made in writing and approved by the Planning Commission in a public meeting.**

APPLICANT
Elite Training Centers

By _____
Kelly Parke

Title Manager

SOUTH WEBER CITY

By _____ 10 MAY 2018
Planning Commission Chair – Rob Osborne

ATTEST

By _____
South Weber City Deputy Recorder – Lisa Smith

On Saturday, August 1 at 9:53 AM I received a notification from several councilmembers that we could possibly have a problem at the soccer complex. I told them that I was in the area and that I would be there soon. At 10:17 AM I arrived on scene and found vehicles parked up and down S. Weber Dr., vehicles parked completely around the building including the fire lane and other non-parking areas, and vehicles parked along Raymond Drive as well as Kingston Drive.

I called law-enforcement and ask for them to meet me on scene. Immediately on my arrival I met with Angie Nydegger, who was directing traffic to try to fix the problem that she had just barely realized because she was coordinating the soccer fields. She told me that Kelly had talked to her about the parking restrictions, but there were a lot more people than what were supposed to show up because it was just allowed for each player to have two people come with them. I immediately brought up the recommendation to have people go up to the Park and Ride and they could start a shuttle system.

When I met with DCSO deputy we both started to work on fixing the safety issues first, he started on south weber drive and I started on getting cars removed from the fire lane. I made multiple notifications to Chief Tolman and Cole Fessler as well as David Larson. I was hoping to get more assistance from other on duty city staff as well as use cones to block off the fire lane to keep it from continuing to be a problem.

I contacted via cell phone the property owner Kelly Parke who gave me written authorization stating “I trust that you can make decisions that are best for my property for today, that being blocking the fire lane or other necessary measures to fix our parking issue that is going on”.

I took videos of the vehicles around the fire lane for evidence purposes as well as give courtesy notice prior to possible citation or tow to the persons violating the well-marked fire lane. I did advice Angie that I could not give permission to park in an area that was not disclosed as parking in the CUP and that we needed to get people off of the residential streets, and fire lane. She started to tell people to park in the rear of the property.

I was assisting as much as possible because I could tell that they were very understaffed as I learned later that several staff members got placed on quarantine. More DCSO officers arrived and said that they had other things going on dealing with local residential parking problems and said that I would be responsible for the private property parking problems as a city representative.

Working with event staff, I stopped games on multiple occasions to make notifications to remove illegally parked cars. I informed the city manager and working with attorneys and staff together it was decided that we would give till 1:15 pm to have all vehicles to be within compliance or the event would be terminated by South Weber City for code violations.

At 1:15 I began to investigate the possible closure of the event and obtain information required. There were no more vehicles parked on South Weber Drive, there were 8 cars remaining on Raymond Drive, there were 3 cars remaining on Kingston Drive, there were over 100 cars parked on the furthest north lot of the property. Mayor Sjoblom met me along Kingston and we had a discussion with some elected officials and staff members.

I advised them that I would like to walk back along the same path to complete my investigation and visit the homes along the way to ensure that it was not their vehicles that we were using as evidence to shut

the event down. The evidence was obtained, and my report was given to the city administrator, David Larson who ordered me to shut the event down.

I immediately went to the operation tent and met with Angie Nydegger (larocaslc), Travis Tew (3v3 tourney director). At 2:37 pm I ordered the event to be shut down and working with staff the process was started immediately. It was my decision due to safety concerns of the public to only shut one field down every 10-15 minutes. I estimated that there were 50 to 75 people per field. I was updating Dave as the fields were cleared.

At 3:02 pm all of the residential streets were cleared of the vehicles related to the event and at 4:20 pm the entire event was completely shut down playing games. I had the food truck shut down at 3:25 pm. I counted 70 vehicles still on the property at the closure of the event and they were disassembling nets and removing equipment.

Refer to incident #1000 for all case information including violations for CUP violations, fire violations, weed violation. The case will be on going and active.

Chris Tremea
Code Enforcement
South Weber City

HAYES GODFREY BELL
LAWYERS

Hayes Godfrey Bell, P.C.
(Mazuran and Hayes 1992-2014)

2118 East 3900 South, Ste. 300
Holladay UT 84124
(801) 272-8998

MEMORANDUM

To: Members of the South Weber City Planning Commission

From: Jayme Blakesley, City Attorney

Re: Conditional Use Permit #16-05 – Recreational and Sporting Activities

Date: September 4, 2020

On July 9, 2020, the South Weber City Planning Commission began a review of Conditional Use Permit #16-05 ("CUP 16-05"), which allows recreational and sporting activities to occur at 128 East South Weber Drive, commonly referred to as "La Roca Park." The Planning Commission is scheduled to continue its review on September 10, 2020. The purpose of this memorandum is to outline the legal framework for actions the Planning Commission may wish to consider as it discusses CUP 16-05.

I. Background

In September 2016, the City Council approved the original conditional use permit for La Roca Park. It was approved by motion with the following conditions:

1. Developer required to follow recommendation on geo tech report;
2. Amendment to use Buffer Yard C;
3. Approval by adjacent landowner Trevor Schenck as to types of foliage (subject to code);
4. Intended use statement to be submitted by the developer [with] intention for the total acreage of property; and
5. Hours of normal operation from 6:00 a.m. to 10:00 p.m. Monday through Saturday.

The Planning Commission reviewed and amended the original conditional use permit in April 2018. Based on this review, on May 10, 2018, the Planning Commission approved CUP 16-05.

CUP 16-05 carried forward the original five conditions, listed four other conditions that were agreed-upon at the time the original conditional use permit was approved, and added six additional conditions. The four conditions agreed upon at the time of approval are:

1. Meet the requirements of Buffer Yard C (City Code 10.5M.6B);
2. Meet conditions from City Engineer's review dated August 31, 2016;
3. Meet conditions from City Planner's review dated September 1, 2016; and
4. Obtain City Council approval of buffer yard amendment.

The six additional conditions imposed by CUP 16-05 are:

1. Installation of a 6' vinyl fence from the northeast corner to the north end of the fire access road;
2. Comply with all UDOT access permit requirements;
3. Due to safety concerns as a result of poor pedestrian access, no parking will be allowed on South Weber Drive or adjacent residential streets. If parking is or becomes insufficient to handle the demand, the applicant will be required to provide additional on-site parking to meet the demand, along with any associated drainage changes; must meet City Standards and be approved by the City Engineer;
4. No lighting will be permitted for the outdoor fields;
5. Must comply with any land use easements on the property; and
6. Must comply with all City Code, including, but not limited to, noise restrictions and signage.

Due to concerns about noise, traffic/parking, and the hours of activity at La Roca Park, the Planning Commission initiated a review of the conditional use permit on July 9, 2020. Since initiating the review, a violation of CUP 16-05 occurred on August 1, 2020, when the La Roca Futbol Club hosted a 3v3 Live soccer tournament at La Roca Park. A large number of people attended. On-site parking was insufficient to accommodate the crowd. As a result, dozens of participants parked their vehicles in fire lanes and on nearby residential streets.

II. Legal Framework

The purpose for conditional use permits is to provide flexibility for uses that may be compatible with the surrounding neighborhood or adjacent land uses only if certain conditions are required that mitigate or eliminate the detrimental impacts.[1]

To apply such conditions, a City must establish standards for reviewing applications for conditional use permits. The established standards are the only criteria a City may apply when evaluating an application for a conditional use permit.

These are the standards applicable to conditional use permit applications in South Weber:

1. The proposed use shall not generate enough traffic to be detrimental to the immediate neighborhood;

2. The proposed development shall not overload the carrying capacity for which local streets were designed;

3. Internal traffic circulation shall not adversely affect adjacent residential properties;

4. Parking facilities location shall not adversely affect adjacent residential properties;

5. Parking facilities shall be effectively screened from adjacent residential properties;

6. The relationship of structures and parking shall be complementary to the aesthetics of the general area;

7. The proposed sign(s) shall not adversely effect [sic] the development itself or the overall aesthetics of the general area;

8. The proposed landscaping shall be sufficient to enhance the aesthetic acceptability of the development; and

9. The project shall be landscaped and maintained with a sprinkler system.[2]

If a City receives evidence that a conditional use may not satisfy one or more of the above-listed standards, State law requires the City to consider whether "reasonable conditions" can be imposed "to mitigate the reasonably anticipated detrimental effects of the proposed use."[3] Such conditions must be reasonable, must address the identified effects, and must refer to the applicable standards listed above.

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[1] U.C.A. § 10-9a-103(8)
[2] South Weber Ordinance 10-7-3(D)
[3] U.C.A. 10-9a-507(2)(a)(i)

A City may deny an application for a conditional use permit, or revoke an existing conditional use permit, only if the reasonably anticipated detrimental effects cannot be "substantially mitigated by . . . reasonable conditions to achieve compliance with applicable standards."[4] State law prohibits a City from demanding complete *elimination* of the detrimental effects.[5]

When identifying detrimental effects or proposing reasonable conditions to comply with the applicable standards, a City must base its decisions on "substantial evidence."[6] In Utah, "the consent of neighboring landowners [or 'public clamor']" is not substantial evidence and "may not be made a criterion for the issuance or denial [of] a conditional use permit."[7]

III. Roles and Responsibilities

The Planning Commission has the authority to "hear and decide conditional use permits" for property zoned residential.[8]

In the absence of specific procedures for amending conditional use permits, for past amendments the City has followed the process outlined for approvals and allowed the Planning Commission to hear and decide amendments.

The authority to revoke a conditional use permit is reserved to the City Council (1) "upon failure [by the property owner] to comply with the conditions imposed with the original approval of the permit," and (2) "after a review and recommendation by the Planning Commission.[9]

IV. Discussion

The following is a list of options for the Planning Commission to consider as it reviews CUP 16-05:

A. Enforce CUP 16-05 as written.

Condition three of CUP 16-05 states that, "if parking is or becomes insufficient to handle the demand, the applicant will be required to provide additional on-site parking to meet the demand, along with any associated drainage changes; must meet City Standards and be approved by the City Engineer." The events of August 1, 2020 are evidence of insufficient on-site parking to meet the demand. Based on this evidence, the City could require the applicant to provide

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[4] U.C.A. § 10-9a-507(c)
[5] U.C.A. 10-9a-507(2)(a)(ii)
[6] *Uintah Mountain RTC. L.L.C. v. Duchesne County*, 127 P.3d 1270, ¶ 19 (2005); U.C.A. (quoting *Ralph L. Wadsworth Constr., Inc. v. West Jordan City*, 2000 UT App 49, ¶ 9, 999 P.2d 1240)
[7] *Id.* at ¶ 30 (2005) (quoting *Davis County v. Clearfield City*, 756 P.2d 704 at 712 (Utah Ct.App. 1988)
[8] South Weber City Code § 10-3-5(B)(7)
[9] South Weber City Code § 10-7-2(B)

additional on-site parking along with the associated drainage changes in accordance with City Standards and as approved by the City Engineer.

Condition five of CUP 16-05 requires compliance with all City Code, including but not limited to, noise restrictions and signage. The City Council may enforce code violations with civil penalties of up to $1,000 per violation.[10] The Planning Commission could recommend this matter to the City Council for enforcement as a civil violation of City Code.

B. Amend/Clarify CUP 16-05.

With the consent of the property owner, the Planning Commission could consider an application to amend and clarify CUP 16-05. The Planning Commission would consider or propose amended conditions to address traffic, parking, or landscaping as those standards are stated at § 10-7-3(D) of City Code.

C. Recommend that the City Council Revoke CUP 16-05.

Based on the events of the 3v3 Live tournament on August 1, 2020, there is evidence that the property owner violated City Code and conditions three and six of CUP 16-05. The details of these violations are documented in a report from City Code Enforcement Officer Chris Tremea. They relate to landscaping, fire code, and parking on South Weber Drive and nearby residential streets.

If the Planning Commission finds evidence that the violations cannot be cured through the existing conditions or by voluntary amendment, then it may recommend to the City Council that CUP 16-05 be revoked.

When considering whether to recommend revocation, the Planning Commission should note that, according to State law, a City may revoke an existing conditional use permit *only if* the reasonably anticipated detrimental effects cannot be "substantially mitigated by . . . reasonable conditions to achieve compliance with applicable standards."[11] State law prohibits a City from demanding complete *elimination* of the detrimental effects.[12]

City Code prohibits an application for a conditional use permit for two years following the revocation of a conditional use permit at the same location, by the same applicant, or for the same purpose.

[10] City Code § 1-9-1
[11] U.C.A. § 10-9a-507(c)
[12] U.C.A. 10-9a-507(2)(a)(ii)

V. Recommendation

In this circumstance, the property owner appears to recognize that the conditions of CUP 16-05 could be stated more precisely, has acknowledged the detrimental impacts caused by past use of the property for soccer activities, and appears willing to implement additional reasonable conditions on such use.

Based on the foregoing, I recommend the Planning Commission amend, clarify, and restate CUP 16-05 with more specific conditions to address traffic, parking, and landscaping. These conditions must be based on evidence and should be as specific as possible. They might include limitations on the number of vehicles and hours/days of operation, and the requirement that certain portions of the property be landscaped to buffer neighboring residential properties.

Excerpt from Planning Commission minutes 09-10-2020 re: CU Permit 16-05

Conditional Use Permit Review: CU 16-05 South Weber Soccer Facility by Kelly Parke: Conditional Use Permit 16-05 was approved by the planning commission on September 8, 2016 and approved by the city council on September 13, 2016. A review meeting on April 10, 2018 brought clarifications and conditions to the permit (see CUP 16-05) which was approved by the planning commission on May 10, 2018. An official CUP form was then created that finalized and documented the conditions. Planning commission met on July 9, 2020 to begin a review of the CUP and discuss potential adjustments/improvements.

In the meantime, on August 1, 2020, a large 3v3 tournament took place on the property which led to violations of the CUP. City Attorney, Jayme Blakesley is providing some additional direction and considerations for the planning commission as they review the CUP. A recommendation of the planning commission will move to the city council for final review and decision.

Kelly Parke apologized for the 3v3 tournament that took place on August 1, 2020. He was told there would be 85 participants, which was a miscommunication, because they had 85 teams. He explained this what not their intent or La Roca's intent. He has amended his agreement with La Roca since then.

Commissioner Osborne questioned what the capacity at the soccer facility. Kelly discussed how they try to keep the number at 100 vehicles. Commissioner Johnson brought up concerns from residents include individuals driving through Maple Farms Subdivision. He asked if the event can provide a barrier west of Raymond Drive on 6650 South to redirect traffic to South Weber Drive. He said there have been several complaints of speeding. Kelly doesn't think he has the authority to do that, but they do try to inform their players to not travel through this subdivision. Commissioner Johnson suggested asking the city council to look at some sort of barrier on 6650 South. Commissioner Grubb is in favor of that. He discussed it will be difficult to eliminate traffic going to the facility, but it will help when individuals leave. Commissioner Osborne suggested the possibility of a right turn only.

Commissioner Walton referenced City Attorney, Jayme Blakesley's, letter of September 4, 2020. Item #2 states, *the proposed development shall not overload the carrying capacity for which local streets were designed*. Commissioner Grubb opined the traffic is detrimental to the neighborhood and should be forced to use South Weber Drive and 475 East, which are streets that are set up for high amounts of traffic. Commissioner Osborne discussed how difficult it can be to control traffic and how to know who is going to the facility and who is not. He feels this is an enforcement problem. Commissioner Walton suggested exploring one way traffic out of one of those streets. Commissioner Boatright isn't in favor of a one way street because that affects residents as well. He believes it is unfair to ask a property owner to control the traffic coming off of his property, and he doesn't see how it can be enforced. Commissioner Johnson suggested the city move the barriers west from 6650 South to Silver Oak Lane. City Planner, Barry Burton, expressed moving the barriers would help with the traffic and cut the access onto the west of 6650. City Engineer, Brandon Jones, stated if the barriers are moved, there will need to be a turnaround. Barry discussed the only other option is to install signs, but individuals sometimes

don't pay attention to them. Commissioner Boatright doesn't understand how the traffic relates to the CUP. Barry stated the planning commission can make recommendation to the city council. Commissioner Osborne suggested limiting the number of vehicles to a maximum of 100. Commissioner Johnson recommended Blair Halverson, City Council member, take the request for moving the barriers to the city council.

Hours of Operation:

Kelly asked the planning commission to review the 6:00 a.m. to 10:00 p.m. hours of normal operation from Monday through Saturday. He thinks this will become a legal situation because the original CUP did not include those hours of operation. Jayme discussed it was orally stated in the motion the operation hours were 6:00 a.m. to 10:00 p.m. in 2016. Kelly commented he needs to operate on Sunday and he feels he needs the option. He isn't aware of games or practices going until 1:00 a.m. He asked if the hours of operation could be 6:00 a.m. to 11:00 p.m. with the exception of New Year's Eve. Commissioner Walton asked the city attorney if the city can influence hours of operation. Jayme said if it relates to parking and traffic, they can.

Jayme discussed Conditional Use Permit #16-05 and conditions that were required at the time of approval. He explained a review of the CUP was held on April 10, 2018 following that review a list of six more conditions were proposed, approved, and added to the CUP by the planning commission on May 10, 2018.

Councilman Blair Halverson expressed he receives several complaints concerning the hours of operation of this facility. There isn't noise coming from the inside of the facility, but outside with vehicles honking, etc. He explained he has been at the facility many times and has seen vehicles after 10:00 p.m. He feels Kelly needs to decide to schedule games earlier or the hours of operation need to change. Commissioner Osborne suggested 11:00 p.m. with everyone being off the premise by then. Kelly stated he can't guarantee everyone will be off the premise. Kelly suggested stopping operations at 11:00 p.m. Commissioner Osborne suggested operations stop at 10:00 p.m. Kelly is very concerned about stopping at 10:00 p.m. because of the earning potential of that last hour. Commissioner Boatright asked if the facility is used on Sunday. Kelly explained La Roca has used the facility on Sunday with out of state teams using the facility Friday to Sunday. Kelly stated the 2018 CUP doesn't specify anything about not operating on Sunday.

Commissioner Johnson asked about noise restrictions in the city. Barry stated the city doesn't have a noise ordinance, but they do have a nuisance ordinance. Commissioner Boatright is fine with seven days a week, but isn't sure how to enforce people in the parking lot or driving behavior. Commissioner Osborne asked Kelly if he is okay with 10:30 p.m. Kelly voiced he would really like 11:00 p.m. He knows if he has to be done by 11:00 p.m., he will be done by 11:00 p.m. Commissioner Grubb had the impression you were going to end at 10:30 p.m. Kelly isn't sure what time her last game is scheduled. Blair commented he has discussed with La Roca staff the schedule and he was told they try to end by 10:00 p.m.

Parking:
Barry stated there are 64 parking spaces in the paved parking lot and approximately 44 parking spaces in the overflow.

Commissioner Grubb suggested a speed limit sign on 6650 South with a right turn only sign exiting the La Roca parking lot and onto South Weber Drive.

Buffer Yard:
Commissioner Grubb stated the buffer yard has been discussed before but it is poorly put together. He recommends taking the entire length along the east side of their property and install a columnar pillar type shrub type hedge that grows 15' tall and creates a visual buffer. He feels this is a simple request and will help visually achieve the purpose. Barry pointed out the fire lane next to the building goes right up to the property line. Commissioner Boatright asked about the condition for the buffer yard in the 2016 CUP. Commissioner Grubb commented the 2016 buffer yard condition didn't accomplish the goal. Barry suggested it be a large shrub appropriate to the climate and grows at least 8'. Commissioner Grubb conveyed a shrub will help block the sound and light. It was recommended the shrub be 15' tall, planted the length of the east side property line, and create a solid screen.

Fence:
Commissioner Grubb stated the fence needs to be repaired. Kelly stated it will be repaired.

Commissioner Grubb moved to recommend to the city council approval of Conditional Use Permit Review: CU 16-05 South Weber Soccer Facility for Kelly Parke. Subject to the following:

1. **The original conditions of CUP 16-05 including four items in table and six items following review of April 10, 2018.**
2. **Hours of operation 6:00 a.m. to 10:30 p.m. Monday thru Sunday with the exception of New Year's Eve.**
3. **City install a right turn only sign exiting the premise.**
4. **City install speed limit sign on 6650 South.**
5. **Maximum of 100 vehicles onsite.**
6. **Install buffer screen with shrubs appropriate to the climate with a minimum height of 15' and solid screen.**
7. **Owner to repair fence.**

Commissioner Boatright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

End PC Minutes Excerpt for CU Permit 16-05

JONES & ASSOCIATES CONSULTING ENGINEERS

SOUTH WEBER city

RECOMMENDATION OF AWARD

To: South Weber City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: RECOMMENDATION OF AWARD
WEBER BASIN JOB CORPS CAMPUS WATER SYSTEM RE-PIPE PROJECT

Date: September 24, 2020

GENERAL

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

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

PRE-QUALIFICATION PROCESS

Due to the complexity of construction on the Job Corps campus, the project team decided to pre-qualify contractors. A Request for Qualifications was issued on July 27, 2020, with Statements of Qualifications (SOQ) due on August 7, 2020.

The City received SOQs from the following contractors:

1. BHI
2. Condie Construction Co.
3. COP Construction
4. CT Davis Excavation
5. Marriott Construction
6. Ormond Construction
7. S&L Inc.
8. Sundt
9. VanCon, Inc.
10. Whitaker Construction

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

MANDATORY PRE-BID MEETING

Preliminary plans and a draft bid schedule were sent to the pre-qualified contractors ahead of the mandatory pre-bid meeting which was held onsite on September 4, 2020. The following contractors were attended:

1. BHI
2. COP Construction
3. Marriott Construction
4. Ormond Construction
5. Sundt
6. VanCon, Inc.
7. Whitaker Construction

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

BIDDING

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

1. BHI
2. COP Construction
3. Ormond Construction

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

BUDGET

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

AWARD RECOMMENDATION

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

Attachment: Bid Tabulation

BID TABULATION

South Weber City

Weber Basin Job Corps Campus Water System Re-Pipe

Bid Opening: September 16, 2020 at 2:00 p.m. via Zoom

Item	Description	Qty	Unit	Engineer's Estimate		COP Construction LLC		B.H. Inc.		Ormond Construction Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID ITEMS											
1	Mobilization/demobilization	1	LS	$ 60,000.00	$ 60,000.00	$ 80,000.00	$ 80,000.00	$ 71,400.00	$ 71,400.00	$ 84,700.00	$ 84,700.00
2	Traffic control	1	LS	4,000.00	4,000.00	1,600.00	1,600.00	2,250.00	2,250.00	33,720.00	33,720.00
3	Pedestrian (student) traffic control	6	WK	1,000.00	6,000.00	440.00	2,640.00	280.00	1,680.00	1,225.00	7,350.00
4	Prepare and implement SWPPP	1	LS	4,000.00	4,000.00	3,500.00	3,500.00	16,550.00	16,550.00	28,100.00	28,100.00
5	Clear and grub	1	LS	1,000.00	1,000.00	6,500.00	6,500.00	3,100.00	3,100.00	3,500.00	3,500.00
6	Provide trench safety measures	1,000	LF	2.00	2,000.00	9.20	9,200.00	6.79	6,790.00	1.00	1,000.00
7	Potholing utility in advance (non-destructive)	100	EA	400.00	40,000.00	290.00	29,000.00	446.00	44,600.00	450.00	45,000.00
8	Testing (materials, compaction)	1	LS	7,500.00	7,500.00	13,000.00	13,000.00	8,900.00	8,900.00	22,480.00	22,480.00
9	Testing (pressure and disinfection)	1	LS	4,000.00	4,000.00	15,000.00	15,000.00	13,800.00	13,800.00	16,860.00	16,860.00
10	8" C-900 DR 18 PVC water line	2,800	LF	90.00	252,000.00	52.00	145,600.00	86.69	242,732.00	52.23	146,244.00
11	12" C-900 DR 18 PVC water line	1,050	LF	90.00	94,500.00	76.00	79,800.00	97.24	102,102.00	87.57	91,948.50
12	Contractor's option: 12" C-900 DR 18 PVC or 12" DI restrained joint water line	100	LF	105.00	10,500.00	82.00	8,200.00	108.39	10,839.00	85.12	8,512.00
13	12" DI water line	300	LF	80.00	24,000.00	82.00	24,600.00	95.49	28,647.00	112.85	33,855.00
14	12" DI restrained joint water line	215	LF	95.00	20,425.00	110.00	23,650.00	116.25	24,993.75	103.11	22,168.65
15	14" PVC casing on water line	100	LF	40.00	4,000.00	150.00	15,000.00	133.10	13,310.00	107.63	10,763.00
16	20" PVC casing on water line	160	LF	50.00	8,000.00	180.00	28,800.00	165.95	26,552.00	126.87	20,299.20
17	20" Steel casing by bore	60	LF	500.00	30,000.00	2,000.00	120,000.00	631.75	37,905.00	754.84	45,290.40
18	Anchor block	10	EA	500.00	5,000.00	1,500.00	15,000.00	1,100.00	11,000.00	1,295.00	12,950.00
19	8" Gate valve	18	EA	2,500.00	45,000.00	1,900.00	34,200.00	1,525.00	27,450.00	1,643.60	29,584.80
20	12" Gate valve	5	EA	3,000.00	15,000.00	3,100.00	15,500.00	2,650.00	13,250.00	2,934.20	14,671.00
21	Fire hydrant unit	13	EA	6,500.00	84,500.00	7,300.00	94,900.00	6,920.00	89,960.00	5,470.12	71,111.56
22	2" Air/vac station	3	EA	5,500.00	16,500.00	5,100.00	15,300.00	6,950.00	20,850.00	7,268.00	21,804.00
23	8" Water line loop	6	EA	3,500.00	21,000.00	5,500.00	33,000.00	4,575.00	27,450.00	1,400.00	8,400.00

Item	Description	Qty	Unit	Engineer's Estimate		COP Construction LLC		B.H. Inc.		Ormond Construction Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
24	12" Water line loop	2	EA	4,000.00	8,000.00	7,500.00	15,000.00	6,625.00	13,250.00	5,024.76	10,049.52
25	Connect to existing 8" water line	1	EA	3,500.00	3,500.00	7,900.00	7,900.00	2,575.00	2,575.00	2,534.60	2,534.60
26	Connect to existing 12" water line	1	EA	4,000.00	4,000.00	8,500.00	8,500.00	2,775.00	2,775.00	3,122.20	3,122.20
27	2" Water service	16	EA	2,000.00	32,000.00	720.00	11,520.00	725.00	11,600.00	1,318.15	21,090.40
28	1.5" Water service	4	EA	1,750.00	7,000.00	620.00	2,480.00	625.00	2,500.00	1,089.65	4,358.60
29	2" Water service line	660	LF	25.00	16,500.00	35.00	23,100.00	36.25	23,925.00	33.55	22,143.00
30	1.5" Water service line	235	LF	22.00	5,170.00	24.00	5,640.00	35.75	8,401.25	41.11	9,660.85
31	Connect to existing 2" water service line	15	EA	750.00	11,250.00	370.00	5,550.00	350.00	5,250.00	1,227.69	18,415.35
32	Connect to existing 1.5" water service line	3	EA	700.00	2,100.00	340.00	1,020.00	325.00	975.00	1,196.10	3,588.30
33	Connect to existing 1.25" water service line	1	EA	700.00	700.00	240.00	240.00	275.00	275.00	1,181.26	1,181.26
34	2" Water meter station	15	EA	2,500.00	37,500.00	7,800.00	117,000.00	7,700.00	115,500.00	7,002.55	105,038.25
35	1.5" Water meter station	4	EA	1,500.00	6,000.00	7,500.00	30,000.00	7,650.00	30,600.00	7,176.00	28,704.00
36	WBWCD Meter Vault	1	LS	175,000.00	175,000.00	155,000.00	155,000.00	184,000.00	184,000.00	188,840.70	188,840.70
37	Bollard	24	EA	200.00	4,800.00	890.00	21,360.00	750.00	18,000.00	1,143.68	27,448.32
38	Imported granular borrow for trench backfill	2,400	TON	15.00	36,000.00	15.00	36,000.00	21.12	50,688.00	20.74	49,776.00
39	Remove concrete pavement	14,300	SF	2.00	28,600.00	0.95	13,585.00	2.46	35,178.00	4.23	60,489.00
40	Remove concrete on asphalt pavement	9,500	SF	3.00	28,500.00	0.90	8,550.00	3.53	33,535.00	4.98	47,310.00
41	Remove asphalt pavement	1,525	SF	1.20	1,830.00	0.80	1,220.00	2.63	4,010.75	1.75	2,668.75
42	Remove concrete sidewalk	2,100	SF	2.00	4,200.00	0.90	1,890.00	1.61	3,381.00	2.15	4,515.00
43	Remove curb and gutter	60	LF	5.00	300.00	7.50	450.00	12.60	756.00	8.50	510.00
44	Remove concrete waterway	565	LF	5.00	2,825.00	3.00	1,695.00	4.05	2,288.25	12.00	6,780.00
45	Concrete pavement repair	27,000	SF	12.50	337,500.00	10.00	270,000.00	15.26	412,020.00	16.94	457,380.00
46	Asphalt pavement repair	1,525	SF	10.00	15,250.00	7.60	11,590.00	5.30	8,082.50	10.28	15,677.00
47	Gravel road repair	2,000	SF	1.25	2,500.00	2.50	5,000.00	1.40	2,800.00	2.36	4,720.00
48	Curb and gutter	60	LF	25.00	1,500.00	25.00	1,500.00	80.65	4,839.00	58.00	3,480.00
49	Waterway	565	LF	20.00	11,300.00	40.00	22,600.00	44.80	25,312.00	42.91	24,244.15
50	Sidewalk repair	2,100	SF	7.50	15,750.00	7.00	14,700.00	14.84	31,164.00	14.04	29,484.00
51	Rockscape/decorative rock restoration	1,200	SF	5.00	6,000.00	4.30	5,160.00	3.35	4,020.00	6.25	7,500.00
52	Landscape/softscape restoration	2,500	SF	3.00	7,500.00	4.30	10,750.00	3.35	8,375.00	1.25	3,125.00
53	Native vegetation area restoration	2,000	SF	1.00	2,000.00	0.55	1,100.00	0.56	1,120.00	0.85	1,700.00

Item	Description	Qty	Unit	Engineer's Estimate		COP Construction LLC		B.H. Inc.		Ormond Construction Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
54	Remove existing fire hydrant	9	EA	600.00	5,400.00	1,100.00	9,900.00	1,300.00	11,700.00	489.00	4,401.00
55	Obliterate existing valve box	16	EA	100.00	1,600.00	240.00	3,840.00	215.00	3,440.00	124.00	1,984.00
	TOTAL BASE BID (Items 1-55)			**$**	***1,581,000.00***	**$**	***1,637,830.00***	**$**	***1,908,446.50***	**$**	***1,952,231.36***

SUPPLEMENTAL BID ITEMS

S1	1" Water service		EA	-		1,100.00		600.00		1,667.61	
S2	1" Water service line		LF	-		33.00		34.75		22.90	
S3	Connect to existing 1" water service line		EA	-		300.00		250.00		388.87	
S4	Loop existing 1" water service line		EA	-		580.00		1,000.00		599.11	
S5	Loop existing 1.25" water service line		EA	-		650.00		1,050.00		741.29	
S6	Loop existing 1.5" water service line		EA	-		780.00		1,200.00		900.20	
S7	Loop existing 2" water service line		EA	-		930.00		1,300.00		1,146.66	
S8	Remove tree (up to 6" caliber)		EA	-		2,000.00		500.00		250.00	
S9	Remove stump (up to 18" caliber)		EA	-		3,200.00		900.00		725.00	
S10	12" Flexible expansion joint		EA	-		11,000.00		9,675.00		10,396.73	

Project Engineer Dana Q. Shuler Date 9/16/2020

RESOLUTION 2020-40
A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AWARDING WEBER BASIN JOB CORPS CAMPUS WATER SYSTEM RE-PIPE PROJECT CONTRACT

WHEREAS, on May 19th 2020 the city entered into an agreement with the US Department of Labor on behalf of Job Corps to replace city water lines running through their campus as part of the East Bench Water Transmission Line Project; and

WHEREAS, the water service agreement between South Weber City and the United States Department of Labor provides that Job Corps agrees to pay for any reasonable changes, appropriately documented, which changes are over the estimated amount; and

WHEREAS, the project was advertised requesting pre-qualification by interested contractors; and

WHEREAS, an evaluation committee compiled scores and designated nine companies as pre-qualified: BHI, Condie Construction Co, COP Construction, Marriott Construction, Ormond Construction, S&L Inc, Sundt, VanCon, Inc, and Whitaker Construction; and

WHEREAS, due to federal permitting delays, the project was split into two parts 1) Weber Basin Job Corps Campus Water System Re-Pipe Project and 2) South Weber City East Bench Water Transmission Line Project; and

WHEREAS, following a mandatory pre-bid meeting on September 4, 2020, bids for the Job Corps portion were accepted and opened September 16, 2020; and

WHEREAS, all bids were higher than the projected cost, the scope of the work was re-evaluated and adjusted to meet the budgeted amount, and

WHEREAS, bids were evaluated and Project Engineer Dana Shuler has recommended the bid be awarded to COP Construction for $1,637,830.00

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

Section 1. Award: The Weber Job Corps Campus Water System Re-Pipe Project is hereby awarded to COP Construction for $1,637,830.00

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

PASSED AND ADOPTED by the City Council of South Weber, Davis County, Utah on the 29th day of September 2020.

Roll call vote is as follows:

Council Member Alberts	FOR	AGAINST
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Jo Sjoblom, Mayor **Attest:** Lisa Smith, Recorder

M E M O R A N D U M

TO: South Weber City Mayor and Council

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

CC: David J. Larson – South Weber City Manager

RE: RIVERSIDE PLACE SUBDIVISION PHASE 5, Plat & Improvement Plans Engineering Review (Final)

Date: September 23, 2020

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

BACKGROUND

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

GENERAL

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

PLAT

E2. No comments.

IMPROVEMENT PLANS

E3. No comments.

RECOMMENDATION

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

RIVERSIDE PLACE PHASE 5 FINAL REVIEW
By Barry Burton 9.4.20
For the Planning Commission

Zoning Compliance:

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

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

Final Plat:

PL3 – I see no problems with the final plat.

Recommendation:

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

Excerpt from PC minutes 09-10-2020 re Riverside phase 5

Riverside Place Phase 5 Final Recommendation located at approximately 6750 S. 675 E. (Parcel 13-018-0081) 2.84 acres (11 Lots): Planning commission approved the preliminary plan for Riverside Place Subdivision on January 14, 2016. They have already received final approval for Phases 1-3 and are now coming before planning commission for final approval for Phase 5. Phase 4 will come later.

Commissioner Osborne has reviewed the reviews from the city engineer and city planner. Jeremy Draper questioned the fence along the posse grounds needing to be a chain link fence and whether or not there can be two fences – one chain link and a vinyl fence. Commissioner Osborne stated the posse grounds will remain. Brandon stated the chain link is a requirement because it is agricultural bordering residential. Jeremy asked if the current chain link will remain. Commissioner Boatright pointed out a number of trees were uprooted with this last wind storm. Blair stated the current chain link fence is in poor shape and from a livestock standpoint the city code requires a minimum of a 6 ft. chain link. Barry discussed vinyl fencing not being conducive to livestock. He recommends the chain link. Jeremy stated he will install a chain link fence but may look at adding a vinyl fence as well.

Commissioner Grubb asked about note #4 on the plat concerning the power easement. He doesn't see the 50' power line easement on the west line of the property. Jeremy will make sure that is taken care of. Brandon explained this development isn't installing a land drain and that is why there are no basements.

City Engineer, Brandon Jones, review of September 4, 2020 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 5 dated, May 21, 2020. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

BACKGROUND

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

GENERAL

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

PLAT

E2. Our office will provide the addresses for the lots.

E3. An easement approval signature block for RMP is needed. This will provide RMP the opportunity to sign off on the accuracy of the easement shown.

E4. Minor comments will be submitted to the developer's engineer.

IMPROVEMENT PLANS

E5. Only the new construction information is included. The plan set should include drawing sheets for all infrastructure associated with the subdivision (existing and proposed).

E6. A new 6' chain link fence is required along the north boundary line adjacent to the Posse Grounds.

E7. Minor comments will be submitted to the developer's engineer.

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

Zoning Compliance:

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

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

Final Plat:

PL3 – I see no problems with the final plat.

Recommendation:

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

Commissioner Grubb moved to recommend approval of Riverside Place Phase 5 Final Recommendation located at approximately 6750 S. 675 E. (Parcel 13-018-0081) 2.84 acres (11 Lots) subject to the following conditions:

1. **City Engineer, Brandon Jones, review of September 4, 2020.**
2. **City Planner, Barry Burton's, review of September 4, 2020.**
3. **Correction of note on plat to remove item #4.**

Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

End excerpt from PC minutes 09-10-2020 re Riverside phase 5

Approved by PC _____

Approved by CC _____

SOUTH WEBER city

1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	$ 200.00	$ 400.00				
Sketch	$ 400.00	$ 700.00				
2nd Sketch	$ 300.00	$ 350.00				
Prelim	$ 600.00	$ 900.00				
Final	$ 700.00	$ 1,100.00				

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: RIVERSIDE PLACE SUBDIVISION PHASE 5

Approx. Location: 6750 SOUTH 675 EAST

Parcel Number(s): 13-018-0081 Total Acres: 2.84 ACRES

Current Zone: R-M If Rezoning, to what zone: N/A Bordering Zones: R-M & A

Surrounding Land Uses: RESIDENTIAL SUBDIVISIONS - POSE GROUNDS

Number of Lots: 11 # of Lots Per Acre: 0.26 PUD: Yes No

Developer or Agent

Name: SCOTT HEAGY
Company: MB-RIVERSIDE PLACE 456 LLC
Address: 1245 E. BRICKYARD RD, STE 100
City/State/Zip: SLC, UT 84106
Phone: 385-220-4742
Email: scott.heagy@millerbates.com

Developer's Engineer

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

Property Owner, if not Developer

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

Surveyor, if not Engineer

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

Development Signs:

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

Applicant Certification

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: _____Date: _____

State of Utah, County of Davis
Subscribed and sworn to before me on this _____day of _____, 201__
By _____.

Notary _____

Seal

Property Owner's Signature:_____Date: _____

State of Utah, County of Davis
Subscribed and sworn to before me on this _____day of _____, 201__
By _____.

Notary _____

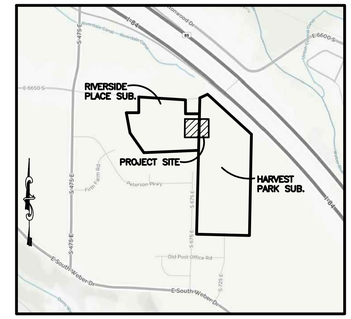
Seal

Project Narrative/Notes/Revisions

1. 05/19/20 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 09/16/20 NF – REVISED PER CITY REVIEW DATED: 9/04/2020.

Riverside Place Subdivision
Phase 5
Improvement Plans

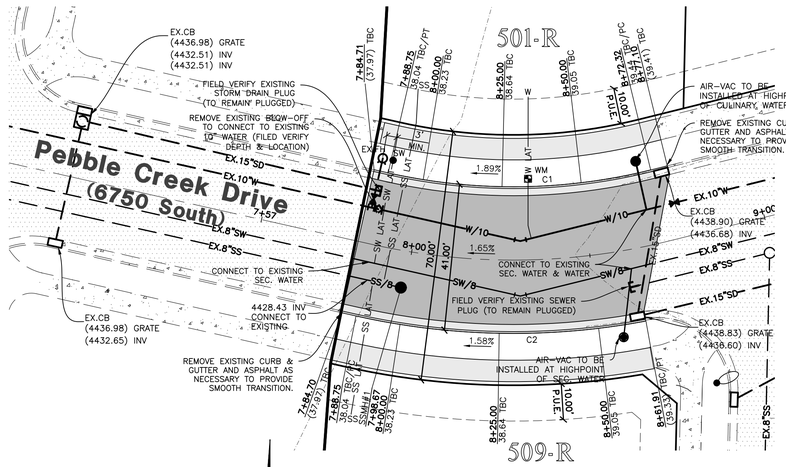
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
SEPTEMBER 17, 2020



Vicinity Map
NOT TO SCALE

Legend

- SW LAT = PROPOSED SECONDARY WATER LATERAL
- LD LAT = PROPOSED LAND DRAIN LATERAL
- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- W/8 = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- SW/8 = PROPOSED SECONDARY WATER LINE
- EX.SW = EXISTING SECONDARY WATER LINE
- SS/8 = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SD/15 = PROPOSED STORM DRAIN LINE
- EX.SD = EXISTING STORM DRAIN LINE
- = PROPOSED MANHOLE
- = EXISTING MANHOLE
- = PROPOSED GATE VALVE
- = EXISTING GATE VALVE
- = PROPOSED WATER METER
- = EXISTING WATER METER
- = PROPOSED CATCH BASIN
- = EXISTING CATCH BASIN
- CB = CATCH BASIN
- P.U.E. = PUBLIC UTILITY EASEMENT
- RCP = REINFORCED CONCRETE PIPE
- RIM = RIM OF MANHOLE
- R.O.W. = RIGHT-OF-WAY
- SD = STORM DRAIN
- SS = SANITARY SEWER
- TBC = TOP BACK OF CURB
- W = CULINARY WATER
- WM = WATER METER
- INV = INVERT
- L.F. = LINEAR FEET
- = EXISTING CONCRETE PAVEMENT
- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE



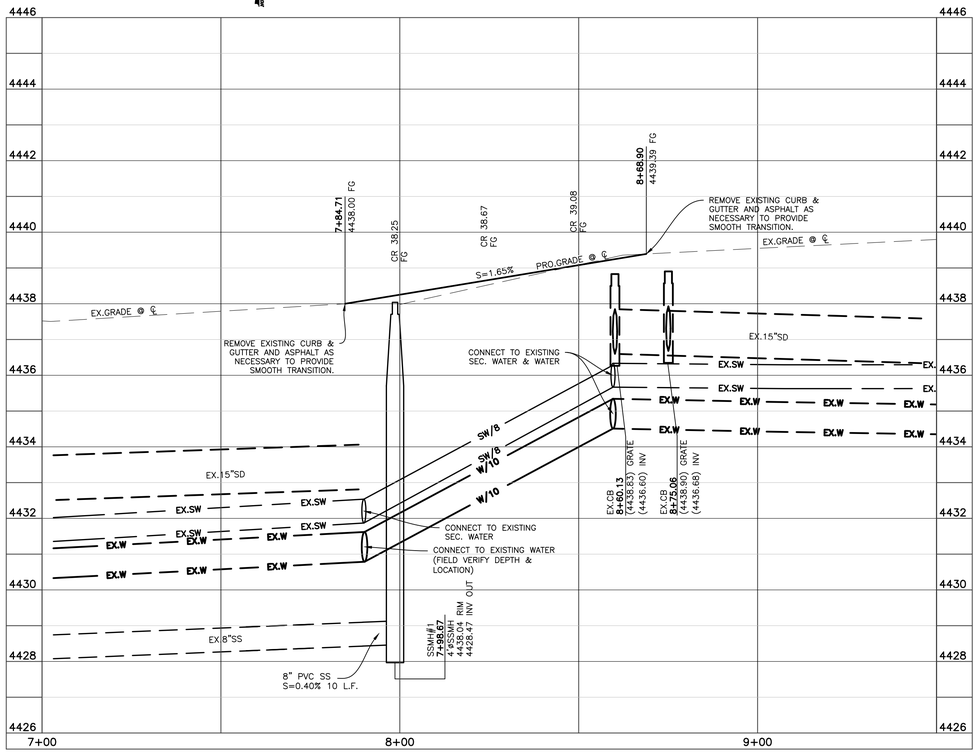
Pebble Creek Drive

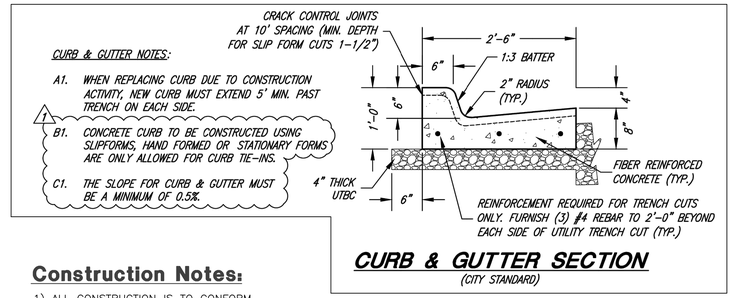
20 0 20 40 60

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	26°36'57"	159.50'	74.09'	37.73'	N89°21'11"E	73.43'
C2	23°17'51"	200.50'	81.53'	41.33'	N88°59'16"W	80.97'





CURB & GUTTER SECTION
(CITY STANDARD)

Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.

CULINARY WATER

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES
W/10 – 10" DIP W/POLY WRAP WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS – 4" PVC SDR 35 SERVICE LATERAL
SS/8 – 8" PVC SDR-35 SEWER LINE

SECONDARY WATER

SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW – SECONDARY SERVICE LATERAL PER SOUTH WEBER IRRIGATION CO. STANDARDS.

811 Know what's below. Call before you dig.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Doug Brady
King's Gate Development
11 Gatehouse Lane
Sandy, Utah, 84092
PH: (801) 792-5123

Project Contact:
Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Riverside Place Subdivision
Phase 5
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Grading/Utility Plan & Profile

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
09/24/2020
STATE OF UTAH

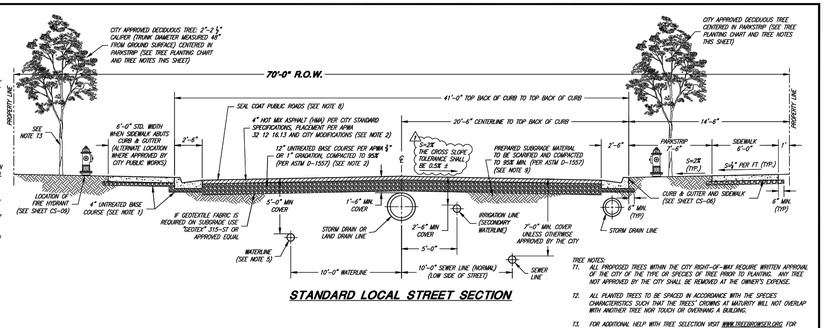
Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: MAY, 2020
Name: RIVERSIDE PLACE SUBDIVISION PHASE 5
Number: 6626-01

Sheet 1 of 2 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

GENERAL NOTES:

1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95%, PER ASTM D-1557.
2. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 4" AND UNTREATED BASE COURSE LESS THAN 12" THICK.
3. ALL ROAD CUTS SHALL BE PATCHED PER CS-05 AND CS-13
4. CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
6. THE 6'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 8 FEET IN WIDTH.
7. NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP, POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
8. "SEAL COAT" CONSISTS OF THE FOLLOWING:
   a. CHIP SEAL PER APWA 32 01 13.64 AND CITY MODIFICATIONS, AND
   b. FOG SEAL PER APWA 32 01 13.50 AND CITY MODIFICATIONS.
9. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW 2" MAX.
10. PRIOR TO THE INSTALLATION OF PAVEMENT, THE CITY INSPECTOR MUST GIVE WRITTEN PERMISSION TO PROCEED. (1)



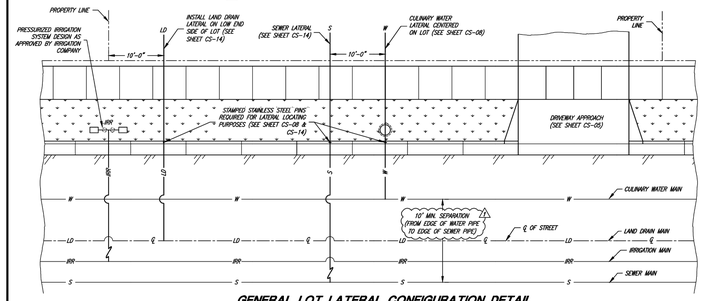
STANDARD LOCAL STREET SECTION

TREE NOTES:

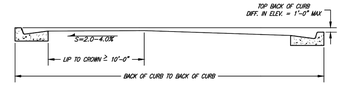
11. ALL PROPOSED TREES WITHIN THE CITY RIGHT-OF-WAY REQUIRE WRITTEN APPROVAL OF THE CITY OF THE TYPE OR SPECIES OF TREE PRIOR TO PLANTING. ANY TREE NOT APPROVED BY THE CITY SHALL BE REMOVED AT THE OWNER'S EXPENSE.
12. ALL PLANTED TREES TO BE SPACED IN ACCORDANCE WITH THE SPECIES CHARACTERISTICS SUCH THAT THE TREES' CROWNS AT MATURITY WILL NOT OVERLAP WITH ANOTHER TREE NOR TOUCH OR OVERHANG A BUILDING.
13. FOR ADDITIONAL HELP WITH TREE SELECTION VISIT WWW.TREESFORCITIES.ORG FOR FURTHER INFORMATION ON NATIVE AND INTRODUCED TREES GROWING IN UTAH AND THE INTERMOUNTAIN WEST.
14. THE PLANTING OF TREES IN THE PARKSTRIP MAY BE A REQUIREMENT OF THE DEVELOPMENT IF DEEMED NECESSARY BY THE CITY.

TREE PLANTING CHART

SIZE	MATURE HEIGHT	CONCRETE OFFSET	STREET CORNER/TH	POWER/UTILITY DISTANCE
LARGE	OVER 40 FEET	6 FEET MIN. DISTANCE	30 FEET FROM STREET CORNER & 10 FEET FROM ANY FIRE HYDRANT	10 LATERAL FEET OF ANY OVERHEAD UTILITY WIRE & 5 LATERAL FEET OF ANY UNDERGROUND UTILITY LINE
MEDIUM	25 FEET TO 40 FEET	6 FEET MIN. DISTANCE		
SMALL	LESS THAN 25 FEET	3 FEET MIN. DISTANCE		



GENERAL LOT LATERAL CONFIGURATION DETAIL



CROWN LOCATION FOR VARIOUS CROSS SLOPES

CROWN NOTES:

A. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED 1'-0" AS SHOWN IN DETAIL.
B. ON CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY PER DIRECTION OF THE CITY ENGINEER.
B. ALL STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE CITY ENGINEER.

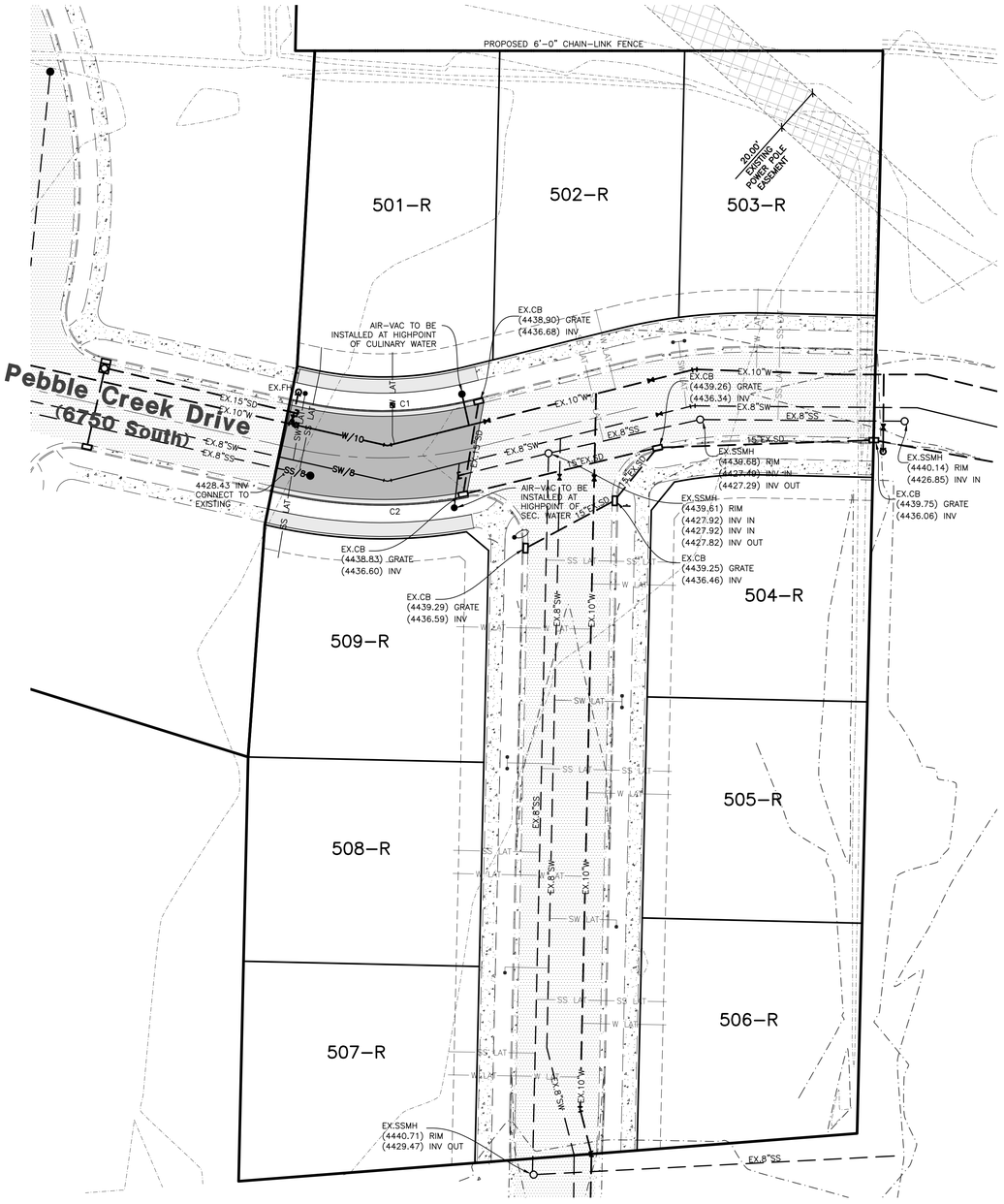
1	JAN '19	DRJ	ADDED AND/OR MODIFIED NOTES	SCALE: N.T.S.	DESIGNED DRJ DRAWN BCB CHECKED DRJ
NO.	DATE	APPR.			

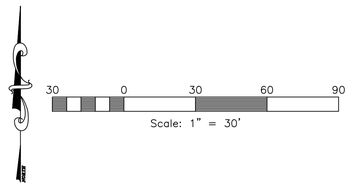
BRANDON KENT JONES 9029678 UTAH REGISTERED PROFESSIONAL ENGINEER
BRANDON KENT JONES
9029678
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
PROJECT MANAGER
3-12-2019
DATE

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonesjoll.com

SOUTH WEBER CITY CORPORATION
PUBLIC WORKS STANDARDS
PUBLIC ROADS - TYPICAL LOCAL STREET CROSS SECTION & UTILITY LATERAL CONFIGURATION DETAILS

SHEET: CS-02 OF 34 SHEETS





Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.

CULINARY WATER

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES
W/10 – 10" DIP W/POLY WRAP WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS – 4" PVC SDR 35 SERVICE LATERAL
SS/8 – 8" PVC SDR-35 SEWER LINE

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SW – SECONDARY SERVICE LATERAL PER SOUTH WEBER IRRIGATION CO. STANDARDS.

811 Know what's below. Call before you dig.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Riverside Place Subdivision Phase 5

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Overall Site Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
09/24/2020
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: MAY, 2020
Name: RIVERSIDE PLACE SUBDIVISION PHASE 5
Number: 6626-01

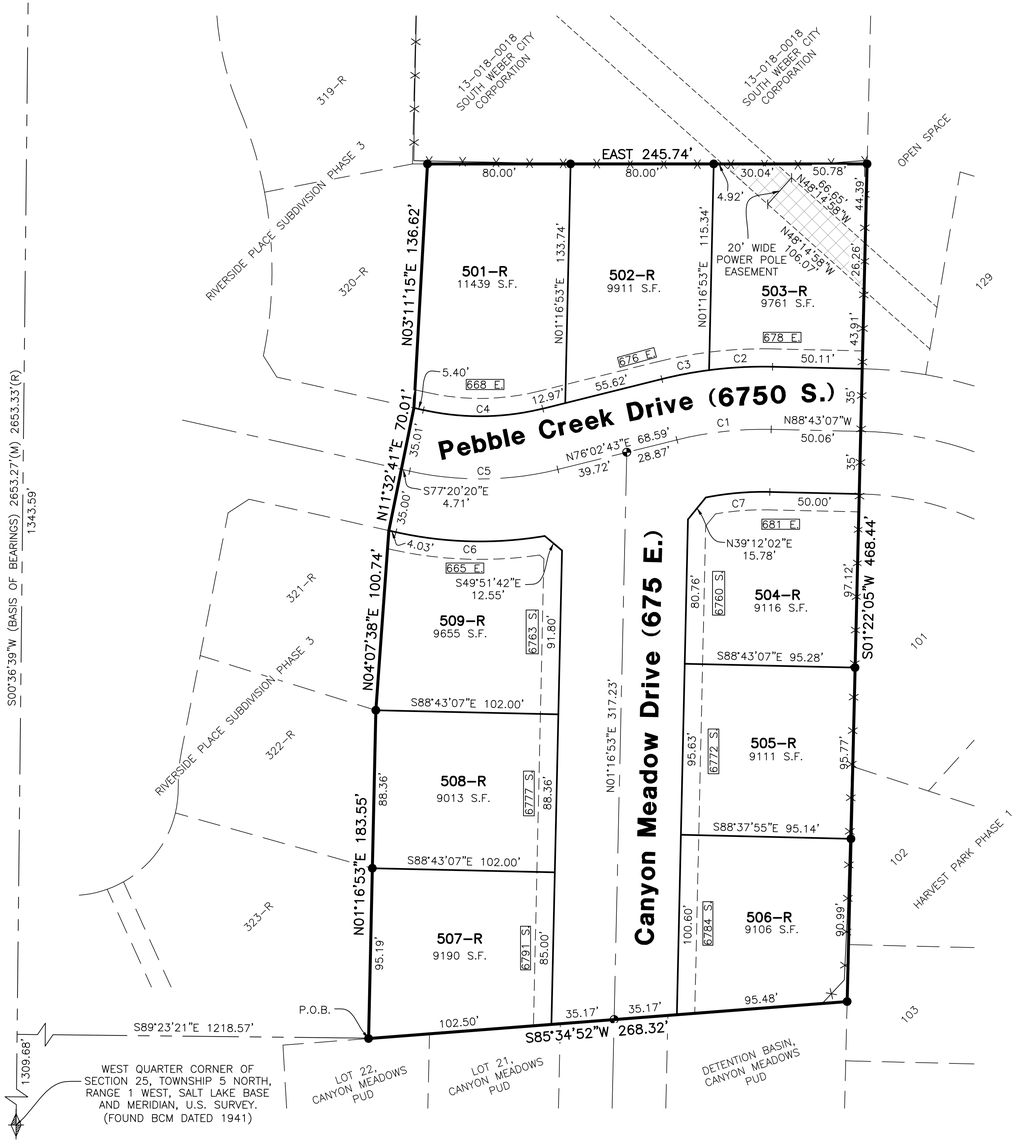
Sheet 2 of 2 Sheets

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

Riverside Place Subdivision Phase 5

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
SEPTEMBER, 2020



Boundary Description

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 323-R, RIVERSIDE PLACE SUBDIVISION PHASE 3, SAID POINT BEING S00°36'39"W ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 28, 1343.59 FEET AND S89°23'21"E 1218.57 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; AND RUNNING ALONG THE EASTERLY BOUNDARY LINES OF RIVERSIDE PLACE SUBDIVISION PHASE 3, THE FOLLOWING FOUR (4) COURSES; (1) N01°16'53"E 183.55 FEET; (2) N04°07'38"E 100.74 FEET; (3) N11°32'41"E 70.01 FEET; AND (4) N03°11'15"E 136.62 FEET; THENCE EAST 245.74 FEET TO A POINT ON THE WEST LINE OF HARVEST PARK SUBDIVISION PHASE 1; THENCE S01°22'05"W ALONG SAID WEST LINE 468.44 FEET TO THE NORTHEAST CORNER OF CANYON MEADOWS PUD; THENCE S85°34'52"W ALONG SAID NORTH LINE, 268.33 FEET TO THE SOUTHEAST CORNER OF RIVERSIDE PLACE SUBDIVISION PHASE 3, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 123,733 SQUARE FEET OR 2.84 ACRES MORE OR LESS

Curve Table

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	200.00'	53.18'	53.03'	26.75'	S83°39'48"W	15°14'10"
C2	235.00'	35.58'	35.54'	17.82'	S86°56'40"W	8°40'26"
C3	235.00'	26.92'	26.90'	13.47'	S79°19'35"W	6°33'44"
C4	145.00'	67.36'	66.75'	34.30'	S89°21'11"W	26°36'57"
C5	180.00'	83.62'	82.87'	42.58'	S89°21'11"W	26°36'57"
C6	215.00'	83.80'	83.27'	42.44'	S88°30'20"E	22°19'59"
C7	165.00'	36.01'	35.94'	18.08'	S85°01'45"W	12°30'15"

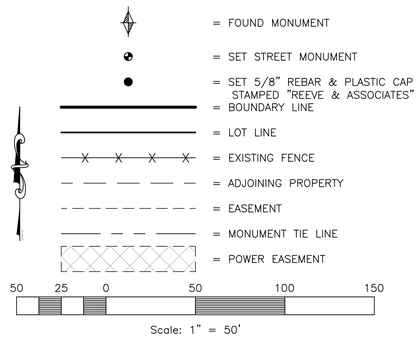
Basis of Bearings

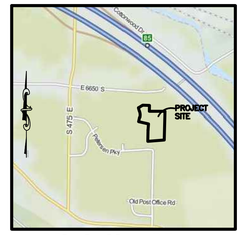
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE THE NORTHWEST CORNER AND THE WEST QUARTER AND OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°36'39"W.

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS DETERMINED BY PHASE LINES AND THE SURROUNDING SUBDIVISIONS. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING CANYON MEADOWS PUD. THE WEST BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING RIVERSIDE PLACE SUBDIVISION PHASE 3 AND PHASE 4. THE NORTH BOUNDARY LINE WAS ESTABLISHED BY THE PHASE LINES FOR THE OVERALL LAYOUT OF RIVERSIDE PLACE SUBDIVISION. THE EAST BOUNDARY LINE WAS ESTABLISHED BY RETRACING AND MATCHING HARVEST PARK PHASE 1. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Legend





Vicinity Map

(NOT TO SCALE)

Notes

1. ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN WIDTH UNLESS OTHERWISE SPECIFIED.
2. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY GSH, DATED DECEMBER 3, 2015.
3. R = BASEMENTS ARE NOT ALLOWED, DUE TO THE PRESENCE OF HIGH GROUNDWATER AND NO LAND DRAIN SYSTEM AVAILABLE.
4. 50' POWER EASEMENT OVER LAP ON THE WEST LINE OF SUBJECT PROPERTY, OVERLAP DIMENSIONED IN DETAIL A, SHOWN HEREON
5. ALL STREETS ARE PUBLIC RIGHT-OF-WAYS

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RIVERSIDE PLACE SUBDIVISION PHASE 5 IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ___ DAY OF _____, 20__.

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT RIVERSIDE PLACE SUBDIVISION PHASE 5, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

_____ _____
_____ _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

ROCKY MOUNTAIN POWER

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.,

APPROVED BY ROCKY MOUNTAIN POWER ON THIS ___ DAY OF _____, 20___.

BY _____ TITLE _____

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: RIVERSIDE PLACE PHASE 5
Designer: D. CAVE	Number: 6626-01
	Scale: 1"=50'
Begin Date: RIVERSIDE PLACE PHASE 5	Revision: 9-24-20 ER./TH
	Checked:

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

_____
_____
DAVIS COUNTY RECORDER

_____ DEPUTY.

SOUTH WEBER CITY PLANNING COMMISSION

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

_____
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

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

_____
SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL

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

_____ ATTEST:_____
SOUTH WEBER CITY MAYOR CITY RECORDER

SOUTH WEBER CITY ATTORNEY

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

_____
SOUTH WEBER CITY ATTORNEY

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

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

RESOLUTION 2020-41
A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT AND IMPROVEMENT PLANS FOR RIVERSIDE PLACE SUBDIVISION, PHASE 5

WHEREAS, an application for Riverside Place Subdivision with 24.06 acres at approximately 600 E 6650 S into 76 building lots was submitted by Douglas Brady in 2015; and

WHEREAS, the South Weber City Planning Commission held a public hearing for the entire subdivision on the 14th of January 2016; and

WHEREAS, Scott Heagy applied for approval of phase 5 consisting of 2.84 acres into 11 lots; and

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

WHEREAS, the Planning Commission reviewed all the supporting documents of phase 5 in an open public meeting on the 10th of September 2020 and gave a favorable recommendation for approval by the City Council at the same hearing; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 22nd of September 2020 and after thorough consideration approved the plat and plans as presented;

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

Section 1. Approval: Final Plat and Improvement plans for phase 5, Riverdale Place Subdivision at approximately 6750 S 675 E is hereby approved.

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

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 29th day of September 2020.

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

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder

JONES & ASSOCIATES CONSULTING ENGINEERS

SOUTH WEBER city

RECOMMENDATION OF AWARD

To: South Weber City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: RECOMMENDATION OF AWARD
COTTONWOOD DRIVE WATER LINE REPLACEMENT PROJECT

Date: September 24, 2020

GENERAL

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

BIDDING

On September 9, 2020 at 2:00 p.m., bids were opened for the Cottonwood Drive Water Line Replacement Project. Ten (10) bids were received were received from the following contractors:

1. Wasatch Sand & Gravel
2. Kapp Construction & Development
3. MC Green & Sons
4. Ormond Construction
5. BH Inc.
6. C.H. Nix Construction
7. TONCCO, Inc.
8. Skyview Excavation and Grading
9. CT Davis Excavation
10. COP Construction

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

VALUE ENGINEERING

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

The contractor also provided a cost savings idea of reducing the trail repair thickness; this saved $4,200.

CONCURRENT CHANGE ORDER 1

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

BUDGET

The following is a budget summary:

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

*Does not include engineering or contingencies

AWARD RECOMMENDATION

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

Attachment: Bid Tabulation
Concurrent Change Order 1

BID TABULATION

South Weber City / Uintah City

Cottonwood Dr. Water Line Replacement Project; CDBG No. 20-3778

Bid Opening: September 10, 2020 at 2:00 p.m., via Zoom

				ENGINEER'S ESTIMATE		1 Wasatch Sand & Gravel, LLC		2 Kapp Construction & Development Co. Inc.		3 MC Green & Sons, Inc.		4 Ormond Construction Inc.		5 BH Inc.	
Item	Description	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
General															
1	Mobilization	1	l.s.	$ 35,000.00	$ 35,000.00	$ 8,000.00	$ 8,000.00	$ 19,588.00	$ 19,588.00	$ 17,000.00	$ 17,000.00	$ 38,967.75	$ 38,967.75	$ 41,150.00	$ 41,150.00
2	Traffic Control for Roadway	1	l.s.	4,000.00	4,000.00	20,000.00	20,000.00	14,280.00	14,280.00	15,580.00	15,580.00	22,865.00	22,865.00	5,650.00	5,650.00
3	Traffic Control for Trail	1	l.s.	4,000.00	4,000.00	8,000.00	8,000.00	3,843.00	3,843.00	15,580.00	15,580.00	2,400.00	2,400.00	2,825.00	2,825.00
4	Prepare and implement SWPPP	1	l.s.	3,500.00	3,500.00	6,000.00	6,000.00	7,385.00	7,385.00	7,260.00	7,260.00	8,852.13	8,852.13	5,650.00	5,650.00
5	Provide and implement trench safety measures	500	l.f.	2.50	1,250.00	10.00	5,000.00	1.00	500.00	5.00	2,500.00	1.00	500.00	5.64	2,820.00
6	Pothole utility in advance	6	ea.	400.00	2,400.00	300.00	1,800.00	436.00	2,616.00	750.00	4,500.00	500.00	3,000.00	450.00	2,700.00
7	Brace power pole per RMP requirements	3	ea.	1,500.00	4,500.00	800.00	2,400.00	1,000.00	3,000.00	2,000.00	6,000.00	1,100.00	3,300.00	2,275.00	6,825.00
8	Seeding	1	l.s.	1,500.00	1,500.00	1,500.00	1,500.00	3,750.00	3,750.00	18,975.00	18,975.00	4,815.00	4,815.00	5,650.00	5,650.00
Temporary Connection/Disconnection															
9	Remove asphalt (up to 4" thick)	300	s.f.	1.00	300.00	1.00	300.00	2.70	810.00	2.10	630.00	1.65	495.00	3.69	1,107.00
10	Furnish and install 6" PVC C900 DR-18 water line	40	l.f.	38.00	1,520.00	53.00	2,120.00	77.65	3,106.00	88.00	3,520.00	80.41	3,216.40	40.55	1,622.00
11	Furnish and install 6" gate valve (temp)	1	ea.	1,500.00	1,500.00	1,600.00	1,600.00	1,115.00	1,115.00	1,250.00	1,250.00	1,351.34	1,351.34	1,250.00	1,250.00
12	Connect 6" to existing 8" water line (temp)	1	ea.	850.00	850.00	3,360.00	3,360.00	2,518.00	2,518.00	2,250.00	2,250.00	2,322.82	2,322.82	3,925.00	3,925.00
13	Connect 6" to existing 6" water line (temp)	1	ea.	750.00	750.00	1,900.00	1,900.00	1,806.00	1,806.00	2,250.00	2,250.00	1,744.45	1,744.45	2,200.00	2,200.00
14	Cut and plug existing 6" water line	1	ea.	500.00	500.00	900.00	900.00	1,095.00	1,095.00	800.00	800.00	465.70	465.70	975.00	975.00
Water Line and Infrastructure															
15	Remove asphalt (up to 4" thick)	9,000	s.f.	1.00	9,000.00	0.50	4,500.00	1.55	13,950.00	1.09	9,810.00	0.45	4,050.00	1.92	17,280.00
16	Furnish and install 12" PVC C900 DR-14 water line	1,380	l.f.	75.00	103,500.00	54.00	74,520.00	54.95	75,831.00	60.89	84,028.20	60.54	83,545.20	63.85	88,113.00
17	Furnish and install 12" PVC C900 DR-18 water line	2,120	l.f.	55.00	116,600.00	49.00	103,880.00	47.80	101,336.00	71.34	151,240.80	59.33	125,779.60	58.75	124,550.00
18	Furnish and install joint restraints on water line	530	l.f.	7.50	3,975.00	12.00	6,360.00	17.55	9,301.50	26.46	14,023.80	17.79	9,428.70	19.25	10,202.50
19	Furnish and install 12" gate valve	4	ea.	3,500.00	14,000.00	4,100.00	16,400.00	2,719.00	10,876.00	4,017.00	16,068.00	3,326.01	13,304.04	3,000.00	12,000.00
20	Furnish and install 1" service tap	9	ea.	2,000.00	18,000.00	750.00	6,750.00	786.00	7,074.00	1,470.00	13,230.00	988.40	8,895.60	590.00	5,310.00
21	Furnish and install 1" Type K copper service line	400	l.f.	30.00	12,000.00	63.00	25,200.00	33.50	13,400.00	5.92	2,368.00	29.80	11,920.00	41.75	16,700.00
22	Connect new water service line to existing meter	8	ea.	400.00	3,200.00	200.00	1,600.00	538.00	4,304.00	440.00	3,520.00	425.55	3,404.40	260.00	2,080.00
23	Furnish and install West meter vault	1	l.s.	150,000.00	150,000.00	201,000.00	201,000.00	217,202.00	217,202.00	167,000.00	167,000.00	214,215.96	214,215.96	235,000.00	235,000.00
24	Furnish and install East meter vault	1	l.s.	125,000.00	125,000.00	171,000.00	171,000.00	173,491.00	173,491.00	132,000.00	132,000.00	185,906.95	185,906.95	188,450.00	188,450.00
25	Connect new 12" to existing 8" water line	2	ea.	3,000.00	6,000.00	1,600.00	3,200.00	2,002.00	4,004.00	1,746.00	3,492.00	2,168.39	4,336.78	2,675.00	5,350.00
26	Connect existing fire hydrant to new water line	3	ea.	2,500.00	7,500.00	5,900.00	17,700.00	3,368.00	10,104.00	4,713.00	14,139.00	3,379.16	10,137.48	5,900.00	17,700.00
27	Furnish and install 4" drain at aqueduct connection	1	ea.	2,500.00	2,500.00	5,400.00	5,400.00	7,035.00	7,035.00	8,473.00	8,473.00	6,027.28	6,027.28	7,500.00	7,500.00
28	Remove and dispose of existing air/vac station	2	ea.	800.00	1,600.00	300.00	600.00	423.00	846.00	1,500.00	3,000.00	450.00	900.00	1,000.00	2,000.00

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE Unit Price	ENGINEER'S ESTIMATE Total	1 Wasatch Sand & Gravel, LLC Unit Price	1 Wasatch Sand & Gravel, LLC Total	2 Kapp Construction & Development Co. Inc. Unit Price	2 Kapp Construction & Development Co. Inc. Total	3 MC Green & Sons, Inc. Unit Price	3 MC Green & Sons, Inc. Total	4 Ormond Construction Inc. Unit Price	4 Ormond Construction Inc. Total	5 BH Inc. Unit Price	5 BH Inc. Total
29	Furnish and install 2" air/vac station	1	ea.	5,500.00	5,500.00	6,650.00	6,650.00	4,612.00	4,612.00	3,487.00	3,487.00	5,137.57	5,137.57	7,300.00	7,300.00
30	Trail surface repair (12" UTBC)	1,250	l.f.	12.00	15,000.00	9.00	11,250.00	6.00	7,500.00	22.00	27,500.00	11.30	14,125.00	8.35	10,437.50
31	Asphalt road and driveway repair (2.5" HMA on 12"	1,860	l.f.	22.00	40,920.00	15.00	27,900.00	18.30	34,038.00	24.95	46,407.00	24.10	44,826.00	22.15	41,199.00
32	Furnish and install 3" electrical conduit	425	l.f.	20.00	8,500.00	12.00	5,100.00	15.40	6,545.00	33.20	14,110.00	22.05	9,371.25	16.00	6,800.00
33	Furnish and install 3" long radius sweep	6	ea.	120.00	720.00	200.00	1,200.00	170.00	1,020.00	330.00	1,980.00	245.46	1,472.76	185.00	1,110.00
34	Furnish and install RMP transformer padvault	1	ea.	1,500.00	1,500.00	3,500.00	3,500.00	2,493.00	2,493.00	5,097.00	5,097.00	2,500.00	2,500.00	900.00	900.00
35	Connect to existing RMP infrastructure	1	ea.	500.00	500.00	5,000.00	5,000.00	4,410.00	4,410.00	1,431.00	1,431.00	5,094.00	5,094.00	4,750.00	4,750.00
36	Import granular borrow 3" minus for trench backfill	500	ton	18.00	9,000.00	15.00	7,500.00	15.15	7,575.00	18.00	9,000.00	19.49	9,745.00	20.47	10,235.00
37	Furnish and install 1" meter setter and box	6	ea.	1,200.00	7,200.00	1,065.00	6,390.00	993.00	5,958.00	1,200.00	7,200.00	1,010.62	6,063.72	1,095.00	6,570.00
WBWCD Aqueduct-Related Work															
37	Abandon existing meter vault in place	2	ea.	5,000.00	10,000.00	500.00	1,000.00	1,437.00	2,874.00	2,000.00	4,000.00	2,000.00	4,000.00	1,950.00	3,900.00
38	Disconnect and patch existing connection to	2	ea.	3,000.00	6,000.00	800.00	1,600.00	1,739.00	3,478.00	3,420.00	6,840.00	900.00	1,800.00	925.00	1,850.00
39	Connect new 12" to existing 24" WBWCD	1	ea.	8,000.00	8,000.00	9,450.00	9,450.00	10,405.00	10,405.00	10,080.00	10,080.00	8,606.00	8,606.00	11,350.00	11,350.00
	TOTAL (Items 1-39)				***$ 747,285.00***		***$ 787,530.00***		***$ 805,074.50***		***$ 857,619.80***		***$ 888,888.88***		***$ 922,986.00***

Project Engineer Dana Q. Shuler Date 9/10/2020

BID TABULATION

South Weber City / Uintah City

Cottonwood Dr. Water Line Replacement Project; CDBG

Bid Opening: September 10, 2020 at 2:00 p.m., via Zoom

				6 C.H. Nix Const. Co. Inc.		7 Toncco, Inc.		8 Skyview Excavation & Grading Inc.		9 CT Davis Excavation		10 COP Construction, LLC	
Item	Description	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
General													
1	Mobilization	1	l.s.	$ 9,861.00	$ 9,861.00	$ 6,500.00	$ 6,500.00	$ 45,000.00	$ 45,000.00	$ 45,000.00	$ 45,000.00	$ 50,000.00	$ 50,000.00
2	Traffic Control for Roadway	1	l.s.	10,878.00	10,878.00	9,755.00	9,755.00	20,000.00	20,000.00	30,000.00	30,000.00	30,000.00	30,000.00
3	Traffic Control for Trail	1	l.s.	3,085.00	3,085.00	445.00	445.00	5,000.00	5,000.00	8,500.00	8,500.00	9,500.00	9,500.00
4	Prepare and implement SWPPP	1	l.s.	5,656.00	5,656.00	4,600.00	4,600.00	15,000.00	15,000.00	25,000.00	25,000.00	17,500.00	17,500.00
5	Provide and implement trench safety measures	500	l.f.	1.00	500.00	15.00	7,500.00	50.00	25,000.00	10.00	5,000.00	50.00	25,000.00
6	Pothole utility in advance	6	ea.	317.00	1,902.00	600.00	3,600.00	1,000.00	6,000.00	600.00	3,600.00	2,000.00	12,000.00
7	Brace power pole per RMP requirements	3	ea.	1,806.00	5,418.00	6,263.00	18,789.00	2,000.00	6,000.00	1,500.00	4,500.00	1,200.00	3,600.00
8	Seeding	1	l.s.	2,176.00	2,176.00	6,100.00	6,100.00	4,000.00	4,000.00	3,000.00	3,000.00	12,000.00	12,000.00
Temporary Connection/Disconnection													
9	Remove asphalt (up to 4" thick)	300	s.f.	2.00	600.00	1.35	405.00	4.00	1,200.00	1.00	300.00	1.30	390.00
10	Furnish and install 6" PVC C900 DR-18 water line	40	l.f.	62.00	2,480.00	97.00	3,880.00	55.00	2,200.00	101.93	4,077.20	290.00	11,600.00
11	Furnish and install 6" gate valve (temp)	1	ea.	1,298.00	1,298.00	1,066.00	1,066.00	1,200.00	1,200.00	1,734.00	1,734.00	1,600.00	1,600.00
12	Connect 6" to existing 8" water line (temp)	1	ea.	4,741.00	4,741.00	2,690.00	2,690.00	1,200.00	1,200.00	4,810.00	4,810.00	5,400.00	5,400.00
13	Connect 6" to existing 6" water line (temp)	1	ea.	1,827.00	1,827.00	2,085.00	2,085.00	1,200.00	1,200.00	4,940.00	4,940.00	5,000.00	5,000.00
14	Cut and plug existing 6" water line	1	ea.	695.00	695.00	1,950.00	1,950.00	1,400.00	1,400.00	2,996.00	2,996.00	4,800.00	4,800.00
Water Line and Infrastructure													
15	Remove asphalt (up to 4" thick)	9,000	s.f.	1.00	9,000.00	1.25	11,250.00	3.00	27,000.00	1.00	9,000.00	0.65	5,850.00
16	Furnish and install 12" PVC C900 DR-14 water line	1,380	l.f.	63.00	86,940.00	84.00	115,920.00	78.00	107,640.00	86.56	119,452.80	70.00	96,600.00
17	Furnish and install 12" PVC C900 DR-18 water line	2,120	l.f.	62.00	131,440.00	72.00	152,640.00	75.00	159,000.00	82.04	173,924.80	75.00	159,000.00
18	Furnish and install joint restraints on water line	530	l.f.	14.00	7,420.00	12.00	6,360.00	15.00	7,950.00	17.39	9,216.70	41.00	21,730.00
19	Furnish and install 12" gate valve	4	ea.	3,703.00	14,812.00	3,400.00	13,600.00	3,850.00	15,400.00	3,937.00	15,748.00	3,200.00	12,800.00
20	Furnish and install 1" service tap	9	ea.	1,160.00	10,440.00	836.00	7,524.00	1,500.00	13,500.00	1,184.00	10,656.00	890.00	8,010.00
21	Furnish and install 1" Type K copper service line	400	l.f.	73.00	29,200.00	41.00	16,400.00	40.00	16,000.00	28.73	11,492.00	50.00	20,000.00
22	Connect new water service line to existing meter	8	ea.	493.00	3,944.00	100.00	800.00	1,000.00	8,000.00	753.00	6,024.00	720.00	5,760.00
23	Furnish and install West meter vault	1	l.s.	244,234.00	244,234.00	175,300.00	175,300.00	210,000.00	210,000.00	199,839.00	199,839.00	206,000.00	206,000.00
24	Furnish and install East meter vault	1	l.s.	205,894.00	205,894.00	172,070.00	172,070.00	160,000.00	160,000.00	175,449.00	175,449.00	190,000.00	190,000.00
25	Connect new 12" to existing 8" water line	2	ea.	3,658.00	7,316.00	2,700.00	5,400.00	1,500.00	3,000.00	4,595.00	9,190.00	6,000.00	12,000.00
26	Connect existing fire hydrant to new water line	3	ea.	5,126.00	15,378.00	3,137.00	9,411.00	3,900.00	11,700.00	6,028.00	18,084.00	5,500.00	16,500.00
27	Furnish and install 4" drain at aqueduct connection	1	ea.	8,147.00	8,147.00	5,500.00	5,500.00	5,000.00	5,000.00	7,044.00	7,044.00	7,300.00	7,300.00
28	Remove and dispose of existing air/vac station	2	ea.	1,067.00	2,134.00	400.00	800.00	1,500.00	3,000.00	2,500.00	5,000.00	1,500.00	3,000.00

				6 C.H. Nix Const. Co. Inc.		7 Toncco, Inc.		8 Skyview Excavation & Grading Inc.		9 CT Davis Excavation		10 COP Construction, LLC	
Item	Description	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
29	Furnish and install 2" air/vac station	1	ea.	5,439.00	5,439.00	5,420.00	5,420.00	4,500.00	4,500.00	5,964.00	5,964.00	11,000.00	11,000.00
30	Trail surface repair (12" UTBC)	1,250	l.f.	14.00	17,500.00	14.00	17,500.00	10.00	12,500.00	15.18	18,975.00	20.00	25,000.00
31	Asphalt road and driveway repair (2.5" HMA on 12"	1,860	l.f.	21.00	39,060.00	26.00	48,360.00	16.00	29,760.00	29.49	54,851.40	16.00	29,760.00
32	Furnish and install 3" electrical conduit	425	l.f.	23.00	9,775.00	25.60	10,880.00	10.00	4,250.00	34.40	14,620.00	9.30	3,952.50
33	Furnish and install 3" long radius sweep	6	ea.	224.00	1,344.00	110.00	660.00	400.00	2,400.00	192.00	1,152.00	500.00	3,000.00
34	Furnish and install RMP transformer padvault	1	ea.	3,424.00	3,424.00	2,000.00	2,000.00	4,500.00	4,500.00	2,160.00	2,160.00	14,000.00	14,000.00
35	Connect to existing RMP infrastructure	1	ea.	10,532.00	10,532.00	71,000.00	71,000.00	6,000.00	6,000.00	4,200.00	4,200.00	4,100.00	4,100.00
36	Import granular borrow 3" minus for trench backfill	500	ton	12.00	6,000.00	47.70	23,850.00	28.00	14,000.00	34.89	17,445.00	50.00	25,000.00
37	Furnish and install 1" meter setter and box	6	ea.	1,270.00	7,620.00	858.00	5,148.00	850.00	5,100.00	945.00	5,670.00	1,300.00	7,800.00
WBWCD Aqueduct-Related Work													
37	Abandon existing meter vault in place	2	ea.	1,500.00	3,000.00	915.00	1,830.00	600.00	1,200.00	4,200.00	8,400.00	2,900.00	5,800.00
38	Disconnect and patch existing connection to	2	ea.	1,213.00	2,426.00	8,880.00	17,760.00	2,000.00	4,000.00	4,898.00	9,796.00	3,400.00	6,800.00
39	Connect new 12" to existing 24" WBWCD	1	ea.	11,634.00	11,634.00	10,700.00	10,700.00	15,000.00	15,000.00	20,160.00	20,160.00	9,200.00	9,200.00
	TOTAL (Items 1-39)			***$ 945,170.00***		***$ 977,448.00***		***$ 984,800.00***		***$ 1,076,970.90***		***$ 1,098,352.50***	

Change Order No. 1

Project:	Cottonwood Drive Water Line Replacement Project		
Owner:	South Weber City	**Date of Contract:**	pending
Engineer:	Jones & Associates	**Notice to Proceed:**	pending
Contractor:	Wasatch Sand & Gravel	**Contract Time:**	90 days

The Contract Documents are modified as follows upon execution of this Change Order:
Description: deducts for value engineering of east and west meter vaults, and reduction of trail repair

Attachments: Cost Breakdown, revised plan sheets D1 and D2

CHANGE IN CONTRACT PRICE:	**CHANGE IN CONTRACT TIMES:**
Original Contract Price: $ 787,530.00	Original Contract Times: Substantial Completion: pending NTP
Change from previously approved Change Orders (- for decrease): $ -	Change from previously approved Change Orders (in days; - for decrease): - days
Contract Price prior to this Change Order: $ 787,530.00	Contract Times prior to this Change Order: Substantial Completion: pending NTP
Change amount of this Change Order: $ (87,700.00)	Change amount of this Change Order: - days
Total Adjusted Contract Price: $ 699,830.00	Total Adjusted Contract Times: Substantial Completion: pending NTP

Recommended for Approval by Engineer: Date:

[Name]

Authorized for Owner by: Date:

[Name]

Received for Contractor by: Date:

[Name]

Cost Breakdown

Change Order No. 1

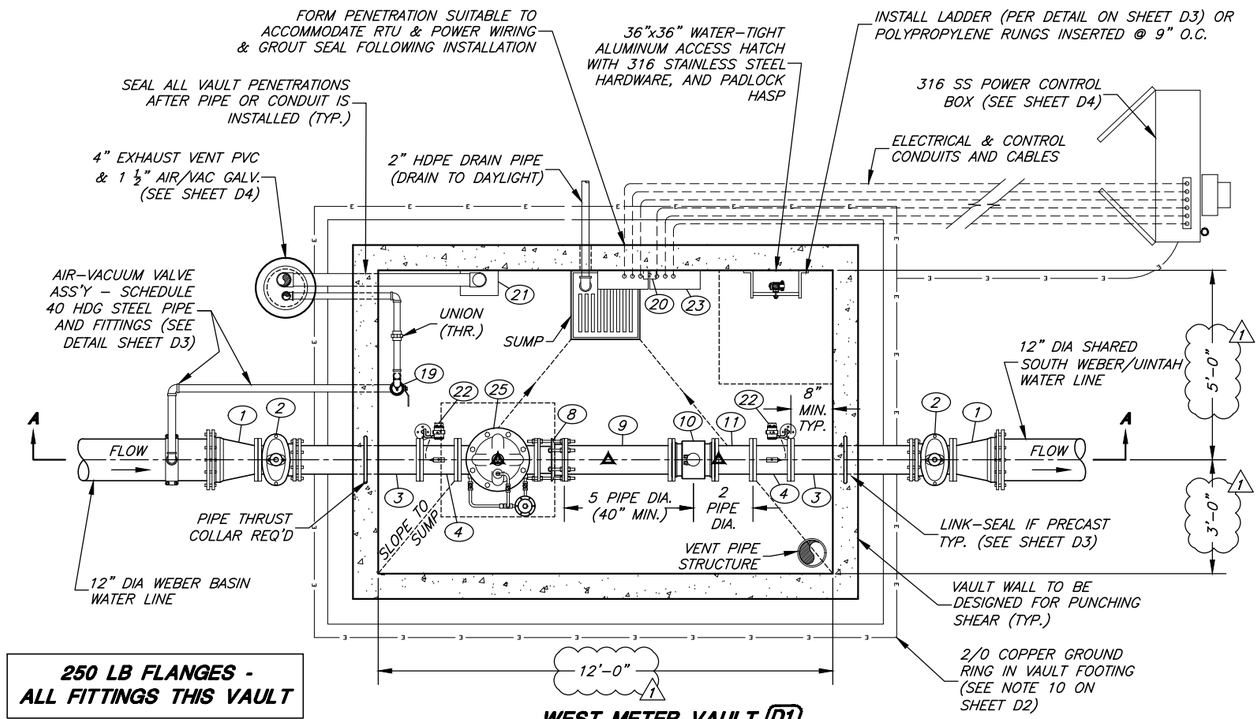
CHANGE IN CONTRACT PRICE:

No.	Description	Quantity		Unit Price	Total Price
101	Value engineering of West Vault (see note)	1	LS	$ (48,300.00)	$ (48,300.00)
102	Value engineering of East Vault (see note)	1	LS	(35,200.00)	(35,200.00)
103	Reduce trail repair from 12" thick UTBC to 6" thick	1,250	LF	(3.36)	(4,200.00)
					-
					-
					-
					-
		Total Change in Contract Price:			**$ (87,700.00)**

CHANGE IN CONTRACT TIMES:

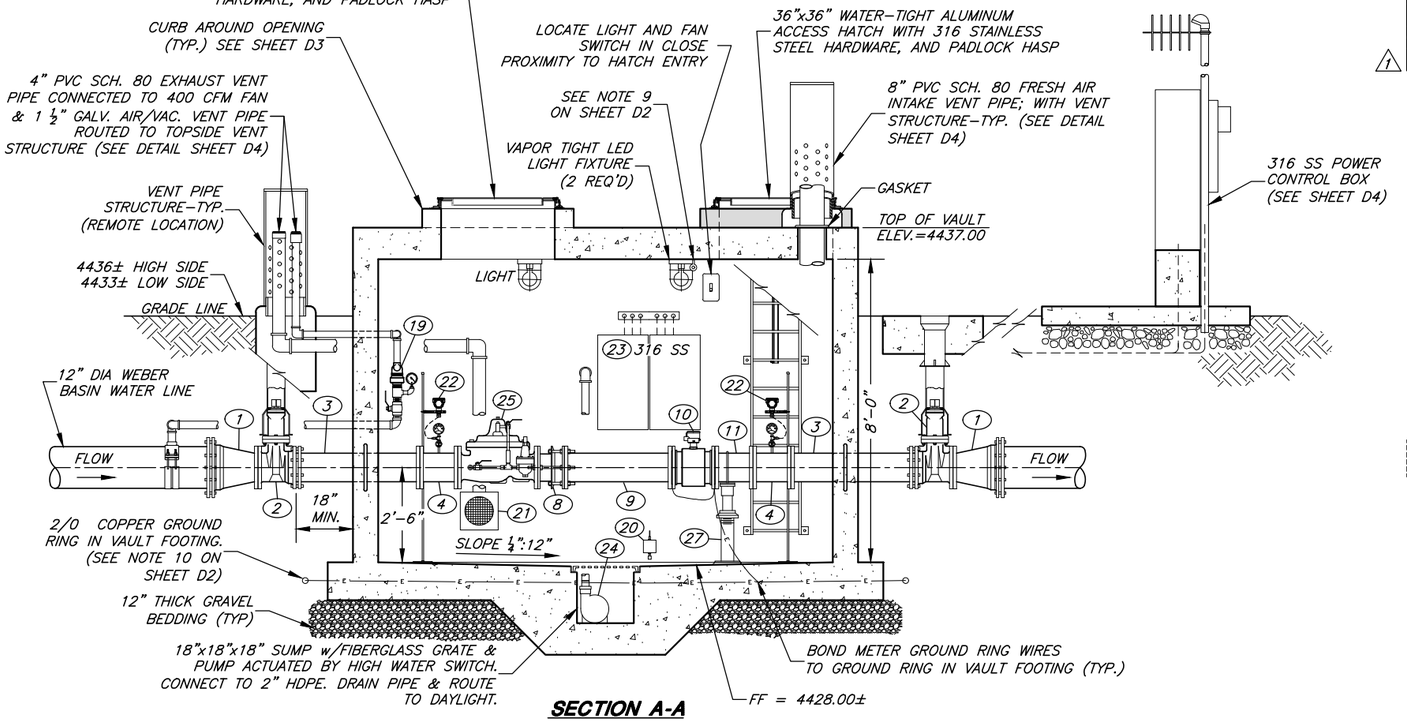
1	Additional Time Required	-	days
	Total Change in Contract Times:	**-**	**days**

Note: Value engineering includes: deleting bypass and all associated fittings, delete SWC SCADA (to be added by SWC at a later time if elected); reduction in size of vault and its associated cost savings will be addressed at a later date as supplier was unable to provide revised pricing in required timeframe. See revised plan sheets D1 and D2.



250 LB FLANGES - ALL FITTINGS THIS VAULT

WEST METER VAULT D1/A
(PLAN VIEW)



SECTION A-A

LIST OF MATERIALS

Item No.	Quantity	Description **250 LB FLANGES**	Material	Size	Joint
1	2	REDUCER w/ MEGA-LUGS (MJ ON LARGE SIDE, FL ON SMALL SIDE)	D.I.	12"x8"	MJxFL
2	2	"MUELLER" A-2361 GATE VALVE W/ MEGA-LUGS, SQUARE OPERATING NUT, VALVE BOX, & CONCRETE COLLAR.	--	8"ø	FLxMJ
3*	2	3'-5" SPOOL PIECE w/ SEEP RING (LINK-SEAL IF USING PRECAST VAULT - SEE DETAIL SHEET D3)	D.I.	8"ø	PExFL
4	2	1'-0" SPOOL PIECE TAPPED FOR ½" NPT	D.I.	8"ø	FL
~~5~~	~~2~~	~~TEE~~	~~D.I.~~	~~8"x8"x4"~~	~~FL~~
~~6~~	~~2~~	~~"MUELLER" A-2361 GATE VALVE w/ HAND WHEEL OPERATOR~~		~~8"ø~~	~~FL~~
~~7~~	~~2~~	~~"MUELLER" A-2361 GATE VALVE w/ HAND WHEEL OPERATOR~~		~~4"ø~~	~~FL~~
8	1	"ROMAC" DJ400 DISMANTLING JOINT	--	8"ø	FL
9	1	2'-10" SPOOL PIECE	D.I.	8"ø	FL
10	1	8" "ROSEMOUNT" FLOW METER WITH 300 LB FLANGE, DRINKING WATER CERTIFIED, 200 FEET OF POTTED CABLE, AND WITH 2 GROUND RINGS. MODEL: 8750WDMW1A1FTSA080CA3M4G1DWR20.	--	8"ø	FL
1 11	1	1'-0" SPOOL PIECE	D.I.	8"ø	FL
~~12~~	~~2~~	~~1'-0" SPOOL PIECE~~	~~D.I.~~	~~4"ø~~	~~FL~~
~~13~~	~~2~~	~~90° ELBOW~~	~~D.I.~~	~~4"ø~~	~~FL~~
~~14~~	~~2~~	~~BLIND FLANGE W/ 2" THR. CONNECTION~~	~~D.I.~~	~~4"ø~~	~~FLxTHR.~~
~~15~~	~~4~~	~~PIPE - SCHEDULE 40 HDG STEEL~~	~~HDG~~	~~2"ø~~	~~THR.~~
~~16~~	~~1~~	~~UNION - SCHEDULE 40 HDG STEEL~~	~~HDG~~	~~2"ø~~	~~THR.~~
~~17~~	~~2~~	~~BLIND FLANGE W/ 2" THR. CONNECTION~~	~~D.I.~~	~~2"ø~~	~~FLxTHR.~~
~~18~~	~~1~~	~~2" "ROSEMOUNT" FLOW METER WITH 300 LB FLANGE, DRINKING WATER CERTIFIED, 200 FEET OF POTTED CABLE, AND WITH 2 GROUND RINGS. MODEL: 8750WDMW1A1FTSA020CA3M4G1DWR20.~~		~~2"ø~~	~~FL~~
19	1	"ARI" COMBINATION AIR-VACUUM RELIEF VALVE ASS'Y. MODEL D-040 W/ NPT CONNECTIONS (SEE DETAIL SHEET D3)	--	2"ø	THR.
20	1	IMO GEMS 01702 FLOAT SWITCH w/ HOFFMAN A-404SC	SEE DETAIL ON SHEET D5		
21	1	400 CFM ALUMINUM EXHAUST FAN	--	--	--
22	2	ROSEMOUNT 2088 PRESSURE TRANSDUCER W/ 0-800 PSI RANGE, STAINLESS STEEL MOUNTING BRACKET, DRINKING WATER CERTIFIED, AND METERING DISPLAY. (SEE SHEET D4) MODEL 2088G3S22A1B4M5DW	--	½"	THR.
23	2	NEMA 4X 316 STAINLESS STEEL CABINET w/ BACKPLATES (16"x16"x6") ALL CONNECTIONS TO ELECTRICAL ENCLOSURES TO BE BY WATER-TIGHT 3 PIECE GASKETED HUBS ONLY.			
24	1	SUMP PUMP	--	--	--
25	1	"CLA-VAL" 90-01 PRESSURE REDUCTION VALVE	--	8"ø	FL
~~26~~	~~1~~	~~"CLA-VAL" 90-01 PRESSURE REDUCTION VALVE~~		~~2"ø~~	~~THR.~~
2 27**	3	ADJUSTABLE PIPE SUPPORTS (SEE DETAIL SHEET D5)	SYMBOL		

* ACTUAL LENGTH OF THESE PIECES MAY VARY DEPENDING ON FIELD CONDITIONS; VERIFY DIMENSIONS DURING INSTALLATION & FIELD FIT AS NECESSARY FOR ACCURACY.

** SIZE OF ADJUSTABLE PIPE SUPPORTS SHALL BE DETERMINED BY ACTUAL SIZE OF MAINLINE AND VAULT PIPE. REFER TO DETAILS ON SHEET D5

PRV GENERAL SPECIFICATIONS:

A1. PRV TO BE CLA-VAL #90-01 YBCSKC
A2. 300# FLANGED
A3. DUCTILE IRON BODY GLOBE PATTERN
A4. EPOXY LINED AND COATED
A5. STAINLESS STEEL INTERNAL TRIM
A6. BRONZE PILOT CONTROLS
A7. STAINLESS STEEL TUBES & FITTINGS
A8. SPRING RANGES FOR PRESSURE REDUCING PILOT
A9. X101 VALVE POSITION INDICATOR
A10. CK2 ISOLATION BALL VALVES (STAINLESS)
A11. CV FLOW CONTROL (OPENING)

VAULT GENERAL NOTES: SEE SHEET D2 FOR METER VAULT GENERAL NOTES AND SPECIFICATIONS.

CONSULTING ENGINEERS
JONES & ASSOCIATES
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

SOUTH WEBER CITY / UINTAH CITY
COTTONWOOD DRIVE WATER LINE REPLACEMENT PROJECT

WEST METERING VAULT DETAILS

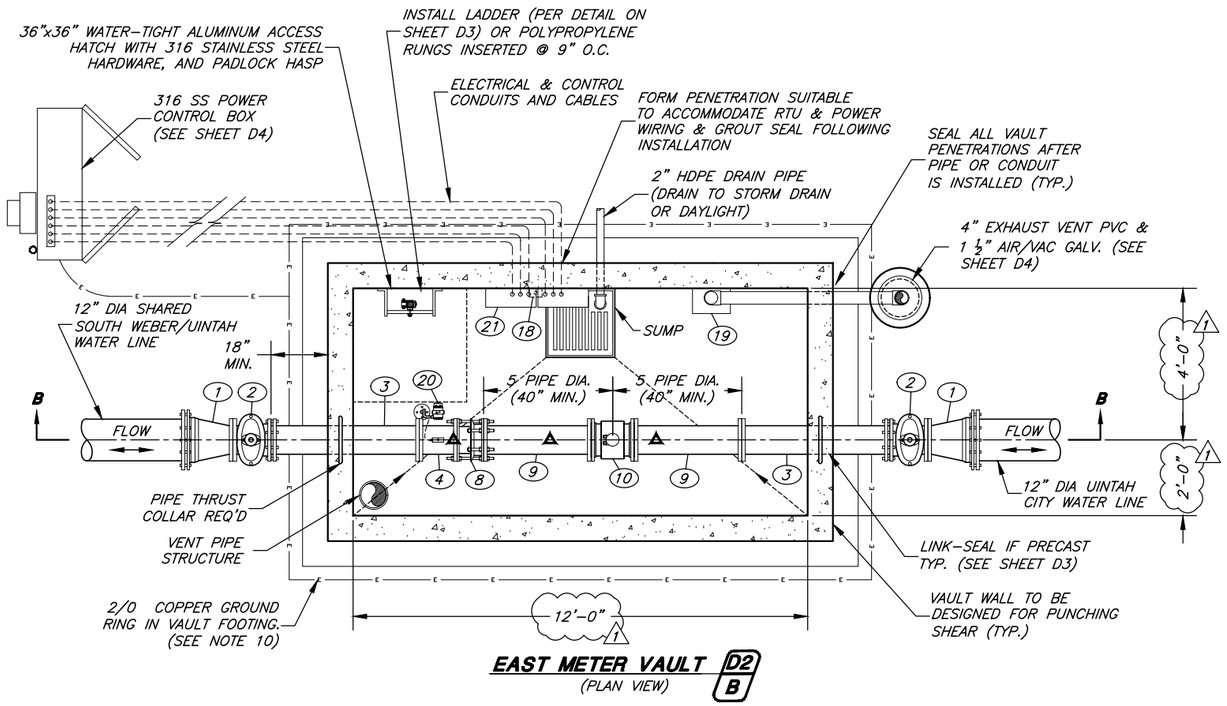
REV.	DATE	APPR.
1	9/15/2020	DQS

MODIFIED VAULT SIZE, REMOVED BYPASS

BEB DESIGNED | BEB DRAWN | DQS CHECKED

SCALE: 24"x36" NONE | 11"x17" NONE

SHEET: D1 OF 1 SHEETS



LIST OF MATERIALS

	Item No.	Quantity	Description	Material	Size	Joint
	1	2	REDUCER w/ MEGA-LUGS (MJ ON LARGE SIDE, FL ON SMALL SIDE)	D.I.	12"x8"	MJxFL
	2	2	"MUELLER" A-2361 GATE VALVE W/ MEGA-LUGS, SQUARE OPERATING NUT, VALVE BOX, & CONCRETE COLLAR.	--	8"ø	FLxMJ
1	3*	2	4'-0" SPOOL PIECE w/ SEEP RING (LINK-SEAL IF USING PRECAST VAULT - SEE DETAIL SHEET D3)	D.I.	8"ø	PExFL
	4	1	1'-0" SPOOL PIECE TAPPED FOR ½" NPT	D.I.	8"ø	FL
	~~5~~	~~2~~	~~TEE~~	~~D.I.~~	~~8"x8"x4"~~	~~FL~~
	~~6~~	~~2~~	~~"MUELLER" A-2361 GATE VALVE w/ HAND WHEEL OPERATOR~~		~~8"ø~~	~~FL~~
	~~7~~	~~2~~	~~"MUELLER" A-2361 GATE VALVE w/ HAND WHEEL OPERATOR~~		~~4"ø~~	~~FL~~
	8	1	"ROMAC" DJ400 DISMANTLING JOINT	--	8"ø	FL
	9	2	2'-10" SPOOL PIECE	D.I.	8"ø	FL
	10	1	8" "ROSEMOUNT" FLOW METER WITH 150 LB FLANGE, DRINKING WATER CERTIFIED, 200 FEET OF POTTED CABLE, AND WITH 2 GROUND RINGS. ENABLE REVERSE FLOW MODEL: 8750WDMW1A1FTSA080CA1M4G1DWR20.	--	8"ø	FL
	~~11~~	~~2~~	~~1'-0" SPOOL PIECE~~	~~D.I.~~	~~4"ø~~	~~FL~~
	~~12~~	~~2~~	~~90° ELBOW~~	~~D.I.~~	~~4"ø~~	~~FL~~
	~~13~~	~~2~~	~~BLIND FLANGE W/ 2" THR. CONNECTION~~	~~D.I.~~	~~4"ø~~	~~FLxTHR.~~
	~~14~~	~~3~~	~~PIPE - SCHEDULE 40 HDG STEEL~~	~~HDG~~	~~2"ø~~	~~THR.~~
	~~15~~	~~1~~	~~UNION - SCHEDULE 40 HDG STEEL~~	~~HDG~~	~~2"ø~~	~~THR.~~
	~~16~~	~~2~~	~~BLIND FLANGE W/ 2" THR. CONNECTION~~	~~D.I.~~	~~2"ø~~	~~FLxTHR.~~
	~~17~~	~~1~~	~~2" "ROSEMOUNT" FLOW METER WITH 150 LB FLANGE, DRINKING WATER CERTIFIED, 200 FEET OF POTTED CABLE, AND WITH 2 GROUND RINGS. ENABLE REVERSE FLOW MODEL: 8750WDMW1A1FTSA020CA1M4G1DWR20.~~		~~2"ø~~	~~FL~~
	18	1	IMO GEMS 01702 FLOAT SWITCH w/ HOFFMAN A-404SC	SEE DETAIL ON SHEET D5		
	19	1	400 CFM ALUMINUM EXHAUST FAN	--	--	--
	20	1	ROSEMOUNT 2088 PRESSURE TRANSDUCER W/ 0-800 PSI RANGE, STAINLESS STEEL MOUNTING BRACKET, DRINKING WATER CERTIFIED, AND METERING DISPLAY. MODEL 2088G3S22A1B4M5DW (SEE SHEET D4)	--	½"	THR.
	21	2	NEMA 4X 316 STAINLESS STEEL CABINET w/ BACKPLATES (16"x16"x6") ALL CONNECTIONS TO ELECTRICAL ENCLOSURES TO BE BY WATER-TIGHT 3 PIECE GASKETED HUBS ONLY.			
	22	1	SUMP PUMP	--	--	--
1	23**	3	ADJUSTABLE PIPE SUPPORTS (SEE DETAIL SHEET D5)	△ SYMBOL		

* ACTUAL LENGTH OF THESE PIECES MAY VARY DEPENDING ON FIELD CONDITIONS; VERIFY DIMENSIONS DURING INSTALLATION & FIELD FIT AS NECESSARY FOR ACCURACY.

** SIZE OF ADJUSTABLE PIPE SUPPORTS SHALL BE DETERMINED BY ACTUAL SIZE OF MAINLINE AND VAULT PIPE. REFER TO DETAILS ON SHEET D5

VAULT GENERAL NOTES:

1. ALL EXPOSED PIPE INSIDE THE VAULT SHALL BE PRIMED AND PAINTED WITH TWO (2) COATS OF EPOXY PAINT. COLOR AS SPECIFIED BY WBWCD.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE METER, VALVES, AIR/VAC, SUMP PUMP, PRESSURE TRANSDUCER ASSEMBLY, WALL FAN, BLOCK-OUTS FOR CONDUITS, VENT PIPING, DRAIN PIPING, AIR/VAC PIPING AND ALL OTHER EQUIPMENT ASSOCIATED WITH THE VAULT. SOUTH WEBER CITY / UINTAH CITY IS RESPONSIBLE FOR ALL NECESSARY COORDINATION WITH THE POWER AND TELEMETRY PROVIDER(S) (WEBER BASIN SHALL PERFORM WBWCD TELEMETRY BY BID THEN WILL PASS THE COSTS ON TO SOUTH WEBER CITY / UINTAH CITY); INCLUDING, BUT NOT LIMITED TO, LOCATION OF CONDUITS, LOCATION OF BLOCK-OUTS AND PENETRATIONS, AND CONNECTION OF ALL EQUIPMENT. THE CONTRACTOR SHALL ALSO PROVIDE ALL TRENCH EXCAVATION, BACKFILL AND COMPACTION FOR THE INSTALLATION OF THE CONDUIT(S) BETWEEN THE POWER/SCADA BOXES AND THE VAULTS (2 TRENCHES - APPROX. 150' IN TOTAL LENGTH AND 2'-3' IN DEPTH).
3. VAULT PENETRATIONS FOR THE AIR/VACUUM RELIEF LINES, EXHAUST FAN LINES, AND SUMP PUMP DISCHARGE LINES, SHALL BE CORE DRILLED IN LOCATIONS APPROVED BY THE DISTRICT TO AVOID CONFLICT WITH OTHER NECESSARY VAULT EQUIPMENT.
4. ALL VENTILATION AND DISCHARGE PIPING SHALL BE CEILING OR WALL MOUNTED AND SECURED BY UNISTRUT OR APPROVED EQUAL.
5. SEAL ALL VAULT PENETRATIONS AFTER CONDUIT OR PIPE IS INSTALLED.
6. VAULT SHALL BE SUPPLIED WITH POWER FOR ALL EQUIPMENT, WHETHER SHOWN AND/OR NOTED, FOR A COMPLETE AND OPERABLE INSTALLATION. OWNER SHALL BE RESPONSIBLE FOR COORDINATING WITH POWER COMPANY AND PROVIDING POWER SOURCE.
7. CONTRACTOR SHALL INSTALL ALL NECESSARY WIRING FROM CONTROL BOX TO VAULT, LEAVING ONE (1) PULL STRING IN EACH SPARE CONDUIT.
8. EXHAUST FAN AND AIR INTAKE AND EXHAUST PIPING SHALL BE ADEQUATELY SIZED TO PROVIDE THE REQUIRED NUMBER OF AIR EXCHANGES IN ACCORDANCE WITH THE GOVERNING CODE.
9. CAST-IN-PLACE EYE-BOLTS TO BE SIZED AND LOCATED FOR REMOVAL OF COMPONENTS DURING MAINTENANCE. LOCATE IN VAULT CEILING OVER VALVES AND METERS. (SEE SHEET D3)
10. GROUND RING TO BE TIED TO TWO SEPARATE REBARS IN VAULT FOOTING. RTU POWER PANEL GROUND AND FLOW METER GROUNDS TO BE BONDED TO GROUND RING.
11. ALL BOLTS ON FITTINGS IN VAULT SHALL BE STAINLESS STEEL WITH ANTI-SEIZE COATING.
12. CONTRACTOR SHALL PROVIDE VIA SHOP DRAWINGS DESIGN CALCULATIONS FOR DESIGN OF VAULT STRUCTURE, EITHER PRECAST OR CAST-IN-PLACE.

CONSULTING ENGINEERS
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South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

SOUTH WEBER CITY / UINTAH CITY
COTTONWOOD DRIVE WATER LINE REPLACEMENT PROJECT

EAST METERING VAULT DETAILS

REV.	DATE	DESCRIPTION	APPR.
1	9/15/2020	DQS MODIFIED VAULT SIZE, REMOVED BYPASS	

BEB DESIGNED | BEB DRAWN | DQS CHECKED

SCALE: 24"x36" NONE | 11"x17" NONE

SHEET: D2 OF 1 SHEETS

RESOLUTION 2020-42
A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AWARDING THE COTTONWOOD DRIVE WATERLINE REPLACEMENT PROJECT

WHEREAS, South Weber and Uintah cities entered an agreement to share costs to replace the Cottonwood Driver waterline in March and amended the same agreement in September; and

WHEREAS, an invitation for bids was advertised on August 20th and August 27th, 2020; and

WHEREAS, sealed bids were opened publicly via Zoom by City Engineer Jones and Associates on September 10, 2020; and

WHEREAS, bids were received from the following ten companies: BH, Inc; CH Nix Construction Co, Inc; COP Construction LLC; CT Davis Excavation; Kapp Construction & Development Co Inc; MC Green & Sons, Inc.; Ormond; Skyview; Toncco Inc.; and Wasatch Sand & Gravel, LLC; and

WHEREAS, project engineer Dana Shuler has made a careful evaluation of bids and has recommended acceptance of the bid from Wasatch Sand & Gravel in the amount of $699,830.00 Reflecting Concurrent Change Order 1

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

Section 1. Award: The Cottonwood Drive Waterline Replacement Project is hereby awarded to Wasatch Sand & Gravel for $699,830.00 Reflecting Concurrent Change Order 1

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

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 29th day of September 2020.

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

Jo Sjoblom Mayor

Attest: Lisa Smith

City Council Meeting Date: September 29, 2020

Name: Kimberli Guill

Agenda Item: The Lofts at Deer Run Redesign

Background: The Developers have come before Planning Commission for their Preliminary submission over several meetings the past 4 weeks. Based on Planning Commission guidance they have made significant changes to the site plan/development. They are asking for some feedback from the council as they begin to re-draw the plans to match the new site plan they presented the Planning Commission at the 9/16/2020 Meeting.

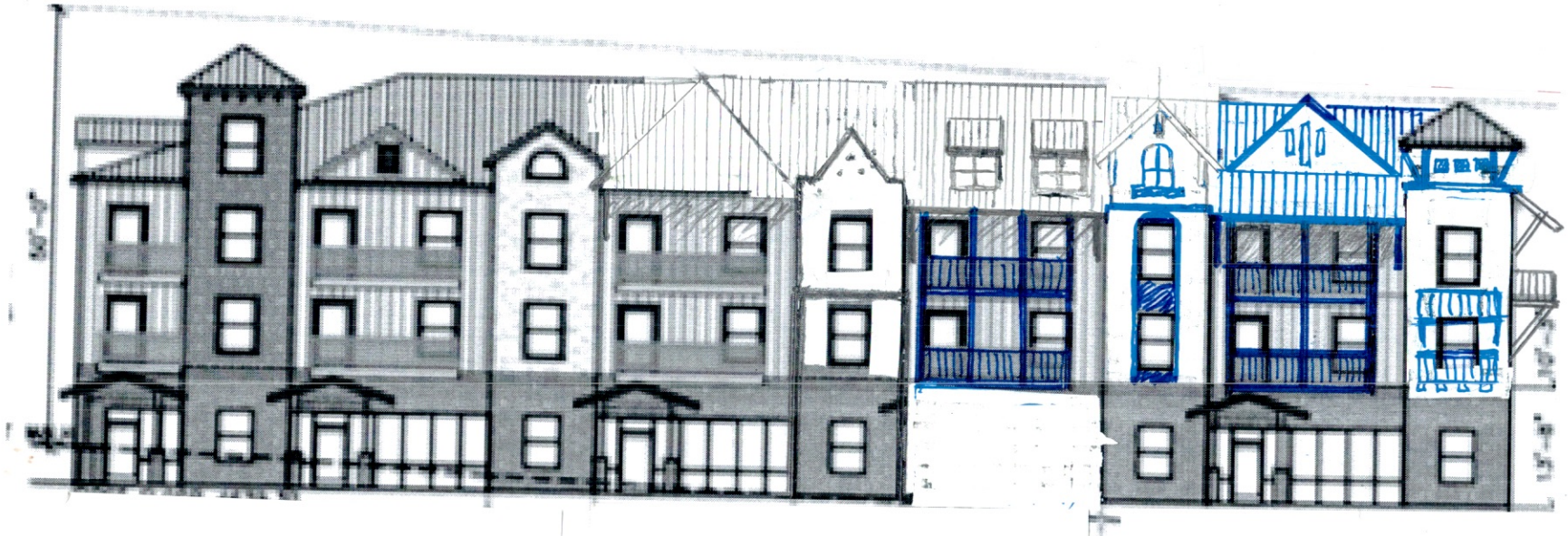
Summary: The Lofts at Deer Run Redesign Feedback Discussion

Attachments: New Site Plan & New Site Plan w/Project Summary
New Shared Parking Calculations & Letter from Transportation Engineer
New Elevations
New Floorplans
PC Elevation Study


S
IG
ET WALK
FIRST FLOOR 4639.32
BASEMENT
10'-3"
13'-8"


ET WALK
FIRST FLOOR 4639.32
BASEMENT
13'-8"
10'-3"

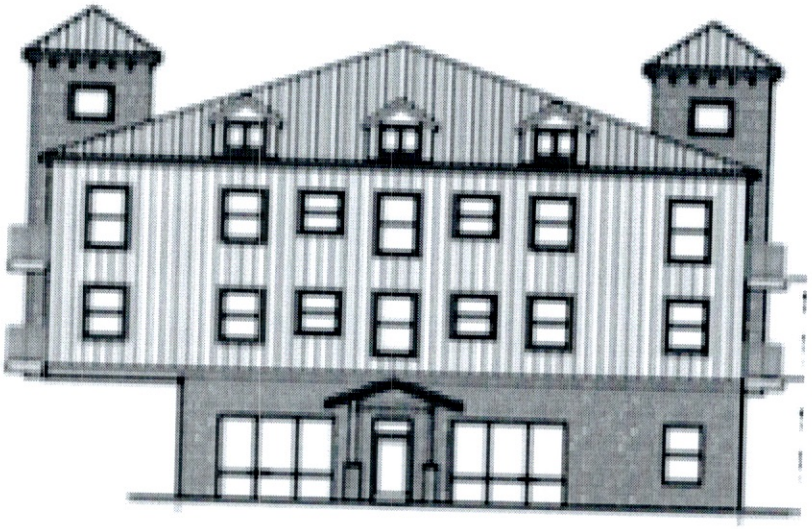

13'-8"
10'-3"





NORTH ELEVATION





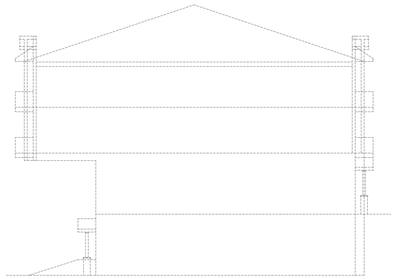
Fred C. Cox,
Architect

4466 Early Duke St.
West Valley City,
Utah 84120-5723

Phone: 801-968-3733

Email: fcc@fredccox.com

THIS DOCUMENT IS FOR CITY APPROVAL OF THE PROJECT NOTED AND IS ALSO FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS NOT PERMITTED.



SOUTH SECTION



NORTH ELEVATION



WEST ELEVATION

SOUTH BUILDING A



PREFINISHED METAL ROOFING
PREFINISHED METAL CAP FLASHING
COLORED HARDY BOARD, SHINGLES
HARRISTONE
COLORED WINDOW FRAMES

SOUTH ELEVATION



EAST ELEVATION

SOUTH BUILDING A

LOFTS AT DEER RUN

7870 S. 2700 EAST
SOUTH WEBER, UTAH

EXTERIOR ELEVATIONS
EAST BUILDINGS

SCALE: 1/16" = 1'-0"

SEPTEMBER 15, 2020
194001-A31-J014

A3.1

September 15, 2020

TRANSPORTATION ENGINEERING

RE: Lofts at Deer Run Parking Analysis

The following analysis describes a shared parking analysis for the Lofts at Deer Run located on the northwest corner of Deer Run Drive and 2700 East (western frontage road of US 89) in South Weber, Utah. Parking requirements are mandated by the land use of a property. However, when multiple land uses are present, shared parking can be applied to reduce the demand for asphalt area and better utilize the property. For example, when retail is at its highest demand during the day, residential traffic is at work and therefore those spaces are available for the retail. In the evening, when residential demand is at its highest, the retail demand is lower. South Weber Parking code is found in Chapter 8 10-8-5.

The proposed site land uses includes:

- 65 residential units at 2 per unit +2 (65*2+2 = 132)
- 15,451 sf of office/services at 2 per 1,000 sf + 1 per employee (31+20=51)

This equates to 183 spaces based on the City code.

The site is proposing 147 spaces.

Shared Parking Analysis

Shared Parking is defined as: Where multiple uses on one lot share the same off-street parking facilities, reduced total demand for parking spaces may result due to differences in parking demand for each use during the course of the day. Table One gives the seating and areas for each proposed land use types and the amount of parking to be provided for them based on normal parking demand calculations.

Lofts at Deer Run Parking Impact Analysis
Table One: *Land Use and Total Parking Demand*

Land Use	Area (sq. ft)	Parking Rate[1]	Requirement
Office /Service	15,451	2 per 1000 sf + 1 per employee	51 spaces
Residential	65 units	2/unit + 2	132 spaces
Total Parking Demand			183 spaces

Determining the total requirements for shared parking facilities requires calculating each applicable general land use category, calculate the number of spaces required for a use if it were the only use (refer to the schedule of minimum off-street parking requirements). Use those figures for each land use to calculate the number of spaces required for each time period for each use (6 time periods per use). For each time period, add the number of

spaces required for all applicable land uses to obtain a grand total for each of the six (6) time periods. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

Therefore if all space requirements occurred simultaneously the demand would equate to the maximum need of 183 spaces while 147 is proposed. However, if the demand does not occur simultaneously shared parking evaluation can be used to determine the maximum demand throughout the day for weekend and weekday land use.

Table Two shows the percentage of parking demand during various time periods for each land use and Table Three gives the amount of parking space required for each land use during the respective time periods.

Lofts at Deer Run Parking Impact Analysis
Table Two: *Percentage of Parking Demand for Weekday and Weekend Time Periods*

	Weekday			Weekend		
Land Use	Mid - 7:00 am	7:00 am-6:00 pm	6:00 pm – Mid	Mid - 7:00 am	7:00 am-6:00 pm	6:00 pm – Mid
Office/Services	5%	100%	5%	0%	5%	0%
Residential	100%	50%	80%	100%	75%	75%

It is shown in Table Three that the maximum amount of parking space required based on the Shared Parking analysis is 135 spaces and falls Midnight and 7:00 AM during any given week. City code would require 183 spaces. By providing 147 spaces, the parking demand is met by the shared parking analysis of 135 space demand.

Lofts at Deer Run Parking Impact Analysis
Table Three: *Projected Parking Demand for Specific Land Use*

	Weekday			Weekend		
Land Use	**Mid - 7:00 am**	7:00 am-6:00 pm	6:00 pm - Mid	Mid - 7:00 am	7:00 am-6:00 pm	6:00 pm – Mid
Office / Service (51)	3	51	3	0	3	0
Residential (132)	132	66	106	132	99	99
Totals	**135**	117	109	132	102	99

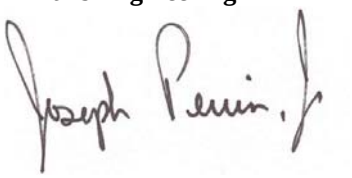
With the final proposed parking count at 147 spaces, this is 80.3% of City code. The complimentary land use of residential and office is what allows for the reduced parking demand due to the peak times being temporally separated. It must be noted that this analysis is based on standard shared parking analysis procedures for pre-Covid 19 traffic conditions and parking usage.

It should be noted that a portion of the office space will be a 154 child day care facility. Why this use is important is that these “parking spaces related to the day care” will only be used for an estimated 3 minutes during the AM and PM peak times during drop off and pick up. With 154 children and an average parking demand of 3 minutes, there is likely an average of 7.7 (8) spaces needed for the day care center during the peak

period (154 students/60 minutes*3 minutes = 7.7 vehicles at a time. Therefore, these spaces are available for other parking demand uses of the site indicating that even after the shared parking analysis, the site should have surplus parking through most of the day.

Please contact me with any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal



SouthWeber	9/10/2020	Weekday Daytime	Evening	Weekend Daytime	Evening	Nighttime
	100%	6am-6pm	6pm-Midnight	6am-6pm	6pm-Midnight	Midnight-6am
Office		100%	20%	5%	5%	5%
Retail		80%	90%	100%	70%	5%
Restaurant		65%	100%	80%	100%	50%
Multi-Family		60%	100%	80%	100%	100%
Child/Office		100%	10%	10%	5%	5%
Office	68	68	14	3	3	3
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Multi-Family	132	79	132	106	132	132
Child/Office	0	0	0	0	0	0
	200	147	146	109	135	135

BLDG CODE INFO

S BUILDING A
OCCUPANCIES, E, B, R-2
TYPE V-A
NFPA 13
STANDPIPE

N BUILDING B
OCCUPANCY: R-2
V-B
NFPA 13

W BUILDING C
OCCUPANCY: R-2
V-B
NFPA 13

PROJECT SUMMARY

SBUILDING A	COMMERCIAL	RESIDENTIAL	TOTAL
PARKING LEVEL	9555 SF	0 SF	9555 SF
1ST FLOOR	9555 SF	0 SF	9555 SF
2ND FLOOR	0 SF	11952 SF	11952 SF
3RD FLOOR	0 SF	11952 SF	11952 SF
TOTAL	19110 SF	23904 SF	43014 SF
N BUILDING B	COMMERCIAL	RESIDENTIAL	TOTAL
1ST FLOOR	0 SF	4685 SF	4685 SF
2ND FLOOR	0 SF	8592 SF	8592 SF
3RD FLOOR	0 SF	8592 SF	8592 SF
TOTAL	0 SF	21869 SF	21869 SF
W BUILDING C	COMMERCIAL	RESIDENTIAL	TOTAL
1ST FLOOR	0 SF	5627 SF	5627 SF
2ND FLOOR	0 SF	10320 SF	10320 SF
3RD FLOOR	0 SF	10320 SF	10320 SF
TOTAL	0 SF	26267 SF	26267 SF
GRAND TOTAL	19110 SF	72040 SF	91150 SF

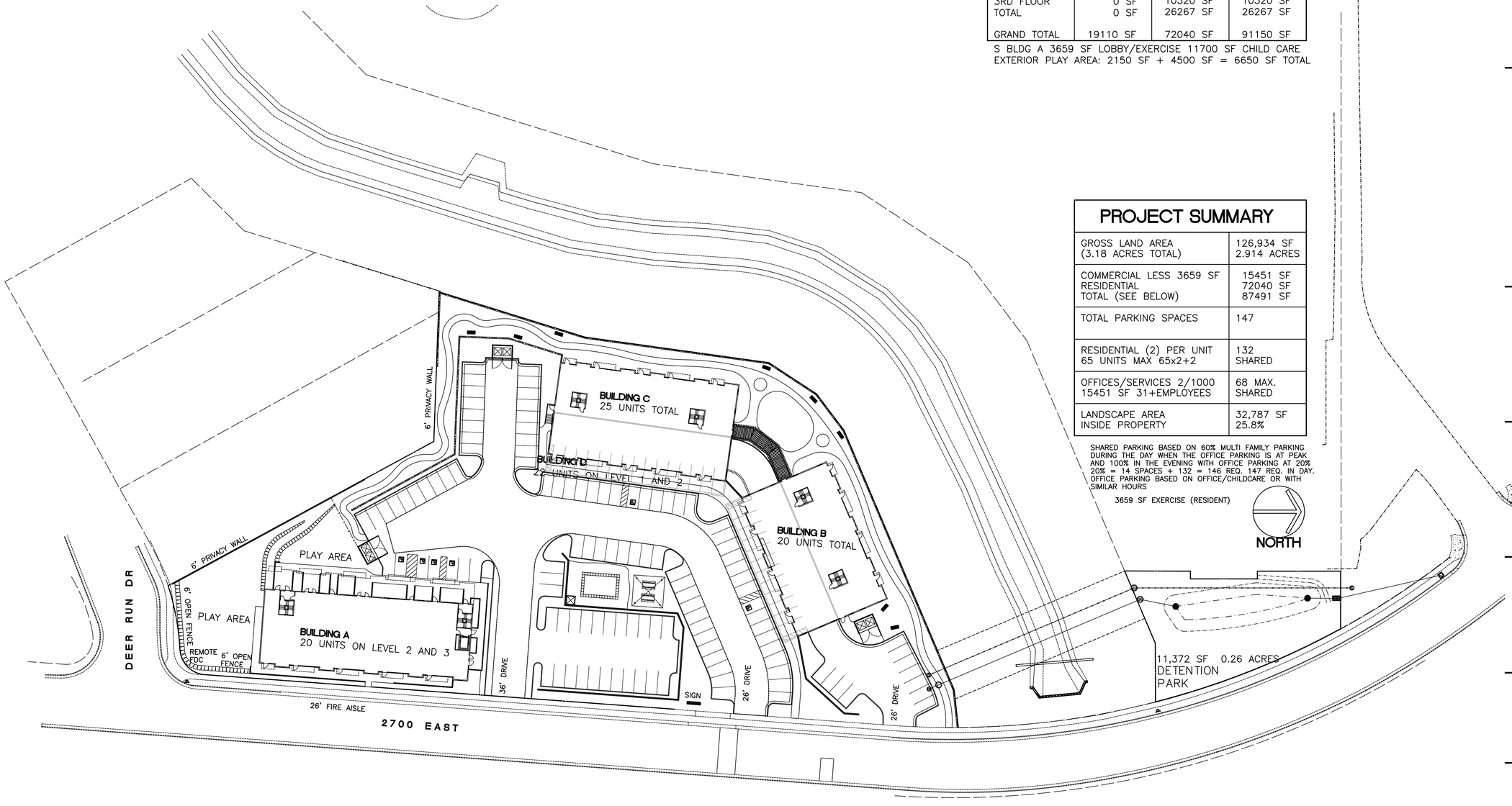
S BLDG A 3659 SF LOBBY/EXERCISE 11700 SF CHILD CARE
EXTERIOR PLAY AREA: 2150 SF + 4500 SF = 6650 SF TOTAL

PROJECT SUMMARY

GROSS LAND AREA (3.18 ACRES TOTAL)	126,934 SF 2.914 ACRES
COMMERCIAL LESS 3659 SF RESIDENTIAL TOTAL (SEE BELOW)	15451 SF 72040 SF 87491 SF
TOTAL PARKING SPACES	147
RESIDENTIAL (2) PER UNIT 65 UNITS MAX 65x2+2	132 SHARED
OFFICES/SERVICES 2/1000 15451 SF 31+EMPLOYEES	68 MAX. SHARED
LANDSCAPE AREA INSIDE PROPERTY	32,787 SF 25.8%

SHARED PARKING BASED ON 60% MULTI FAMILY PARKING DURING THE DAY WHEN THE OFFICE PARKING IS AT PEAK AND 100% IN THE EVENING WITH OFFICE PARKING AT 20% 20% = 14 SPACES + 132 = 146 REQ. 147 REQ. IN DAY. OFFICE PARKING BASED ON OFFICE/CHILDCARE OR WITH SIMILAR HOURS

3659 SF EXERCISE (RESIDENT)



DRAWINGS ARE BASED ON SURVEYS
BY GREAT BASIN ENG. AND CIVIL BY ENTELLUS.

Fred C. Cox,
Architect

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THIS DOCUMENT IS FOR CITY APPROVAL OF THE PROJECT NOTED AND IS ALSO FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS NOT PERMITTED.

DEER RUN INVESTMENTS, LLC

LOFTS AT DEER RUN

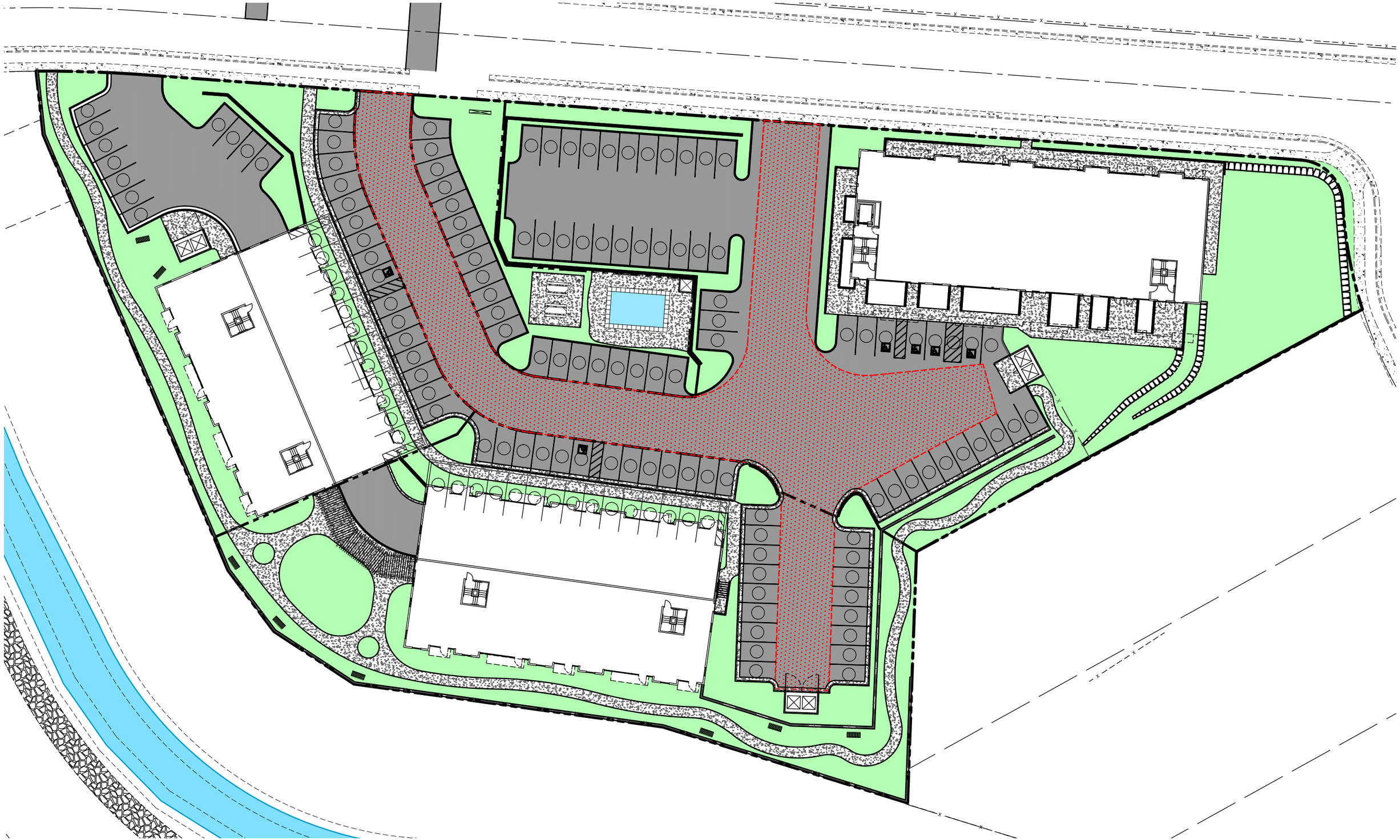
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SOUTH WEBER, UTAH

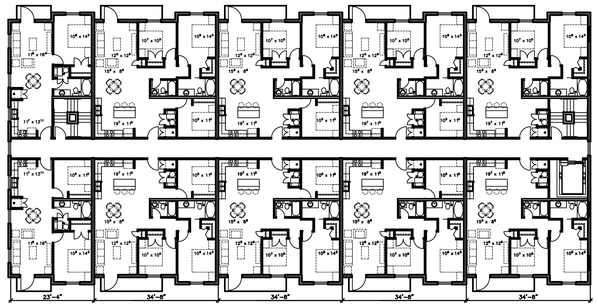
SITE PLAN

SCALE: 1" = 40'-0"

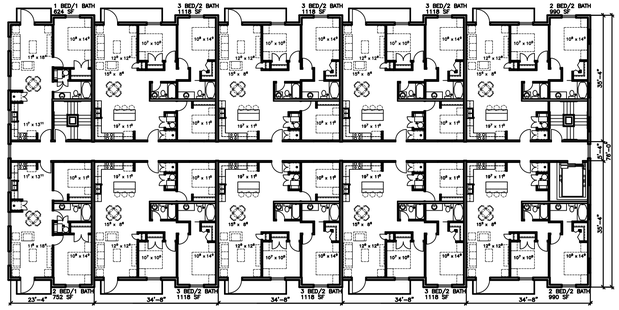
SEPTEMBER 12, 2020
194001-A01-J012

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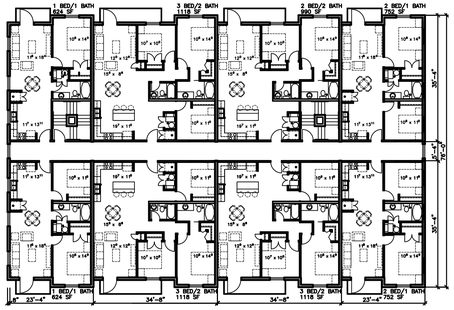




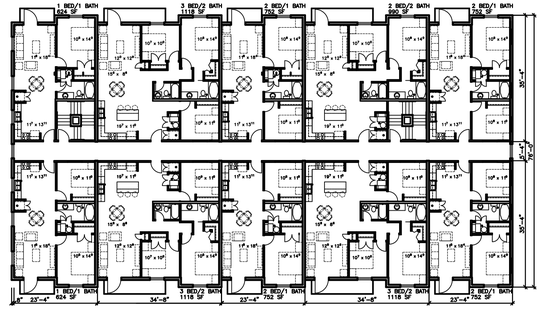
THIRD FLOOR



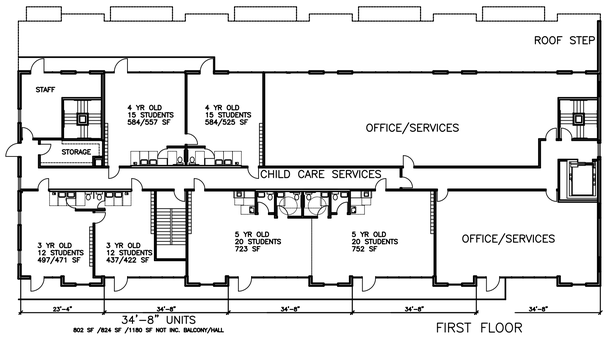
BUILDING A



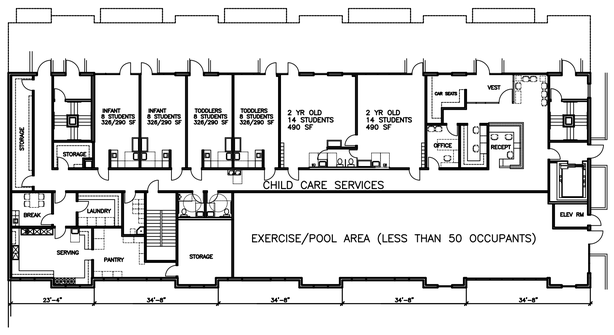
THIRD FLOOR



THIRD FLOOR



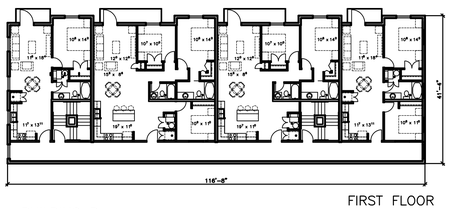
FIRST FLOOR



BUILDING A PARKING LEVEL



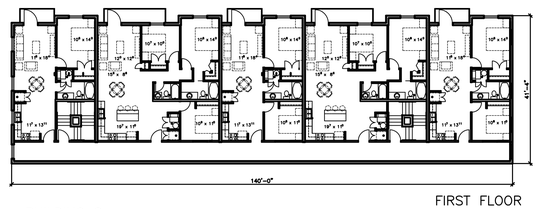
SECOND FLOOR



BUILDING B FIRST FLOOR



SECOND FLOOR



BUILDING C FIRST FLOOR

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DEER RUN INVESTMENTS, LLC

LOFTS AT DEER RUN

7870 SOUTH 2700 EAST
SOUTH WEBER, UTAH

FLOOR PLANS

SCALE: 1" = 20'-0"

SEPTEMBER 12, 2020
194001-A10-J012

A1.0

Agenda Item Introduction

Council Meeting Date: September 29, 2020

Name: David Larson

Agenda Item: City Council Meeting Schedule

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

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

Considerations

- Meeting attendance time commitment for Council, staff, and public
- Consolidation of agendas and meeting times
- Preparation and review time for agenda items between meetings
- Committee time for assignments and meetings
- Meeting length
- City Code language

Summary: Discuss the idea of City Council meeting on the second and fourth Tuesdays only.

Budget Amendment: NA
Procurement Officer Review: Budgeted amount $ Bid amount $
Committee Recommendation: NA
Planning Commission Recommendation: NA
Staff Recommendation: Move to two meetings per month
Attachments: NA