Thursday, December 13, 2018
PERRY CITY COUNCIL MEETING AGENDA

The Perry City Council will hold a meeting on the Thursday identified above, starting at approximately 7:00 PM in the City Council Room at 3005 South 1200 West in Perry. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearings will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

Approx. 7:00 PM

1. **Call to Order and Opening Ceremonies**
   - **A.** Thought, Reading or Invocation – Esther Montgomery
   - **B.** Pledge of Allegiance – Andrew Watkins
   - **C.** Review and Adopt the Agenda

2. **Approx. 7:05 PM Procedural Issues**
   - **A.** Conflicts of Interest Declaration(s), If Any
   - **B.** Pass out Warrants to Council Members (and Possible Discussion)
   - **C.** Business License(s):
     - Quickhatch Armory
   - **D.** Appointments:
     - Chief of Police
     - Planning Commission: Chair and Vice Chair
     - Utopia Board

3. **Approx. 7:20 PM – Public Hearing and/or Public Comments (No Vote Needed)**
   Rules: (1) Please Speak Only Once (Maximum of 3 Minutes) per Agenda Item; **(2)** Please Speak in a Courteous and Professional Manner; **(3)** Do Not Speak to Specific Member(s) of the City Council, Staff, or Public (Please Speak to the Mayor or to the Council as a Group); **(4**) Please Present Possible Solutions for All Problems Identified; **(5)** No Decision May Be Made During this Meeting if the Item Is Not Specifically on the Agenda (with Action on Public Hearings, if any, later in the Meeting); and **(6)** Comments must be made in person or in writing (with your name being stated for the record).
   - **A.** Public Comments

4. **Approx. 7:25 PM Presentations:**
   - **A.** Holiday Light Winner
   - **B.** Oath of Office – Chief of Police
   - **C.** Department Report - Police

5. **Approx. 7:35 PM – Action Items (Roll Call Vote)**
   - **A.** Approval of Warrants
   - **B.** Motion to Approve the 2019 Meeting Schedule
   - **C.** Motion to Accept the Fiscal Year 2019 Impact Fee Plan
   - **D.** Motion to Select an Architect to Assist with Conceptual Design and Needs Assessment
   - **E.** Resolution 18-16 to Award a Contract for City Sewer Line Cleaning
   - **F.** Preliminary & Final Approval for Pheasant Hollow Phase 3 Subdivision
   - **G.** Preliminary & Final Approval for Pointe Perry Subdivision
   - **H.** Resolution 18-15 Adopting Bylaws for the Perry-Willard Sewer Facility Board

6. **Approx. 8:15 PM – Minutes & Council/Mayor Reports (Including Council Assignments)**
   No Council Action May be Taken if an Item is not specifically on the Agenda
   - **A.** Approval of Consent Items
     - November 8, 2018 City Council Meeting Minutes
     - November 10, 2018 City Council Retreat Meeting Minutes
   - **B.** Mayor's Report

C. Council Reports
D. Staff Comments
E. Planning Commission Report

7. Approx. 8:40 PM – Executive Session (if needed)

A. Discussion of the purchase, exchange, lease, or sale of real property, when public discussion would disclose the value of the property or prevent the authority from completing the transaction of the best possible terms.
B. Strategy session to discuss the character, professional competence, or physical or mental health of an individual.
C. Strategy session to discuss collective bargaining.
D. Strategy session regarding pending, or reasonably imminent litigation.
E. Strategy session to discuss the deployment of security personnel, devices, or systems.
F. Discussion of investigative proceedings regarding allegations of criminal misconduct.

8. Approx. 9:00 PM – Adjournment

Certificate of Posting

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member of the City Council and was posted in three locations: the Perry City Offices, Centennial Park, Perry City Park; and was faxed/emailed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Public Meeting Notice Website on this 7th day of December, 2018. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

_____
Shanna S. Johnson, Chief Deputy Recorder

Report Criteria:
Detail report.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Bennett, Tueller, Johnson & Deere								
12109	Bennett, Tueller, Johnson & Deere	205816	Legal Services Rendered	11/08/2018	3,200.00	3,200.00	11/15/2018	
12109	Bennett, Tueller, Johnson & Deere	205816	Legal Services Rendered	11/08/2018	600.00	600.00	11/15/2018	
12109	Bennett, Tueller, Johnson & Deere	205816	Legal Services Rendered	11/08/2018	200.00	200.00	11/15/2018	
	Total Bennett, Tueller, Johnson & Deere:				4,000.00	4,000.00		
Box Elder County Treasurer's								
10480	Box Elder County Treasurer's	11/13/2018	parcel Number 020280021	10/31/2018	194.84	194.84	11/13/2018	
10480	Box Elder County Treasurer's	11/13/2018	Parcel Number 020290067	10/31/2018	1,257.25	1,257.25	11/13/2018	
10480	Box Elder County Treasurer's	11/13/2018	Parcel Number 020240001	10/31/2018	400.70	400.70	11/13/2018	
10480	Box Elder County Treasurer's	11/13/2018	Parcel Number 020250005	10/31/2018	236.79	236.79	11/13/2018	
10480	Box Elder County Treasurer's	11/13/2018	Parcel Number 020280025	10/31/2018	578.00	578.00	11/13/2018	
10480	Box Elder County Treasurer's	11/13/2018	Parcel Number 020290045	10/31/2018	90.62	90.62	11/13/2018	
10480	Box Elder County Treasurer's	11/13/2018	Parcel Number 020740014	10/31/2018	296.68	296.68	11/13/2018	
	Total Box Elder County Treasurer's :				3,054.88	3,054.88		
Brigham City Corp.								
6106	Brigham City Corp.	11/07/2018	interlocal storm water	11/01/2018	117.60	117.60	11/07/2018	
6106	Brigham City Corp.	11/07/2018	walmart sales tax	11/01/2018	20,611.80	20,611.80	11/07/2018	
6106	Brigham City Corp.	12/05/2018	interlocal storm water	12/04/2018	117.60	117.60	12/05/2018	
6106	Brigham City Corp.	12/05/2018	walmart sales tax	12/04/2018	20,533.21	20,533.21	12/05/2018	
	Total Brigham City Corp.:				41,380.21	41,380.21		
Curtis Blue Line								
12150	Curtis Blue Line	INV226257	Helmets	10/18/2018	2,730.00	2,730.00	11/13/2018	
12150	Curtis Blue Line	INV227137	Bolistic Armor	07/25/2018	8,197.00	8,197.00	11/09/2018	
	Total Curtis Blue Line:				10,927.00	10,927.00		
Hansen & Associates								
9625	Hansen & Associates	2018-136	Gunrange Survey	11/06/2018	2,200.00	2,200.00	11/20/2018	
	Total Hansen & Associates:				2,200.00	2,200.00		
Jones & Associates								
11552	Jones & Associates	18708	City Welcome Signs	11/01/2018	1,196.00	1,196.00	11/08/2018	
11552	Jones & Associates	18708	streets	11/01/2018	1,064.50	1,064.50	11/08/2018	
11552	Jones & Associates	18708	streets	11/01/2018	456.00	456.00	11/08/2018	
11552	Jones & Associates	18708	Culinary Water	11/01/2018	228.00	228.00	11/08/2018	
11552	Jones & Associates	18709	Development Reviews	11/01/2018	2,340.50	2,340.50	11/08/2018	
	Total Jones & Associates:				5,285.00	5,285.00		
Lewis,young,robertson,burningh								
579	Lewis,young,robertson,burningh	2018-0014A	consulting services regarding Perr	10/31/2018	3,000.00	3,000.00	11/15/2018	
	Total Lewis,young,robertson,burningh:				3,000.00	3,000.00		
Republic Services								
10200	Republic Services	0493-0005957	garbage service	10/31/2018	18,637.74	18,637.74	11/15/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Republic Services:				18,637.74	18,637.74		
Rocky Mountain Power								
2501	Rocky Mountain Power	11/20/2018	power bill	11/13/2018	1,678.47	1,678.47	11/20/2018	
2501	Rocky Mountain Power	11/20/2018	power bill	11/13/2018	4,954.75	4,954.75	11/20/2018	
2501	Rocky Mountain Power	11/20/2018	power bill	11/13/2018	134.59	134.59	11/20/2018	
2501	Rocky Mountain Power	11/20/2018	power bill	11/13/2018	178.07	178.07	11/20/2018	
2501	Rocky Mountain Power	11/20/2018	power bill	11/13/2018	347.80	347.80	11/20/2018	
2501	Rocky Mountain Power	11/20/2018	power bill	11/13/2018	22.62	22.62	11/20/2018	
2501	Rocky Mountain Power	11/28/2018	WWTP Power	11/13/2018	4,070.55	4,070.55	11/28/2018	
	Total Rocky Mountain Power:				11,386.85	11,386.85		
VLCM								
12439	VLCM	597327	Council Room Projector Equipme	11/13/2018	3,401.08	3,401.08	11/15/2018	
	Total VLCM:				3,401.08	3,401.08		
William M. Morris P.C.								
10434	William M. Morris P.C.	11/15/2018	Prosecution Services	11/01/2018	2,475.00	2,475.00	11/15/2018	
	Total William M. Morris P.C.:				2,475.00	2,475.00		
Zions Bank								
11510	Zions Bank	11/29/2018	Utopia	11/21/2018	9,900.26	9,900.26	11/29/2018	
	Total Zions Bank:				9,900.26	9,900.26		
	Grand Totals:				115,648.02	115,648.02		

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided

Report Criteria:
Detail report.
Paid and unpaid invoices included.

Mr. Murdock stated it is scheduled for mid-July.

Commissioner Ostler asked if Mr. Murdock will transfer his FFL from his current location to Perry.

Mr. Murdock affirmed this.

Commissioner Ostler inquired about the hours and clarified for visiting clientele the hours need to be between 8am-9pm.

Mr. Murdock explained this was his plan and that the application says 24/7 because he can restore guns at any time.

Commissioner Ostler stated he has a concern about issuing a home occupation business license when the home is currently not being occupied and won't be until mid-July. He explained he doesn't see any other issues with this application and would feel fine approving it once the home is occupied.

Mr. Murdock stated he has no qualms with waiting until the home is finished being built and he has moved into it. He explained he was advised by officials from other cities who recommended submitting his application ahead of time so that he could know if there were any concerns in advance. He stated he would not be doing any actual business until he has actually moved into the home.

The Commission discussed if it would be better to table this item until July or include all the conditions specified in the motion to approve.

Commissioner Ostler said that if they put forth a motion he would like one of the conditions to be that Mr. Murdock maintains a valid, current FFL Dealer License.

MOTION: Commissioner Grover moved to recommend to the City Council approval of business license and conditional use permit for Quickhatch Armory, location: 1266 W 3225 S in Perry with the following conditions: 1. The occupation should not be open to the public before 8am or after 9pm. 2. The approval of the Business License is subject to a completion and approval of a fire inspection. 3. The applicant provides to the City a copy of his FFL certification. 4. The approval of the application is subject to ownership and occupancy of the property by the applicant. Commissioner Peterson seconded the motion. Roll call vote.

Commissioner Ostler, Yes
Commissioner Grover, Yes
Commissioner Miles, Yes
Commissioner Peterson, Yes
Commissioner Butler, Yes

Motion Approved: 5 Yes 0 No

B. Application for Approval/Recommendation regarding a home business for Amanda's Place Salon, Bookkeeping, & Product Sale, Applicant: Amanda Bunnell 2340 S 900 W Perry

Amanda Bunnell explained she is applying for a home-based salon where she will do hair, as well as, sells hair products. She stated she also does bookkeeping for a friend. She stated her hours of operation would be from 8am-9pm. She said she has not had her fire inspection done

FOR OFFICE USE ONLY
Zone_____ Use: P* P C N
Issued_____ Approved_____
Business License No._____
License Fee$_____ Date Rec'd_____
Receipt #_____
□ Check #_____ □ Cash □ Other_____

Perry City
Building a Community Together

BUSINESS LICENSE APPLICATION

Check all that Apply:

X Original application □ Renewal Application □ Conditional Use

Change of: Address Ownership Business name

Business Information – Please type or print clearly:

Applicant's Name Tom Murdock

Business Name Quickhatch Armory

Business Address 1266 w. 3225 s. Perry City, UT 84302 Zone of Business:_____

What type of building is this? X Home □ Commercial □ Other

Will you have visiting clientele at this address? X Yes □ No

Mailing Address 351 E. 2300 N. City North Ogden State UT Zip 84414

Bus. Phone (801) 513-9111 Business Start Date_____

Website Address: — (required) Sales Tax #_____

Email Address: Quickhatch82@gmail.com

Is the Applicant the Property Owner? X Yes □ No

If No, Property Owner's Name _____ Phone ( ) _____

Describe Business: Firearms Sales, restorations, and Training

Hours of Operation: 24/7

Check all that Apply:

1. Professional Services $34
2. Home Business $30
3. Wholesale/Retail Bus. $30
4. Big Box $5,000
5. Construction $125
6. Automotive $34
7. Gas Station/Conv. Store $125
8. Food /Fruit Sales $125
9. Large Scale Constr. $2,359
10. Live Performance $125
11. Movie Theater $125
12. Public Lodging $34
13. Rental $41 (+$10/unit)
14. Storage Units $125
15. Truck Stop $2,608
16. Restaurant $125
17. Temporary $34
18. Amusement Machines $30
19. Vending Machines $5
20. Class A Beer $225
22. Solicitors $38 per person (ID required for all participants)

He would like March 1st Date for Planning

All Licenses expire December 31st. No pro ration for a partial year.

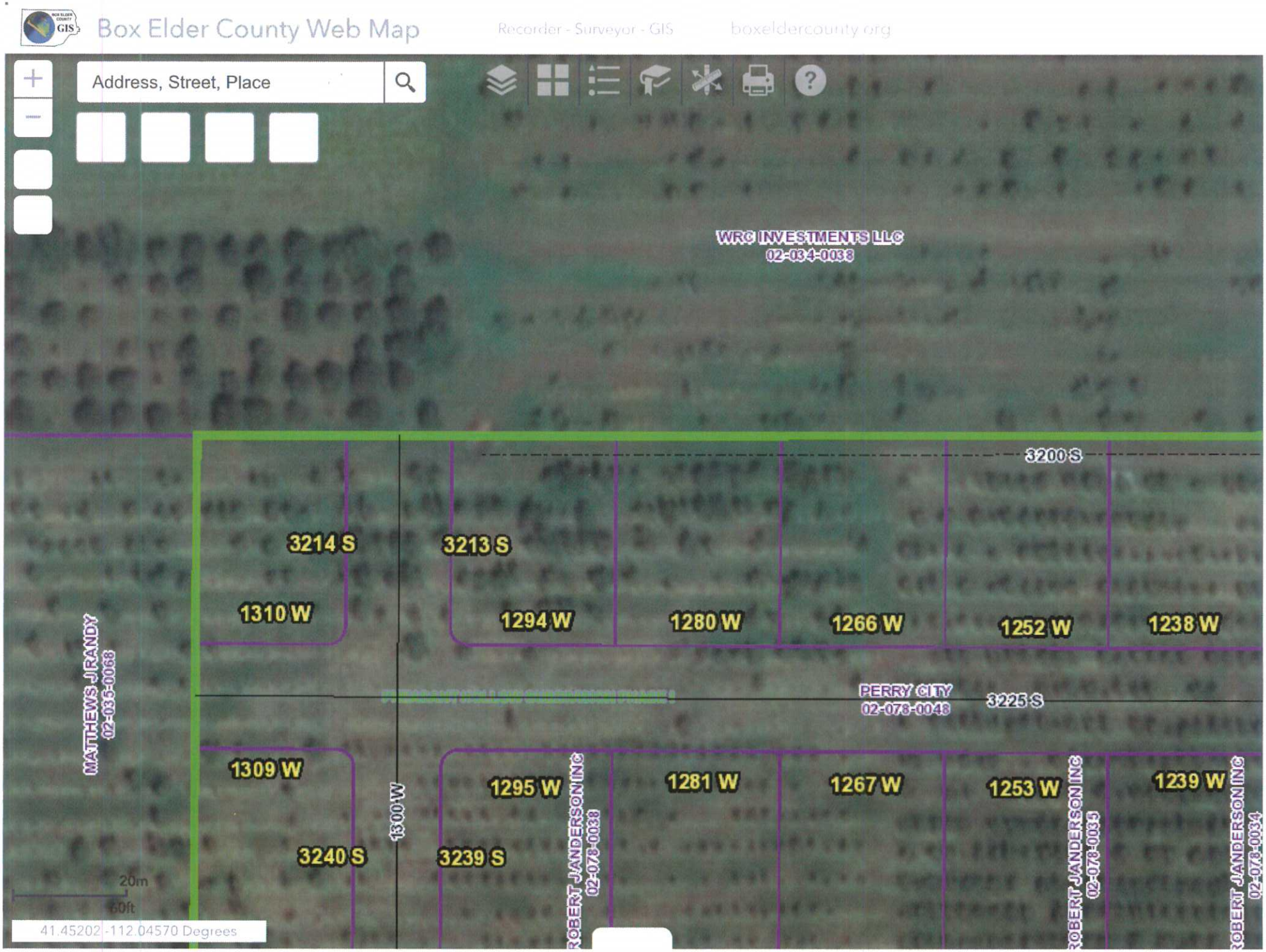
Perry City Contact:

Robin Matthews, Utility, Permit, & Licensing Clerk

435-723-6461 ext.103

robin.matthews@perrycity.org

needs - fire inspection


Box Elder County Web Map
Recorder - Surveyor - GIS
boxeldercounty.org
Address, Street, Place
WRC INVESTMENTS LLC
02-034-0038
3200 S
3214 S
3213 S
1310 W
1294 W
1280 W
1266 W
1252 W
1238 W
MATTHEWS J RANDY
02-035-0068
PERRY CITY
02-078-0048
3225 S
1309 W
1300 W
1295 W
1281 W
1267 W
1253 W
1239 W
3240 S
3239 S
ROBERT JANDERSON INC
02-078-0038
ROBERT JANDERSON INC
02-078-0035
ROBERT JANDERSON INC
02-078-0034
20m
60ft
41.45202 -112.04570 Degrees

PERRY CITY 2019 MEETING SCHEDULE

2019 CITY COUNCIL MEETINGS (7:00 P.M.)

January 10 and 24	July 11 and 25
February 14 and 28	August 08 and 22
March 14 and 28	September 12 and 26
April 11 and 25	October 10 and 24
May 09 and 23	November 14
June 13 and 27	December 12

Meetings will be held on the 2nd and 4th Thursday of the month. There will only be one meeting held in November and December.

2019 PLANNING COMMISSION MEETING SCHEDULE (7:00 P.M.)

January 03	July 09 (Tuesday)
February 07	August 01
March 07	September 05
April 04	October 03
May 02	November 07
June 06	December 05

Meetings will be held the 1st Thursday of the month.

SPECIAL USES AND APPEALS BOARD MEETING (6:00 P.M.)

Wednesday, April 10, 2019

Check the Box Elder News Journal, the Public Meeting Website (Utah.gov/pmn), Perry City Website, or the City Office for specific start times. Meeting dates and times are subject to change.

DRAFT

JRCA
ARCHITECTS

Revised November 21, 2018
October 25, 2018

Robert Barnhill
City Planner / Office Administrator
Perry City
3005 South 1200 West
Perry City, Utah 84302

Re: Municipal Facilities Planning

Robert;

Thank you for the opportunity to assist you with the Programming, Site Selection, and Master Planning of your new Municipal facilities. Building on the positive groundwork that has been laid and with the support of the Community and Council, we look forward to working with you to create a City Hall, Emergency Services, and Police Facility that will enhance the delivery of services to the Community.



As we discussed at the League of Cities and Towns Conference, and as a first step, we believe our Needs Assessment and Master Planning Workshops will best help you define an appropriate scope, budget, location, and conceptual plan. In addition to ensuring the best possible design, this process and the information developed will also help you build additional support within the Community and with the Council. Our proposed scope of services includes the following:

JRCA Architects, Inc.

577 South 200 East
Salt Lake City, Utah 84111
(801) 533.2100 Phone
(801) 533.2101 Fax

292 South 700 West
Cedar City, Utah 84720
(801)824.5823 Phone

www.jrcadesign.com

JRCA
ARCHITECTS

1 - Schedule tours of several Similar Municipal Facilities. Possible facilities may include:

- Nibley City Hall
- South Ogden Municipal Center

(Although this facility is larger than what you are anticipating, it includes City Hall, Police, and Fire)

Virtual Tours of:

- Pleasant Grove Justice, Fire, and Community Meeting Spaces
- Bluffdale City Hall

If there are other facilities you are familiar with and believe it would be beneficial to visit, we will arrange a tour.

If scheduling or logistics is a problem with any of the Tours, we can also present 'virtual' tours with the Needs Assessment Interviews.

2 - Hold Needs Assessment Interviews with various City Staff to determine appropriate facilities to support the planned level of services.

3 - Facilitate a Needs Assessment Workshop to coordinate various competing and possible shared uses.

Compile Facilities Space Needs Summary and develop possible site conceptual design options.

4 - Conduct a Site / Master Planning / Project Budget Workshop.

Assemble Preliminary Needs Assessment, Master Plan, and Budget Estimate

5 - Present Draft Findings and Recommendations to the City Council

Revise and Deliver Final Facilities Needs Assessment and Master Plan

We propose the following schedule to complete this work:

JRCA Architects, Inc.

577 South 200 East
Salt Lake City, Utah 84111
(801) 533.2100 Phone
(801) 533.2101 Fax

292 South 700 West
Cedar City, Utah 84720
(801)824.5823 Phone

www.jrcadesign.com

JRCA
ARCHITECTS

Completed the Week of:	Task
	Contract Approval - NTP
Week 1	New Facility Tours
Week 3	Staff Interviews Needs Assessment Workshop
Week 4	Assemble Information / Evaluations or various Site Options
Week 5	Test Fit / Right Size - Conceptual Building Design Workshop
Week 7	Finalize Conceptual Building Plan / Site Planning Workshop
	City Council Presentation
	Deliver Final Report/Recommendations

If you have any specific milestone dates that we need to accommodate, please let me know and we can make adjustments accordingly.

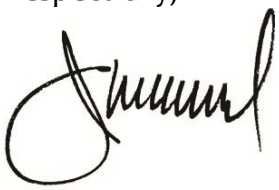
After defining the required building scope, site requirements, and budget, I recommend you allow approximately 4 - 5 months to complete the Design, address required Planning Approvals, Complete Contractor Bidding, and begin Construction.

We will also assist the City in determining if a Design-Bid-Build (With Pre-Qualified General Contractors) or a Construction Manager/General Contractor project delivery method will best serve the City's interests. We can then assist with RFP and Evaluation of Contractors.

To complete the above described work, we propose a revised fee of $5,800 including direct expenses.

Thank you again for this opportunity. We are looking forward to assisting the City create this much needed facility. Please let me know if you have any questions, need additional information, or if we need to adjust this proposal.

Respectfully,



Jim Child, AIA, LEED AP
Principal

JRCA Architects, Inc.

577 South 200 East
Salt Lake City, Utah 84111
(801) 533.2100 Phone
(801) 533.2101 Fax

292 South 700 West
Cedar City, Utah 84720
(801)824.5823 Phone

www.jrcadesign.com

PGA&W
ARCHITECTS / PLANNERS

November 6, 2018

Robert Barnhill
Planner and Office Administer
PERRY CITY
3005 S 1200 W
Perry, UT 84302

Dear Robert,

As requested, PGA&W, Inc. is pleased to provide the following fee proposal for assisting Perry City in the planning of a new City Hall.

PGA&W will provide the following services:

Access the space needs for the Administration Department
Access the space needs for Public Safety
Tour of similar facilities with Perry City Officials
Develop and provide a schematic design based on program information
Review and access site suitability
Develop master site plan drawing
Establish a budget for construction
Present master plan package to City Council
Provide RFP template, and for AE design proposals
Miscellaneous hours

50 Estimated Hours

PGA&W proposes an hourly NTE (not to exceed) fee proposal. Based on actual hours.

The Proposed fee not to exceed $7,500.00

I. Services NOT Included:

Soils tests and reports
Environmental testing
Special foundation engineering
Representation at public meetings
Municipal Fees
Utility Company Fees
Plan Review Building Permit

PGA&W Architects, Inc. 5263 South Commerce Drive, Suite 204, Murray, UT 84107
O: (801) 266.4669 E: kris@pgaw.net

II. Reimbursable expenses are for items that may be spent by the design team in the interest of the project and will be invoiced at actual cost. These may include:

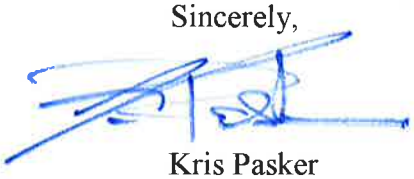
Cost of printing presentation materials
Overnight shipping/mailing
Mileage costs for Architect or Engineers

For scope of work or for changes to prior approved work, fees will be charged on an hourly basis at the following rates:

Principal Architect	$150.00/hr
Project Architect	$125.00/hr
Civil Engineer	$125.00/hr
CAD Draftsman	$ 85.00/hr
Clerical	$ 65.00/hr

PGA&W is very appreciative of being on Perry City's team. If our fee proposal is acceptable, please sign and return a copy to our offices. Please call if you have any questions.

Sincerely,



Kris Pasker
Architect, President

Approved by: _____

Title: _____

Date: _____

kp\bg\98\fee proposal\Perry City Proposal 11/07/18

CARTWRIGHT
ARCHITECTS & ENGINEERS

An Agreement for the Provision of Limited Professional Services

Date:	11/29/18
Designer:	Cartwright AEC
Client:	Perry City
Project Name:	Programming Study for New City Buildings
Project Location:	3005 South 1200 West Perry, UT 84302

This agreement is intended to set specific terms regarding consulting services rendered. Upon returning this form to Cartwright, either signed or with an attached endorsement, this will be a binding contract between said parties.

Scope of Work:
The scope of work for this proposal is to establish preliminary design fees for professional programming city hall building for Perry City.

Cartwright proposes following scope of work:

- Tour current local facilities to assess function and needs
- Work with city officials and staff to determine programming requirements
- Create a list of needs and one rough concept design
- Assess the feasibility of potential sites
- Have a workshop to develop a master plan of the site
- Develop a preliminary budget based off total square feet of the programing results
- Provide developed programming information for an RFP for professional design documents
- Present the findings to City Council and deliver master plan document
- Provide an example RFP for remaining design

Items Specifically Omitted from the Scope of Services:

1. Specialized design solutions to programming requirements
2. Special inspections and materials testing
3. Permitting to zoning and building departments and other agencies
4. Permit Documents for Professional Services: Architecture, Structural, Mechanical, Plumbing, Electrical, Civil and Landscape Design
5. Geotechnical Reports
6. Land and Property Surveys
7. Fire Protection Design

CARTWRIGHT
ARCHITECTS & ENGINEERS

8. Providing and coordinating abatement plans for hazardous materials.
9. Items not listed in outlined scope.
10. Professional services not listed above.

Fee Arrangement:

Preliminary Programming Studies:
Cartwright proposes the following fixed fee of **$18,450** for the scope of work.

Please sign below or return this agreement attached to an endorsement indicating that the terms and conditions outlined in this agreement are acceptable. Work will only begin following receipt of this document or a contract prepared by the client by *Cartwright AEC.*

11/29/18

Justin M. Campbell Date

Authorized Client Representative Date

BID OPENING REPORT

Sewer Maintenance Contract

Bid Opening: November 29, 2018, 2:00pm, Perry City Office

3-YEAR OPTION

				PRO-PIPE				TWIN "D"				NATIONAL POWER RODDING			
				CLEANING		VIDEO INSPECTION		CLEANING		VIDEO INSPECTION		CLEANING		VIDEO INSPECTION	
Item	Description	Qty	Unit	Unit $	Total	Unit $	Total	Unit $	Total	Unit $	Total	Unit $	Total	Unit $	Total
1	8" pipe	127,419	lf	$ 0.40	$50,967.60	$ 0.35	$44,596.65	$ 0.39	$49,693.41	$ 0.39	$49,693.41	$ 1.00	$127,419.00	$ 1.75	$222,983.25
2	10" pipe	6,882	lf	0.40	2,752.80	0.35	2,408.70	0.39	$ 2,683.98	0.39	$ 2,683.98	1.25	$ 8,602.50	1.50	$ 10,323.00
3	15" pipe	6,813	lf	0.40	2,725.20	0.40	2,725.20	0.40	$ 2,725.20	0.40	$ 2,725.20	1.25	$ 8,516.25	1.50	$ 10,219.50
4	18" pipe	348	lf	0.50	174.00	0.40	139.20	0.40	$ 139.20	0.40	$ 139.20	1.25	$ 435.00	3.00	$ 1,044.00
5	21" pipe	4,023	lf	0.64	2,574.72	0.40	1,609.20	0.42	$ 1,689.66	0.42	$ 1,689.66	1.25	$ 5,028.75	3.00	$ 12,069.00
6	24" pipe	2,515	lf	0.64	1,609.60	0.40	1,006.00	0.42	$ 1,056.30	0.42	$ 1,056.30	1.25	$ 3,143.75	4.00	$ 10,060.00
7	30" pipe	9,904	lf	0.64	6,338.56	0.40	3,961.60	0.45	$ 4,456.80	0.45	$ 4,456.80	2.00	$ 19,808.00	4.00	$ 39,616.00
	Total System Cost Subtotals			**$**	**67,142.48**	**$**	**56,446.55**	**$**	**62,444.55**	**$**	**62,444.55**	**$**	**172,953.25**	**$**	**306,314.75**
	Annual Cost Subtotals			**$**	**22,380.83**	**$**	**18,815.52**	**$**	**20,814.85**	**$**	**20,814.85**	**$**	**57,651.08**	**$**	**102,104.92**
	TOTAL ANNUAL COST						**$41,196.34**				**$41,629.70**				**$159,756.00**

5-YEAR OPTION

				PRO-PIPE				TWIN "D"				NATIONAL POWER RODDING			
				CLEANING		VIDEO INSPECTION		CLEANING		VIDEO INSPECTION		CLEANING		VIDEO INSPECTION	
Item	Description	Qty	Unit	Unit $	Total	Unit $	Total	Unit $	Total	Unit $	Total	Unit $	Total	Unit $	Total
1	8" pipe	127,419	lf	$ 0.40	$50,967.60	$ 0.35	$44,596.65	$ 0.41	$52,241.79	$ 0.41	$52,241.79	$ 1.25	$159,273.75	$ 2.00	$254,838.00
2	10" pipe	6,882	lf	0.40	2,752.80	0.35	2,408.70	0.41	$ 2,821.62	0.41	$ 2,821.62	1.50	$ 10,323.00	2.00	$ 13,764.00
3	15" pipe	6,813	lf	0.40	2,725.20	0.40	2,725.20	0.43	$ 2,929.59	0.43	$ 2,929.59	1.75	$ 11,922.75	3.00	$ 20,439.00
4	18" pipe	348	lf	0.50	174.00	0.40	139.20	0.43	$ 149.64	0.43	$ 149.64	2.00	$ 696.00	3.00	$ 1,044.00
5	21" pipe	4,023	lf	0.64	2,574.72	0.40	1,609.20	0.45	$ 1,810.35	0.45	$ 1,810.35	3.00	$ 12,069.00	3.00	$ 12,069.00
6	24" pipe	2,515	lf	0.64	1,609.60	0.40	1,006.00	0.45	$ 1,131.75	0.45	$ 1,131.75	3.00	$ 7,545.00	3.00	$ 7,545.00
7	30" pipe	9,904	lf	0.64	6,338.56	0.40	3,961.60	0.48	$ 4,753.92	0.48	$ 4,753.92	3.75	$ 37,140.00	4.00	$ 39,616.00
	Total System Cost Subtotals			**$**	**67,142.48**	**$**	**56,446.55**	**$**	**65,838.66**	**$**	**65,838.66**	**$**	**238,969.50**	**$**	**349,315.00**
	Annual Cost Subtotals			**$**	**13,428.50**	**$**	**11,289.31**	**$**	**13,167.73**	**$**	**13,167.73**	**$**	**47,793.90**	**$**	**69,863.00**
	TOTAL ANNUAL COST						**$24,717.81**				**$26,335.46**				**$117,656.90**

EMERGENCY CALL-OUT

Item	Description	Qty	Unit	PRO-PIPE Unit $	TWIN "D" Unit $	N.P.R. Unit $
1	Hourly Charge	1	hr	$ 195.00	$ 200.00	$ 500.00
2	Call-out Min.	1	ea	$ 400.00	$ 600.00	$ 2,500.00

TIME FRAME

PRO-PIPE	TWIN "D"	NATIONAL POWER RODDING
Proposal	Proposal	Proposal
Single annual mobilization in fall, 1-2 months of work annually.	Single annual mobilization in spring, Work from March to June annually, Wet surface areas in late summer.	Single mobilization for all work completed in 108 working days. All work complete by April 2019. Payment by annual installments.

Project Engineer Brett M. Jones Date **12/3/2018**

JONES & ASSOCIATES CONSULTING ENGINEERS

MEMORANDUM

TO: Perry City Planning Commission
Robert Barnhill, Perry City Planner
Susan Obray, Perry City Recorder
Greg Hansen & Jim Flint, Hansen & Associates

FROM: Brett M. Jones, P.E.
City Engineer

RE: PHEASANT HOLLOW SUBDIVISION PHASE 3 – Preliminary Drawings Review

Date: November 1, 2018

Our office has completed a review of the Pheasant Hollow Subdivision Phase 3 preliminary drawings received. The proposed subdivision is located at approximately 1450 West and 3225 South. Our comments are as follows:

1. We have not received a plat-type drawing, yet for review. The general lot layout can be seen on a few of the sheets but a plat needs to be provided for review with all lot dimension and associated legal descriptions, etc. Standard Preliminary Plat included in resubmittal package.
2. On Sheet 2, some of the non-applicable Phase 2 text and lines need to be removed to avoid confusion – particularly on Lots 33 and 34. Items like the "Emergency Overflow Ditch" and "Daylight Pipe" into a new lot need to be removed as well as detention basin information in the profile view. Superfluous text removed.
3. The survey points shown on several of the drawings should be removed on subsequent plan sets. Survey point data removed.
4. Lots should be labeled on all sheets. Provided on this submittal.
5. The remainder parcel on the west by the railroad should be labeled as a non-buildable agricultural lot. We labeled it 'Remainder,' which automatically carries with it a non-buildable status. I didn't see a need for 'agricultural lot' verbiage, but just let me know if that's an issue.
6. The roadway radius at the curve connecting the north stub road and 3325 South only allows for a 15 mph speed limit. This should be noted and appropriate signage included, if approved. Sign added on improvement plans.
7. Street lights locations should be shown. Single street light location at intersection added to plans.
8. ADA ramps should be indicated. Added & called-out on plans.
9. Easements on Lots 35 and 36 will need to be included on the plat for the sewer and storm drain lines planned. These should be at least 15-feet wide in order for the City to maintain the lines. The grading of the top of the basin should be flat along the west 15 feet to accommodate sewer line maintenance. After studying the situation more closely, it appeared best to not crowd sewer into storm pond area and near southerly neighbor fencing. Updated plan shows new sewer routing with easement through Remainder. The storm pond per the dedicatory wording

will have a storm drainage easement dedicated t Perry City. The fee simple ownership and maintenance will be by Lot 35 owner.

10. The name for the street subbed to the north of the development needs to be verified. We question whether it is appropriate to continue the name from the connection road to Cherry Ridge. Thank you - street name changed to 1475 West which is much more appropriate.
11. A temporary turn-around with an approved surface at the end of the north stub road will be required. This needs to be reviewed and approved by the fire marshal. A hammerhead is depicted on the plans for your consideration - we can shift it southward 5 to 7 feet if desired on account of FH at end of line. With your blessing and some coaching on particulars (i.e. curb/gutter/sidewalk around hammerhead?, etc.) we'll implement on plans. The westerly cul-de-sac radius was quite onerous - the northwest lot had sufficient area but the bulb kind of messes with low point drainage collection. I'll contact Fire Marshal.
12. A new gate valve will be required to be located lining up with the property line on the west leg of the 1450 West 3225 South intersection. Added to plans.
13. Fire hydrants need to be shown on the plans. One will be required for blow-off purposes at the end of the north stub road. FH's provided with one at end of line.
14. The irrigation services between Lots 29 and 32 appear to be redundant. Corrected.
15. Applicable notes need to be included for capping, thrust blocking, valving, etc. at the ends of utility lines of the north stub road. Added on improvement plans.
16. Some indication of coordination and approval with Perry City should be included on the City-owned parcel where the sewer outlet is planned to be constructed to connect to the existing line. The planned line appears very close to the back yard fence of the 1504 West home and may need to be moved farther west. Updated design has sewer line moved west to avoid proximity issues to house/lot. Plan and profile information on this sewer connection should be included on the plans. Plan & profile sheet added to plan set.
17. The existing storm drain line discharge / configuration on the south property line of 1504 west should be clarified in order to avoid any potential conflicts with the proposed sewer line in the City parcel. As mentioned previously, storm and sewer routing were separated to reduce conflict issues. The storm system discharges into the City-owned pond parcel, which flows to culvert crossing westward under RR tracks. Sewer & storm routing can now be evaluated with inclusion of new plan & profile sheets in plan set.
18. The catch basins in front of Lots 31 and 32 should be connected. The catch basins actually aren't necessary in the full-development scenario - they were necessary for Phase 2 pond mechanics.
19. The detention basin on Lot 35 needs to be discussed and approved for inclusion on the lot. This may be a good candidate to be privately maintained since the railroad immediately west of the development provides additional flooding attenuation for properties to the west. If approved, the basin should be in its own easement on the plat with responsibility for maintenance clarified so that future lot purchaser(s) understand their responsibility. Great idea/advancement - see if dedicatory wording on plat clearly conveys that advancement.
20. The applicant needs to clarify whether detention or retention is planned for the basin at the west end of the development. Detention - calculations attached for all three phases. The current plans do not show and outlet. Outlet structure with orifice added to plans. As a reminder, detention is required at 0.1 cfs/acre discharge for the 10-year storm. Thank you - pond calculations based on this procedure. Retention is required to retain the 100-Year, 2-hour

storm. Storm water calculations need to be provided for review including all phases of the development to verify correct sizing of the basin and piping. The calculations are for all three phases. The basin is required to be landscaped by the developer per City standards. Note placed on plans.

21. The 8” HDPE storm drain noted under the roadway should be increased to at least 15” and be RCP. The 8" pipe was a throttling control orifice-like type of release for Phase 2 - it is to be removed per this phase.

JONES & ASSOCIATES CONSULTING ENGINEERS

MEMORANDUM

TO: Perry City Planning Commission
Robert Barnhill, Perry City Planner
Susan Obray, Perry City Recorder
Greg Hansen & Jim Flint, Hansen & Associates

FROM: Brett M. Jones, P.E.
City Engineer

RE: PHEASANT HOLLOW SUBDIVISION PHASE 3 – Final Drawings Review

Date: November 29, 2018

Our office has completed a review of the Pheasant Hollow Subdivision Phase 3 final drawings received. The proposed subdivision is located at approximately 1450 West and 3225 South. Our comments are as follows:

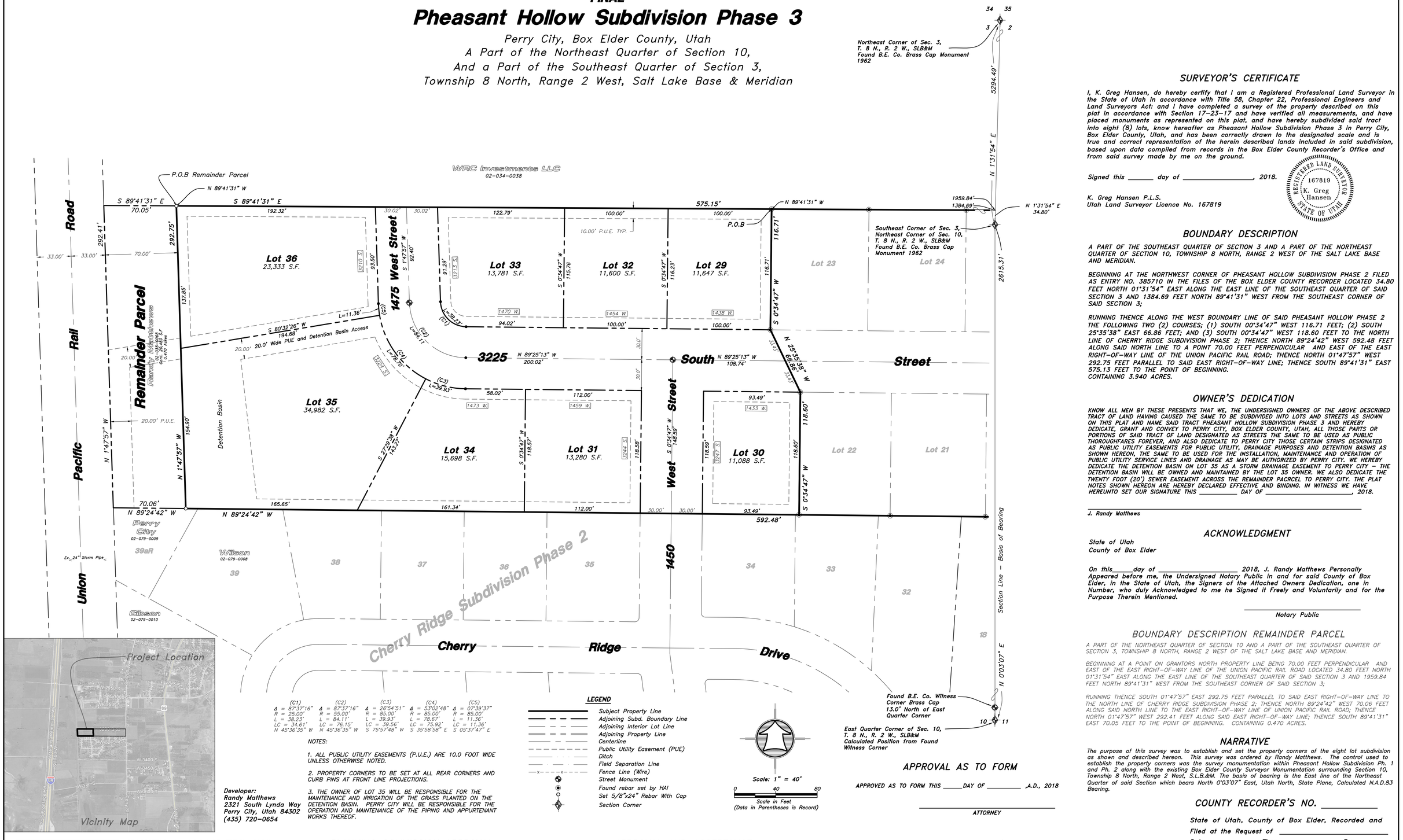
1. Please include pertinent details from the City standards with the drawings (e.g. water and sewer service sheets, fire hydrants, etc.). Recently, the City has experienced some difficulty with contractors not having copies of the City standards on the construction site.
2. The detention basin easement area on the Final Plat needs to be defined with dimensions.
3. The final course distance on the plat should be changed from 575.15' to 575.13' to match the legal description.
4. Please change the wording of Note 3 on the plat to read, "THE OWNER OF LOT 35 SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN AS SHOWN ON THE APPROVED SUBDIVISION IMPROVEMENT DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO: IRRIGATION OF THE GRASS LANDSCAPING, MAINTAINING DESIGN GRADES, PIPING, SPRINKLERS, CLOCK(S) AND WIRING. THE LOT OWNER SHALL NOT ALTER IN ANY WAY THE DRAINAGE FUNCTIONALITY OF THE BASIN IMPROVEMENTS. PERRY CITY SHALL BE RESPONSIBLE FOR THE OPERAION AND MAINTENANCE OF THE PIPING AND APPURTENANT WORKS THEREOF."
5. The plat should indicate in some fashion that the remainder parcel is a non-buildable lot.
6. Please remove the duplicate lot numbering on Sheet 2.
7. A second 15 mph speed limit sign should be included on the opposite side of the road. We also recommend a decision be made with law enforcement and public works as to the best type of sign to be used before ordering the signs (speed limit, curve ahead, etc.)
8. The water valves on the east and south legs of the 3225 South / 1450 West intersection should show as existing on the plans. Verification of installation of these valves to grade is required for the Phase 2 subdivision prior to approval.
9. As noted on the plan, there may be a grade conflict between the new sewer connection and existing storm drain piping near the connection to the existing sewer outfall. This should be physically verified and a solution presented prior to approval.

10. The outlet from the proposed detention basin should not enter the existing detention basin in the Cherry Ridge Subdivision to avoid additional flow not previously present in the existing basin. If at all possible, the outlet from the proposed basin should exit downstream of the existing basin in some other manner.
11. The proposed detention basin should include an emergency spillway directing overflow to the west.
12. The hammerhead turn-around depicted on Sheet 3 should include the following:
    a. Approval by the Fire Marshall.
    b. Public easement described covering the hammerhead area.
    c. Low-back curb at entrances.
    d. Sidewalk extending to the north end of the subdivision.
    e. Standard concrete driveway approaches.
    f. A minimum of 6" of road base on compacted subbase for turnaround and in park strip. Asphalt or concrete surfaces are also acceptable.
    g. A sign at the end of each hammerhead leg indicating that there is no parking allowed and access is for emergency vehicles, only.
13. A note to cap the termination of the sewer main on 1475 should be added.
14. A note to plug the box penetration (or storm drain line) running south from the catch basin at the west end of Phase 2 should be added.
15. We don't see a note on the plans indicating that the detention basin is to be landscaped per City standards. Please add.

FINAL

Pheasant Hollow Subdivision Phase 3

Perry City, Box Elder County, Utah
A Part of the Northeast Quarter of Section 10,
And a Part of the Southeast Quarter of Section 3,
Township 8 North, Range 2 West, Salt Lake Base & Meridian



(C1)	(C2)	(C3)	(C4)	(C5)
Δ = 87°37'16"	Δ = 87°37'16"	Δ = 26°54'51"	Δ = 53°02'48"	Δ = 07°39'37"
R = 25.00'	R = 55.00'	R = 85.00'	R = 85.00'	R = 85.00'
L = 38.23'	L = 84.11'	L = 39.93'	L = 78.67'	L = 11.36'
LC = 34.61'	LC = 76.15'	LC = 39.56'	LC = 75.92'	LC = 11.36'
N 45°36'35" W	N 45°36'35" W	S 75°57'48" W	S 35°58'58" E	S 05°37'47" E

LEGEND

- Subject Property Line
- Adjoining Subd. Boundary Line
- Adjoining Interior Lot Line
- Adjoining Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Street Monument
- Found rebar set by HAI
- Set 5/8"x24" Rebar With Cap
- Section Corner

NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
2. PROPERTY CORNERS TO BE SET AT ALL REAR CORNERS AND CURB PINS AT FRONT LINE PROJECTIONS.
3. THE OWNER OF LOT 35 WILL BE RESPONSIBLE FOR THE MAINTENANCE AND IRRIGATION OF THE GRASS PLANTED ON THE DETENTION BASIN. PERRY CITY WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PIPING AND APPURTENANT WORKS THEREOF.

Developer:
Randy Matthews
2321 South Lynda Way
Perry City, Utah 84302
(435) 720-0654

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 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 have hereby subdivided said tract into eight (8) lots, know hereafter as Pheasant Hollow Subdivision Phase 3 in Perry City, Box Elder County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Box Elder County Recorder's Office and from said survey made by me on the ground.

Signed this _____ day of _____, 2018.

REGISTERED LAND SURVEYOR 167819 K. Greg Hansen STATE OF UTAH

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 3 AND A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF PHEASANT HOLLOW SUBDIVISION PHASE 2 FILED AS ENTRY NO. 385710 IN THE FILES OF THE BOX ELDER COUNTY RECORDER LOCATED 34.80 FEET NORTH 01°31'54" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND 1384.69 FEET NORTH 89°41'31" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3;

RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID PHEASANT HOLLOW PHASE 2 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 00°34'47" WEST 116.71 FEET; (2) SOUTH 25°35'38" EAST 66.86 FEET; AND (3) SOUTH 00°34'47" WEST 118.60 FEET TO THE NORTH LINE OF CHERRY RIDGE SUBDIVISION PHASE 2; THENCE NORTH 89°24'42" WEST 592.48 FEET ALONG SAID NORTH LINE TO A POINT 70.00 FEET PERPENDICULAR AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD; THENCE NORTH 01°47'57" WEST 292.75 FEET PARALLEL TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°41'31" EAST 575.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.940 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT PHEASANT HOLLOW SUBDIVISION PHASE 3 AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PERRY CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE PURPOSES AND DETENTION BASINS 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 PERRY CITY. WE HEREBY DEDICATE THE DETENTION BASIN ON LOT 35 AS A STORM DRAINAGE EASEMENT TO PERRY CITY - THE DETENTION BASIN WILL BE OWNED AND MAINTAINED BY THE LOT 35 OWNER. WE ALSO DEDICATE THE TWENTY FOOT (20') SEWER EASEMENT ACROSS THE REMAINDER PACRCEL TO PERRY CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2018.

_____
J. Randy Matthews

ACKNOWLEDGMENT

State of Utah
County of Box Elder

On this_____day of _____ 2018, J. Randy Matthews Personally Appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, one in Number, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

_____
Notary Public

BOUNDARY DESCRIPTION REMAINDER PARCEL

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON GRANTORS NORTH PROPERTY LINE BEING 70.00 FEET PERPENDICULAR AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD LOCATED 34.80 FEET NORTH 01°31'54" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND 1959.84 FEET NORTH 89°41'31" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3;

RUNNING THENCE SOUTH 01°47'57" EAST 292.75 FEET PARALLEL TO SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF CHERRY RIDGE SUBDIVISION PHASE 2; THENCE NORTH 89°24'42" WEST 70.06 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAIL ROAD; THENCE NORTH 01°47'57" WEST 292.41 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°41'31" EAST 70.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.470 ACRES.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the eight lot subdivision as shown and described hereon. This survey was ordered by Randy Matthews. The control used to establish the property corners was the survey monumentation within Pheasant Hollow Subdivision Ph. 1 and Ph. 2 along with the existing Box Elder County Surveyor Monumentation surrounding Section 10, Township 8 North, Range 2 West, S.L.B.&M. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 0°03'07" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____DAY OF _____ ,A.D., 2018

_____
ATTORNEY

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and
Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
_____
Index _____
Filed in: _____ File of Plats

_____
County Recorder

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF_____A.D., 2018 BY THE PERRY PLANNING COMMISSION.

_____
CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE_____THIS_____DAY OF_____A.D., 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____
RECORDER

_____
MAYOR

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

_____
DATE

_____
ENGINEER

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272

18-118 18-118v15fp062118.dwg

Pheasant Hollow Phase 3

PROJECT NOTES

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO PERRY CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

TRAFFIC CONTROL IS THE RESPONSIBILITY OF CONTRACTOR; TRAFFIC CONTROL PLAN AND CONSTRUCTION ROUTING TO BE DISCUSSED WITH PERRY CITY PRIOR TO COMMENCEMENT OF WORK.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

GRADING NOTES:

ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORT WHERE/IF APPLICABLE.

WATER: FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT PERRY CITY AND BRIGHAM CITY FIRE DEPARTMENT FOR DETAILS/USAGE.

IF APPLICABLE, EXCESS SOILS TO BE SPOILED ON-SITE AND/OR AT DIRECTION OF OWNER.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%! NOTE: CONTACT CITY TO DETERMINE TRENCH BACKFILL PROGRAM. IMPORTED STRUCTURAL FULL-DEPTH BACKFILL IS NOT ANTICIPATED PER STRICT APPLICATION OF PROPER BEDDDING AND COMPACTION TECHNIQUES - THE BACKFILL PROGRAM WILL BE FIELD-DETERMINED IN CONJUNCTION WITH CITY INSPECTOR AND PUBLIC WORKS DIRECTOR.

WATER / FIRE PROTECTION:

SITE IS SERVED BY AN EXISTING 8-INCH C-900 DR 14 (CLASS 200) WATER MAIN IN 3225 SOUTH AND AN 8-INCH WATER MAIN IN 1450 WEST. ON-SITE WATER MAIN WILL BE 8 INCHES C-900 DR 14 (CLASS 200) AND WILL LOOP PER THIS PHASE INTO WATER MAIN ON 1450 WEST STREET. PLANS SHOW ADDING VALVES AT BOTH TIE-IN LOCATIONS IN ORDER TO ISOLATE PROJECT CULINARY WATER, TO FACILITATE ON-SITE TESTING, AND TO NOT AFFECT EXISTING CHERRY RIDGE RESIDENTS.

WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT THE WATER MAIN - SERVICES TO BE AT LOCATIONS SHOWN ON DRAWINGS, SEPARATED FROM SEWER LATERALS BY AT LEAST 10 FEET. PLACE WATER METERS IN LANDSCAPE STRIP AND EXTEND/STUB A 1-INCH LINE BEYOND THE SIDEWALK.

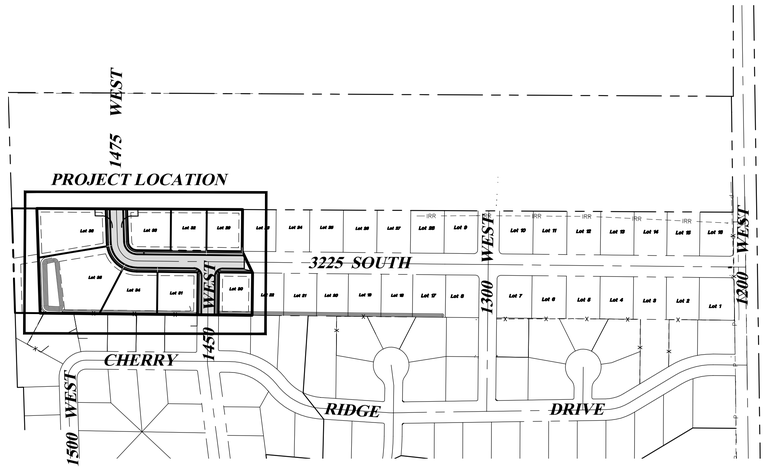
FIRE HYDRANT LOCATIONS WILL BE PER BRIGHAM CITY FIRE DISTRICT DICTATES - CONTACT MIKE YOUNG AT 435-226-1400 / 435-730-6685.

SEWER:

SEWER SYSTEM WILL DISCHARGE INTO EXISTING CITY SEWER SYSTEM GOING WEST UNDER THE TRACKS FROM CHERRY RIDGE DRIVE & 1500 WEST STREET, AND INVOLVES 8-INCH SDR-35 PVC PIPING.

CONTRACTOR TO START AT DOWNSTREAM END AND REPORT INVERT ELEVATION DATA TO PROJECT ENGINEER.

STUB ALL SEWER LATERALS BEYOND SIDEWALK AND MARK WITH GREEN-PAINTED POST OR POLY PIPE.



SHEET INDEX:

1....PROJECT DATA
2....UTILITIES OVERVIEW
3....3225 SOUTH PLAN AND PROFILE
4....1450 WEST PLAN AND PROFILE
5....SEWER OUTFALL PLAN AND PROFILE
6....PINEVIEW WATER STANDARDS
7....SWPPP PLAN

STORM DRAINAGE:

THE SITE (FOR PHASES 1, 2 & 3) WILL UTILIZE A DETENTION POND TO BE LOCATED AT THE WEST END OF THE MASTER-PLANNED PROJECT. THE PHASE 2 TEMPORARY DETENTION POND WILL BE ABANDONED. THE DETENTION POND WILL HAVE A STORM DRAINAGE EASEMENT DEDICATED TO PERRY CITY, BUT OWNED AND MAINTAINED BY THE LOT 35 OWNER. DISCHARGE IS TO AN EXISTING CITY POND PARCEL; FLOWS TRAVERSE WESTWARD UNDER THE RAIL ROAD TRACKS.

IRRIGATION / SECONDARY WATER:

PHEASANT HOLLOW LOT OWNERS WILL HAVE PRESSURIZED SECONDARY WATER FROM PINEVIEW. THERE IS AN EXISTING PINEVIEW 8-INCH SECONDARY WATER MAIN IN 1200 WEST STREET THAT SERVES CHERRY RIDGE - PROJECT WILL LOOP THIS LINE BETWEEN 1300 WEST STREET AND 1450 WEST STREET. ALL WORK TO BE IN ACCORDANCE WITH PINEVIEW WATER DISTRICT STANDARDS. NOTE, NEW CONNECTIONS TO HAVE METERS.

ELECTRICAL:

UNDERGROUND POWER TO BE PER ROCKY MOUNTAIN POWER'S PLAN - TO BE EXTENDED ALONG 3225 SOUTH STREET, PRESUMABLY AT APPROXIMATELY 2 FEET BEHIND THE BACK OF SIDEWALK. CONTACT PERSON IS ROBERT THORSTEAD AT 801-629-4426 OR STEVE CLINGENPEEL AT 801-629-4431.

TELEPHONE / CABLE:

PROJECT WILL BE SERVED BY CENTURYLINK, PRESUMABLY WILL BE INSTALLED IN CONJUNCTION WITH ELECTRICAL INSTALLATION AT APPROXIMATELY 2 FEET BEHIND BACK OF SIDEWALK. CONTACT PERSON IS MIKE BARROW AT 801-920-7675.

GAS:

GAS MAIN (PRESUMABLY) WILL RUN IN BOTH NORTH AND SOUTH SIDE PLANTER STRIPS OF 3225 SOUTH STREET. CONTACT PERSON IS JORY McCORMICK AT 801-710-9028.

UTILITY CONTACTS:

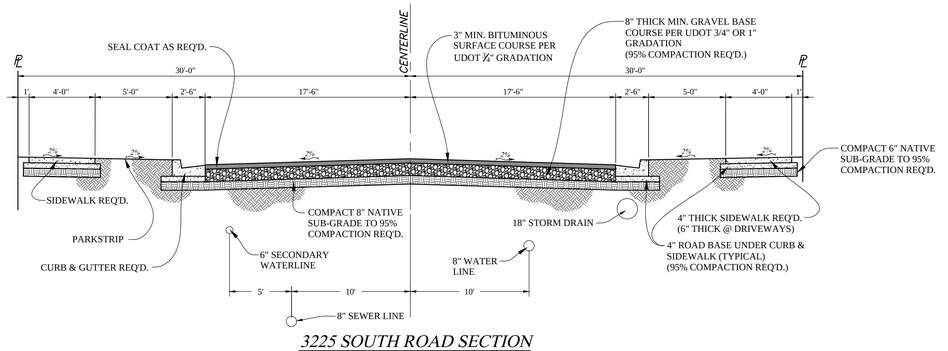
SEWER: PERRY CITY: GREG BRAEGGER: 435-723-6461 EXT. 110
WATER: PERRY CITY: GREG BRAEGGER: 435-723-6461 EXT. 110
FIRE PROTECTION: BRIGHAM CITY FD: MIKE YOUNG 435-730-6685
STORM DRAINAGE: PERRY CITY: GREG BRAEGGER: 435-723-6461 EXT. 110
FLOOD CONTROL: GREG HANSEN: 435-723-3491
PRIVATE IRRIG - RANDY MATTHEWS: 435-720-0654
PINEVIEW IRRIGATION: TODD ADAMS: 801-621-6555

PIPE TYPES:

SEWER MAINS: SDR-35 PVC
WATER MAINS: C900 PVC DR-14
STORM DRAINAGE: RCP CLASS III
PINEVIEW IRRIGATION: C900 PVC DR-18

STRUCTURAL SECTION:

CONTRACTOR TO BID AN INITIAL MINIMUM STRUCTURAL SECTION OF 3 INCHES ASPHALT ON 8 INCHES BASEROCK ON 8 INCHES OF COMPACTED NATIVE SUBGRADE. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO. ACTUAL STRUCTURAL SECTION TO BE UPDATED / CONFIRMED BY GEOTECHNICAL REPORT AND/OR OWNER.



3225 SOUTH ROAD SECTION
LOOKING WEST
NOT TO SCALE

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haines.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272

No.	Date	By	Revision

Drawn By: KE Date: 01/15/18
Designed By:
Checked By:
Approved By:
Scale:
Drawing File: 18-118 V1S PP.DWG
JOB NUMBER: 18-118

COVER SHEET FOR
Pheasant Hollow Phase 3
3225 South 1200 West
Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 3, and the Northeast Quarter of Section 10, Township 8 North, Range 2 West, Salt Lake Base & Meridian

Sheet **1** of **7** Sheets

UTILITIES OVERVIEW

Key Note SS Structures

Name	Structure Details
1	Exist. 5'ø Sewer Manhole(Not RIM = 4258.35 INV (IN-SE) = 4253.79 (Calcul
2	5'ø SEWER MANHOLE REQ'D. * RIM = 4259.03 INV (IN-SE) = 4254.02 INV (IN-N) = 4254.02 INV (OUT-NW) = 4254.02
3	Exist. 5'ø Sewer Manhole RIM = 4259.33 INV (OUT-NW) = 4254.41
4	5'ø SEWER MANHOLE REQ'D. RIM = 4259.47 INV (IN-E) = 4254.98 INV (OUT-S) = 4254.88
5	5'ø SEWER MANHOLE REQ'D. RIM = 4263.66 INV (IN-SE) = 4256.20 INV (IN-N) = 4256.20 INV (OUT-W) = 4256.10
6	5'ø SEWER MANHOLE REQ'D RIM = 4264.61 INV (IN-E) = 4256.59 INV (OUT-NW) = 4256.49
7	5'ø SEWER MANHOLE REQ'D. RIM = 4271.29 INV (OUT-W) = 4261.29
*	(FIELD VERIFY DEPTH & IF DEEPER THEN LOWER SEWER MAIN TO 1475 W. STREET)

Key Note SS Pipes

Pipe Name	Details
10	Exist. 12" PVC SDR 35 Sewer Pipe 91 L.F. @ 0.25% SLOPE(Calculated)
11	Exist. 12" PVC SDR 35 Sewer Pipe 158 L.F. @ 0.25% SLOPE (Calculated)
12	8" PVC SDR 35 SEWER PIPE REQ'D. 215 L.F. @ 0.40% SLOPE
13	8" PVC SDR 35 SEWER PIPE REQ'D. 280 L.F. @ 0.40% SLOPE
14	8" PVC SDR 35 SEWER PIPE REQ'D. 73 L.F. @ 0.40% SLOPE
15	8" PVC SDR 35 SEWER PIPE REQ'D. 151 L.F. @ 3.11% SLOPE
16	8" PVC SDR 35 SEWER PIPE REQ'D. 98 L.F. @ 0.40% SLOPE

Key Note SD Structures

Name	Structure Details
20	3'x3' OUTLET CONTROL STRUCTURE REQ'D. RIM = 4260.00 (SEE DETAIL A, SHEET 5) INV (IN-N) = 4255.31 INV (IN-E) = 4255.31 INV (OUT-SW) = 4255.31
21	3'x3' JUNCTION BOX REQ'D RIM = 4260.00 INV (IN-E) = 4255.85 INV (OUT-S) = 4255.85
22	SD CURB INLET REQ'D RIM = 4263.81 INV (IN-E) = 4260.59 INV (OUT-W) = 4260.59
23	SD CURB INLET REQ'D RIM = 4263.81 INV (IN-SE) = 4260.81 INV (OUT-W) = 4260.81
24	SD CURB INLET REQ'D RIM = 4265.29 INV (IN-E) = 4261.83 INV (OUT-NW) = 4261.83

Key Note SD Pipes

Pipe Name	Details
30	18" RCP CLASS-III SD PIPE REQ'D. 41 L.F. @ 0.40% Slope
31	18" RCP CLASS-III SD PIPE REQ'D. 134 L.F. @ 0.40% Slope
32	18" RCP CLASS-III SD PIPE REQ'D. 194 L.F. @ 2.45% Slope
33	18" RCP CLASS-III SD PIPE REQ'D. 37 L.F. @ 0.59% Slope
34	18" RCP CLASS-III SD PIPE REQ'D. 46 L.F. @ 2.24% Slope
35	18" RCP CLASS-III SD PIPE REQ'D. 159 L.F. @ 4.27% Slope
36	Exist. 18" RCP Storm Drain Pipe 147 L.F. @ 4.40% Slope
37	18" RCP CLASS-III SD PIPE REQ'D. 13 L.F. @ 0.40% Slope

TEMPORARY PLUG & BLOCK SECONDARY AND CULINARY WATERLINES

TEMPORARY FIRE HYDRANT FOR BLOWOFF WITH 6" AUX VALVE ON MAIN REQ'D.

CONST. 385' OF 6"ø PVC C-900 DR-18 SECONDARY WATERLINE

CONST. 257' OF 8" PVC C-900 DR-14 CULINARY WATERLINE

CONNECT TO EXIST. 18" RCP STORM DRAIN PIPE

15 MPH SIGN REQ'D.

REMOVE & SALVAGE EXIST. 3'x3' SD BOX

EXIST 5'ø SEWER MANHOLE

POINT OF CONNECTION: CULINARY WATER

EXIST. 8"x8"x8" TEE

EXIST.18"ø RCP CL-III STORM DRAIN PIPE

EXIST. SD CURB INLET

EXIST. 8" PVC C-900 DR-14 CULINARY WATERLINE

EXIST. 36' OF 15"ø RCP CL-III STORM DRAIN PIPE

EXIST. 542' OF 18"ø RCP CL-III STORM DRAIN PIPE @ 3.60%

EXIST. STREET LIGHT

EXIST. 4'ø SEWER MANHOLE

EXIST. 302' OF 8" PVC SDR 35 SEWER PIPE @ 3.8%

EXIST. 4'ø SEWER MANHOLE

HANDICAP RAMP REQ'D. (TYP.)

EXIST. SD CURB INLET

POINT OF CONNECTION: SECONDARY WATER

STREET LIGHT REQ'D

EXIST. 8" PVC SDR 35 SEWER PIPE

EXIST. 165' OF 8" PVC C-900 DR-14 CULINARY WATERLINE

EXIST. 6"ø PVC C-900 DR-18 SECONDARY WATERLINE

EXIST. 8" PVC SDR 35 SEWER PIPE

EXIST. 12" TALL BERM ALONG SOUTH PROPERTY LINE

REMOVE & SALVAGE 64' OF 18"ø RCP CL-III STORM DRAIN PIPE

FILL & ABANDON TEMPORARY DETENTION BASIN REQ'D.

12" TALL BERM REQ'D. ALONG SOUTH PROPERTY LINE

DETENTION BASIN REQ'D. VOLUME REQ'D: 14,700 C.F. PROVIDED: ELEV 4255.40 TO 4259.00 = 15,500 C.F.

POINT OF DISCHARGE 24" STORM DRAIN PIPE

DAYLIGHT PIPE

DAYLIGHT PIPE

EXIST. DETENTION BASIN

EXIST. 18" HDPE STORM DRAIN PIPE INV.: 4255.94

POINT OF CONNECTION: SANITARY SEWER MAIN (FIELD VERIFY LOCATION AND ELEVATION PRIOR TO SEWER CONSTRUCTION)

POINT OF CONNECTION: SECONDARY WATER

Pacific Rail Road

Union

1475 West

West Street

1450

1300 West Street

1350 West

Cherry

Ridge

South

3225

Lot 35 Lot 35 Lot 34 Lot 31 Lot 31 Lot 32 Lot 33 Lot 29 Lot 28 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 Lot 9 Lot 30 Lot 22 Lot 21 Lot 20 Lot 19 Lot 18 Lot 17 Lot 8

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 contractors research, and others not of record or not shown on these plans.

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AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111 UNDERGROUND SERVICE

SCALE: 1" = 50'

0 50 100

Scale in Feet

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haines.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

Drawn By: KE Date: 01/15/18
Designed By:
Checked By:
Approved By:
Scale: 1" = 40'
Drawing File: 18-118 V15 PP.DWG
JOB NUMBER: 18-118

UTILITIES OVERVIEW FOR

Pheasant Hollow Phase 3

3225 South 1200 West
Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 3, and the Northeast Quarter of Section 10, Township 8 North, Range 2 West, Salt Lake Base & Meridian

Sheet 2 of 7 Sheets

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6	5'ø SEWER MANHOLE REQ'D RIM = 4264.61 INV (IN-E) = 4256.59 INV (OUT-NW) = 4256.49
7	5'ø SEWER MANHOLE REQ'D. RIM = 4271.29 INV (OUT-W) = 4261.29
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16	8" PVC SDR 35 SEWER PIPE REQ'D. 98 L.F. @ 0.40% SLOPE

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33	18" RCP CLASS-III SD PIPE REQ'D. 37 L.F. @ 0.59% Slope
34	18" RCP CLASS-III SD PIPE REQ'D. 46 L.F. @ 2.24% Slope
35	18" RCP CLASS-III SD PIPE REQ'D. 159 L.F. @ 4.27% Slope
36	Exist. 18" RCP Storm Drain Pipe 147 L.F. @ 4.40% Slope

L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE HORIZ.: 1" = 30'
VERT.: 1" = 3'
0 30 60
Scale in Feet

TEMPORARY PLUG & BLOCK SECONDARY AND CULINARY WATERLINES

STA: 19+10.00 22.5' LT. TEMPORARY FIRE HYDRANT FOR BLOWOFF WITH 6" AUX VALVE ON MAIN REQ'D.

STA: 19+10.24 TBC: 64.34

STA: 19+11.72 TBC: 64.35

CONST. 257' OF 8" PVC C-900 DR-14 CULINARY WATERLINE

STA: 18+11.22 TBC: 63.85

STA: 16+40.45 22.5' LT. FIRE HYDRANT WITH 6" AUX VALVE ON MAIN REQ'D.

15 MPH SIGN REQ'D.

CONST. 114' OF 8" PVC C-900 DR-14 CULINARY WATERLINE

CONNECT TO EXIST. STORM DRAIN PIPE 18" INV.: 4268.62± (FIELD VERIFY)

INTERSECTION
STA: 3+08.87 1450 WEST =
STA: 15+34.38 3225 SOUTH
ELEV: 4374.65

CONNECT TO EXIST. 8"ø PVC SECONDARY WATERLINE

STA.: 14+26.76 20.0' LT. EXIST. SD CURB INLET

UTILITY LATERALS REQ'D. (TYPICAL)

EXIST. 646' OF 8" PVC C-900 DR-14 CULINARY WATERLINE

STA: 11+58.45 EXIST. FIRE HYDRANT WITH 6" AUX VALVE ON MAIN EXIST.

EXIST. 38' OF 15"ø RCP CL-III STORM DRAIN PIPE @ 1.0%

6"x6"x6" TEE REQ'D.

EXIST. 8"x8"x8" TEE

CONST. 385' OF 6"ø PVC C-900 DR-18 SECONDARY WATERLINE

REMOVE & SALVAGE 64' OF 18"ø RCP CL-III STORM DRAIN PIPE @ 1.0%

STREET LIGHT REQ'D.

STA: 15+39.14 10.00' LT.= STA: 2+98.68 4.72' LT. EXIST. 5'ø SEWER MANHOLE

FILL & ABANDON TEMPORARY DETENTION BASIN REQ'D.

CONST. 133' OF 6"ø PVC C-900 DR-18 SECONDARY WATERLINE

HANDICAP RAMP REQ'D. (TYP.)

CONNECT TO EXIST. 6"ø PVC SECONDARY WATERLINE

EXIST. 140' OF 8" PVC SDR 35 SEWER PIPE @ 0.40%

EXIST. 302' OF 8" PVC SDR 35 SEWER PIPE @ 2.93%

EXIST. 570' OF 6"ø PVC C-900 DR-18 SECONDARY WATERLINE

EXIST. STREET LIGHT

STA: 12+36.94 10.00' LT. EXIST. 4'ø SEWER MANHOLE

Lot 36 · Lot 33 · Lot 32 · Lot 29 · Lot 23 · Lot 24 · Lot 25 · Lot 35 · Lot 34 · Lot 31 · Lot 30 · Lot 22 · Lot 21 · Lot 20

3225 · South

18" RCP CLASS-III SD PIPE REQ'D. 159 L.F. @ 4.27% SLOPE (35)

PVI STA: 17+70.00 PVI ELEV: 4263.64 LVC: 100.00 LOW PT STA: 18+10.35 LOW PT ELEV: 4263.86

PVI STA: 14+50.00 PVI ELEV: 4278.61 LVC: 200.00

END PHASE 3 STA: 19+41.36 ELEV.: 4264.34

PVIS: 19+25.00 PVIE: 4264.41

PVI: 18+20.00 EL: 4263.89

PVC: 17+20.00 EL: 4265.98

PVT: 15+50.00 EL: 4273.93

PVC: 13+50.00 EL: 4281.56

PVIS: 13+00.00 PVIE: 4283.03

BEGIN PHASE 3 STA: 14+40.54 ELEV.: 4278.54

STA: 19+10.00 22.5' LT. TEMPORARY FIRE HYDRANT FOR BLOWOFF WITH 6" AUX VALVE ON MAIN REQ'D.

18" RCP CLASS-III SD PIPE REQ'D. 46 L.F. @ 2.24% SLOPE (34)

0.50%

TEMPORARY PLUG & BLOCK SECONDARY AND CULINARY WATERLINES

FUTURE 6"ø PVC C-900 DR-18 SECONDARY WATERLINE

FUTURE 8" PVC C-900 DR-14 CULINARY WATERLINE

FUTURE 8" PVC SDR 35 SEWER PIPE

8" PVC SDR 35 SEWER PIPE REQ'D. 98 L.F. @ 0.40% SLOPE (16)

STA: 18+13.75 10.12 LT. 5'ø SEWER MANHOLE REQ'D. (5) RIM: 4263.66 FL 8" (OUT-W): 4256.10 FL 8" (IN-SE): 4256.20 FL 8" (IN-N): 4256.20

STA: 18+09.00 18.41 L SD CURB INLET REQ'D (22) TBC: 63.81 GRATE: 63.31 FL 18" (OUT-W): 4260.59 FL 18" (IN-E): 4260.59

STA: 18+09.02 18.50 R. SD CURB INLET REQ'D (23) TBC: 63.81 GRATE: 63.31 FL 18" (OUT-W): 4260.81 FL 18" (IN-SE): 4260.81

8" PVC SDR 35 SEWER PIPE REQ'D. 73 L.F. @ 0.40% SLOPE (14)

8" PVC SDR 35 SEWER PIPE REQ'D. 151 L.F. @ 3.11% SLOPE (15)

STA: 17+50.05 12.70 LT. 5'ø SEWER MANHOLE REQ'D (6, RIM: 4264.61 FL 8" (OUT-NW): 4256.49 FL 8" (IN-E): 4256.59

STA: 17+34.46 18.49 R. SD CURB INLET REQ'D (24) TBC: 65.29 GRATE: 64.79 FL 18" (OUT-NW): 4261.83 FL 18" (IN-E): 4261.83

IDENTICAL POINT

REMOVE & SALVAGE EXIST 3'x3' SD BOX & CONNECT TO EXIST. 18" RCP CL-III PIPE

REMOVE & SALVAGE EXIST. 64' OF 18"ø RCP CL-III STORM DRAIN PIPE

EXIST. DETENTION BASIN TO BE ABANDONED

STA: 16+40.45 22.5' LT. FIRE HYDRANT WITH 6" AUX VALVE ON MAIN REQ'D.

4.68%

CONST. 491' OF 6"ø PVC C-900 DR-18 SECONDARY WATERLINE

CONST. 368' OF 8" PVC C-900 DR-14 CULINARY WATERLINE

8"x8"x8" TEE REQ'D.

EXIST. 8" GATE VALVE

EXIST. 8"x8"x8" TEE

CONNECT TO EXIST. 8" PVC CULINARY WATERLINE

CONNECT TO EXIST. 8" PVC SECONDARY WATERLINE

LOOP SECONDARY WATERLINE UNDER EXIST. S.D PIPE

EXIST. 147' OF 18"ø RCP CL-III STORM DRAIN PIPE @ 4.4% (56)

EXIST. GROUND AT CENTERLINE

36' OF 15"ø RCP CL-III STORM DRAIN PIPE @ 2.78%

EXIST. 18" RCP STORM DRAIN LINE

EXIST 542' OF 15"ø RCP CL-III STORM DRAIN PIPE @ 3.60%

STA: 14+26.76 20.00' RT. EXIST. SD CURB INLET TBC: 4279.04 TG: 4278.54 15" INV. IN (S,NE): 4275.00 15" INV. OUT (W): 4274.92

STA: 14+26.76 20.00' LT. EXIST. SD CURB INLET TBC: 4279.04 TG: 4278.54 15" INV. OUT (W): 4276.00

STA: 15+39.14 10.00' LT. EXIST. 5'ø SEWER MANHOLE RIM: 4274.24 INV. IN: 4264.60 INV. OUT: 4264.50

STA: 15+77.27 18.5' RT. REMOVE EXIST. 3'x3' SD CATCH BASIN FUTURE TBC: 4272.65 TG: 4272.00 (EMERGENCY OVERFLOW) 18" INV. IN (S,E): 4268.62 REMOVE 8" ORIFICE PIPE: 4268.20

STA: 16+02.29 10.00 LT. 5'ø SEWER MANHOLE REQ'D. (7) RIM: 4271.29

STA: 11+58.45 EXIST. FIRE HYDRANT WITH 6" AUX VALVE ON MAIN

542' OF 18"ø RCP CL-III STORM DRAIN PIPE @ 3.60%

DESIGN ROAD CENTERLINE ELEVATION

-3.59%

-2.94%

-3.59%

EXIST. 560' OF 8"ø PVC C-900 DR-18 SECONDARY WATERLINE

EXIST. 646' OF 8" PVC C-900 DR-14 CULINARY WATERLINE

STA: 12+36.94 10.00' LT. EXIST. 4'ø SEWER MANHOLE RIM: 4285.09 INV. IN: 4273.55 INV. OUT: 4273.45

EXIST. 302' OF 8" PVC SDR 35 SEWER PIPE @ 2.93%

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Call BEFORE YOU Dig

1-800-662-4111 UNDERGROUND SERVICE

4264.79 4265.0 · 4264.66 4264.9 · 4264.54 4264.8 · 4264.41 4264.8 · 4264.29 4264.5 · 4264.16 4264.4 · 4264.04 4264.4 · 4263.91 4264.0 · 4263.89 4263.9 · 4264.19 4264.2 · 4264.81 4264.7 · 4265.75 4265.7 · 4266.91 4266.8 · 4268.08 4268.1 · 4269.25 4269.4 · 4270.42 4270.6 · 4271.59 4271.7 · 4272.76 4272.8 · 4273.93 4274.1 · 4275.08 4275.3 · 4276.16 4276.5 · 4277.20 4277.6 · 4278.18 4278.6 · 4279.10 4279.4 · 4279.98 4280.2 · 4280.79 4281.1 · 4281.56 4281.8 · 4282.29 4282.4 · 4283.03 4283.1 · 4283.92 4284.1 · 4284.82 4284.9 · 4285.72 4285.8 · 4266.61 4286.6 · 4287.51 4287.5

20+00 19+75 19+50 19+25 19+00 18+75 18+50 18+25 18+00 17+75 17+50 17+25 17+00 16+75 16+50 16+25 16+00 15+75 15+50 15+25 15+00 14+75 14+50 14+25 14+00 13+75 13+50 13+25 13+00 12+75 12+50 12+25 12+00 11+75

No.	Revision	By	Date

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haines.net
Brigham City (435) 723-3491 Logan (801) 399-4905 (435) 752-8272

Drawn By:... KE Date:- 01/15/18
Designed By:
Checked By:
Approved By:
Scale:- 1" = 30"
Drawing File: 18-118 V15 PP.DWG
JOB NUMBER: 18-118

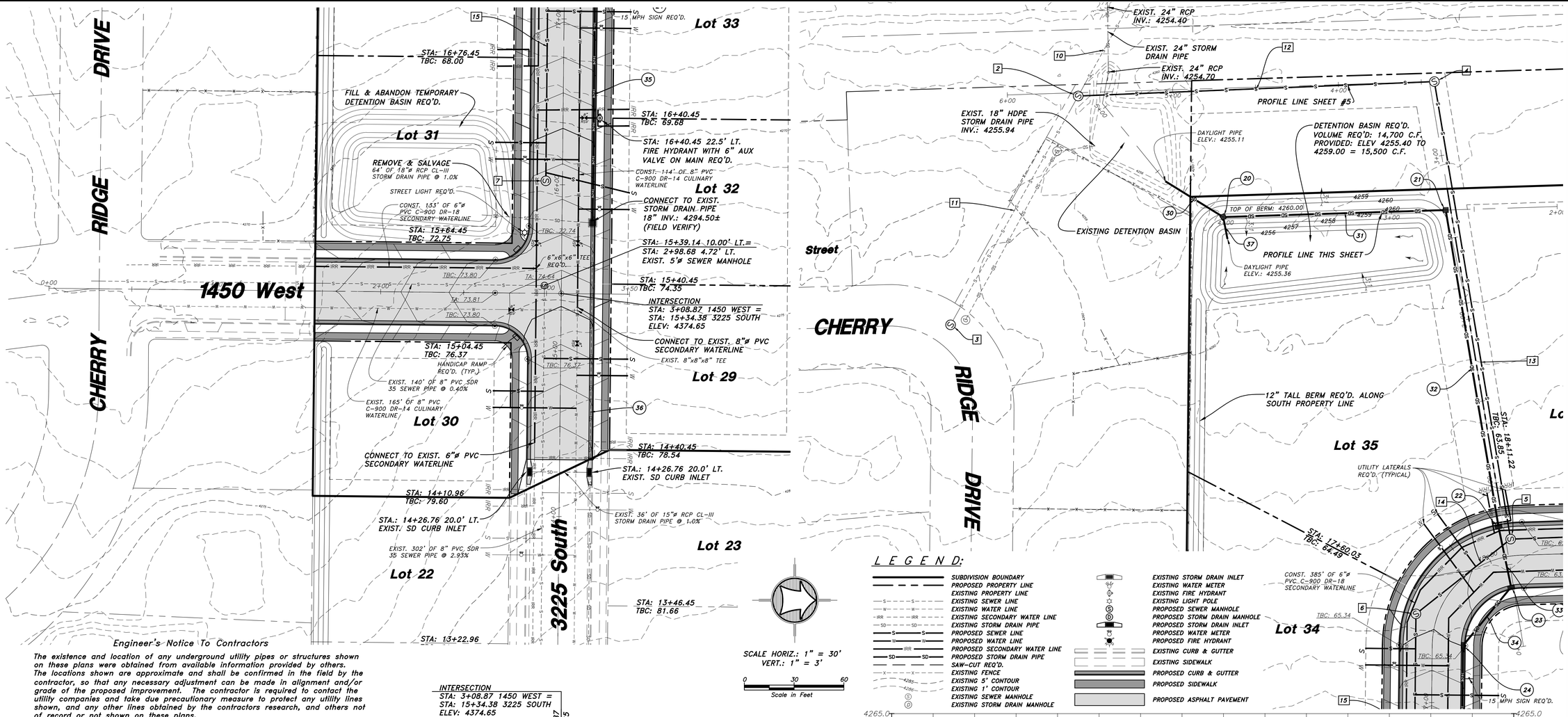
PLAN AND PROFILE FOR

Pheasant Hollow Phase 3

3225 South 1200 West Utah
Perry City, Box Elder County,

A Part of the Southeast Quarter of Section 3, and the Northeast Quarter of Section 10, Township 8 North, Range 2 West, Salt Lake Base & Meridian

Sheet 3 of 7 Sheets



Engineer's Notice To Contractors

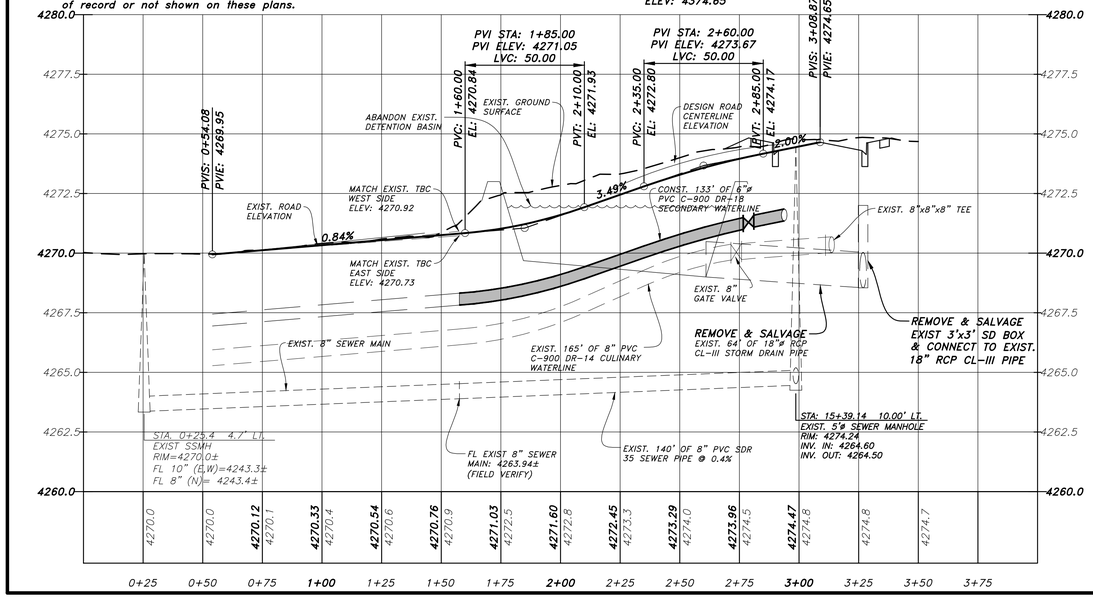
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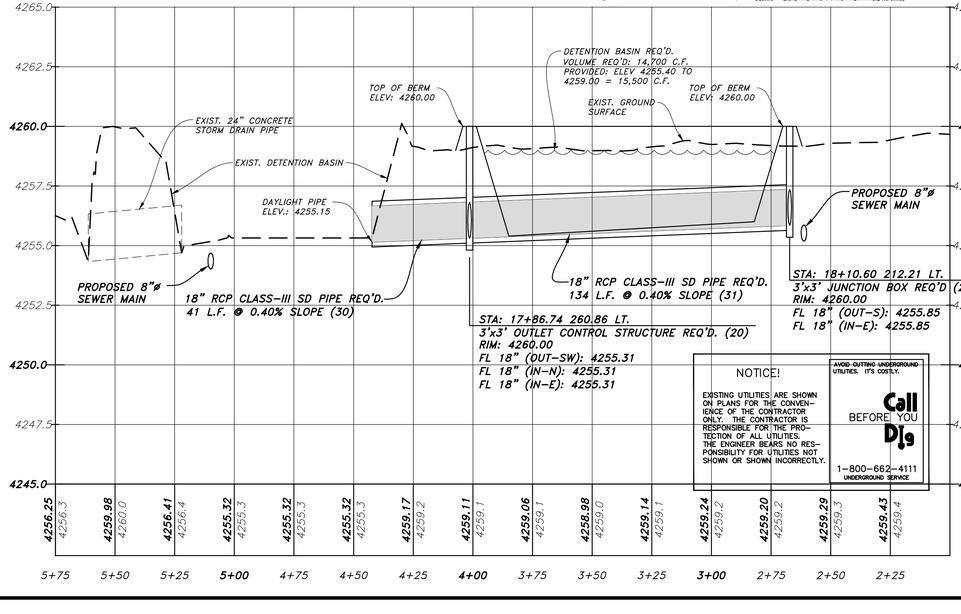
L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE HORIZ.: 1" = 30'
VERT.: 1" = 3'

0 30 60
Scale in Feet





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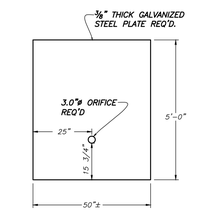
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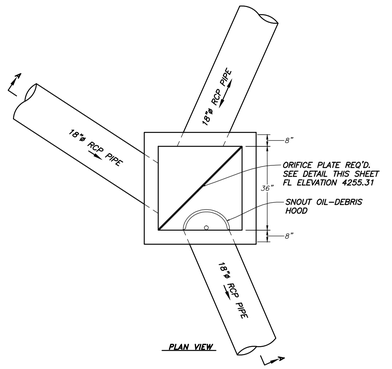
PLAN AND PROFILE FOR
Pheasant Hollow Phase 3
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A Part of the Southeast Quarter of Section 3, and the Northeast Quarter of Section 10, Township 8 North, Range 2 West, Salt Lake Base & Meridian

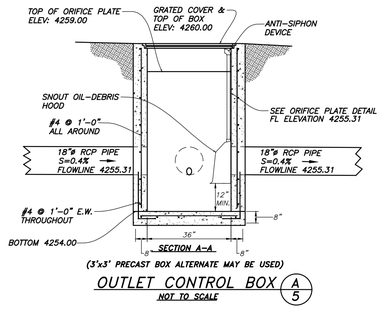
Sheet 4 of 7 Sheets



ORIFICE PLATE DETAIL

NOT TO SCALE





(3'x3' PRECAST BOX ALTERNATE MAY BE USED)

OUTLET CONTROL BOX (A/5)

NOT TO SCALE

Key Note SS Structures

Name	Structure Details
1	Exist. 5'ø Sewer Manhole(Not Found) RIM = 4258.35 INV (IN-SE) = 4253.79 (Calculated)
2	5'ø SEWER MANHOLE REQ'D. * RIM = 4259.03 INV (IN-SE) = 4254.02 INV (IN-N) = 4254.02 INV (OUT-NW) = 4254.02
3	Exist. 5'ø Sewer Manhole RIM = 4259.33 INV (OUT-NW) = 4254.41
4	5'ø SEWER MANHOLE REQ'D. RIM = 4259.47 INV (IN-E) = 4254.98 INV (OUT-S) = 4254.88
5	5'ø SEWER MANHOLE REQ'D. RIM = 4263.66 INV (IN-SE) = 4256.20 INV (IN-N) = 4256.20 INV (OUT-W) = 4256.10
6	5'ø SEWER MANHOLE REQ'D RIM = 4264.61 INV (IN-E) = 4256.59 INV (OUT-NW) = 4256.49
7	5'ø SEWER MANHOLE REQ'D. RIM = 4271.29 INV (OUT-W) = 4261.29
*	(FIELD VERIFY DEPTH & IF DEEPER THEN LOWER SEWER MAIN TO 1475 W. STREET)

Key Note SS Pipes

Pipe Name	Details
10	Exist. 12" PVC SDR 35 Sewer Pipe 91 L.F. @ 0.25% SLOPE(Calculated)
11	Exist. 12" PVC SDR 35 Sewer Pipe 158 L.F. @ 0.25% SLOPE (Calculated)
12	8" PVC SDR 35 SEWER PIPE REQ'D. 215 L.F. @ 0.40% SLOPE
13	8" PVC SDR 35 SEWER PIPE REQ'D. 280 L.F. @ 0.40% SLOPE
14	8" PVC SDR 35 SEWER PIPE REQ'D. 73 L.F. @ 0.40% SLOPE
15	8" PVC SDR 35 SEWER PIPE REQ'D. 151 L.F. @ 3.11% SLOPE
16	8" PVC SDR 35 SEWER PIPE REQ'D. 98 L.F. @ 0.40% SLOPE

Key Note SD Structures

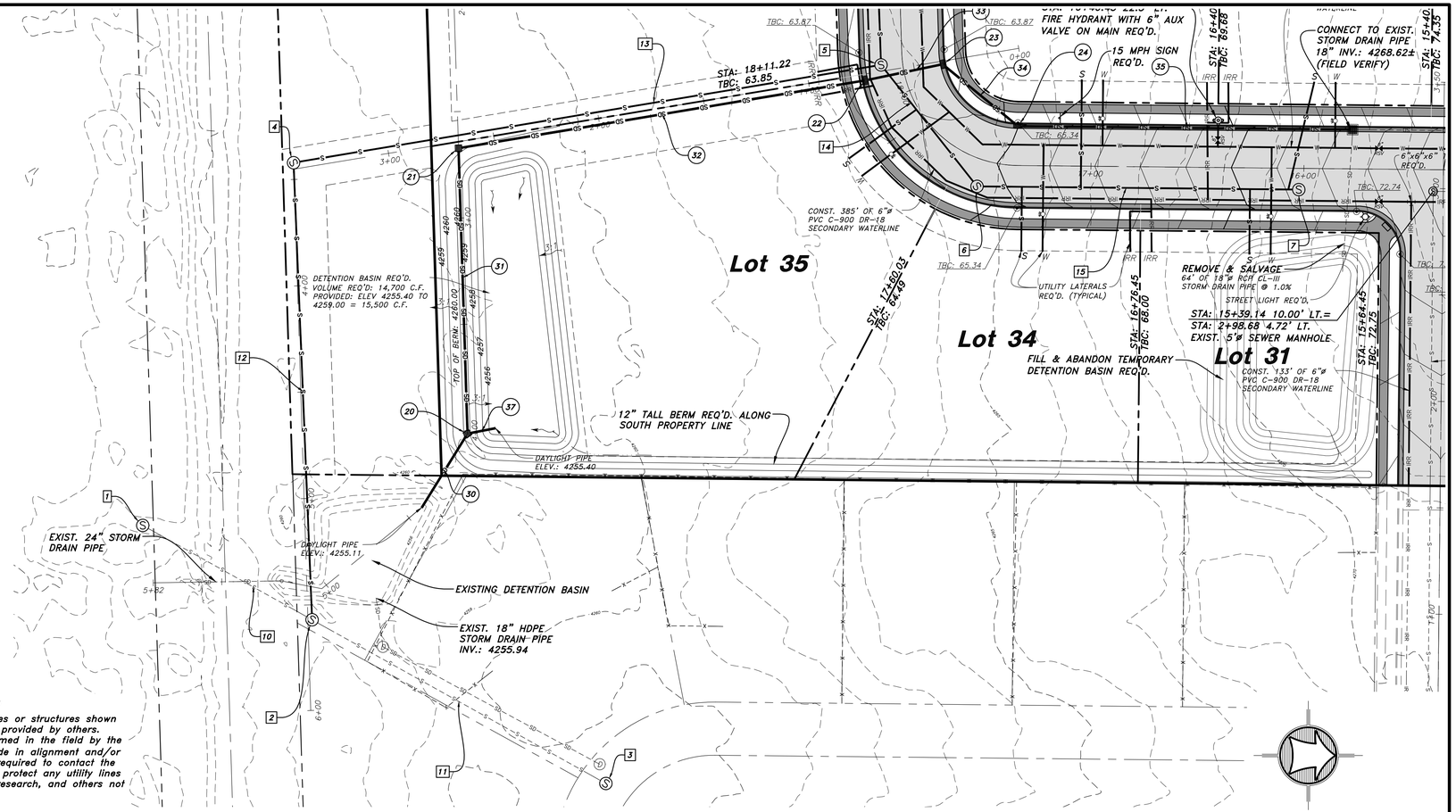
Name	Structure Details
20	3'x3' OUTLET CONTROL STRUCTURE REQ'D. RIM = 4260.00 (SEE DETAIL A, SHEET 5) INV (IN-N) = 4255.31 INV (IN-E) = 4255.31 INV (OUT-SW) = 4255.31
21	3'x3' JUNCTION BOX REQ'D RIM = 4260.00 INV (IN-E) = 4255.85 INV (OUT-S) = 4255.85
22	SD CURB INLET REQ'D RIM = 4263.81 INV (IN-E) = 4260.59 INV (OUT-W) = 4260.59
23	SD CURB INLET REQ'D RIM = 4263.81 INV (IN-SE) = 4260.81 INV (OUT-W) = 4260.81
24	SD CURB INLET REQ'D RIM = 4265.29 INV (IN-E) = 4261.83 INV (OUT-NW) = 4261.83

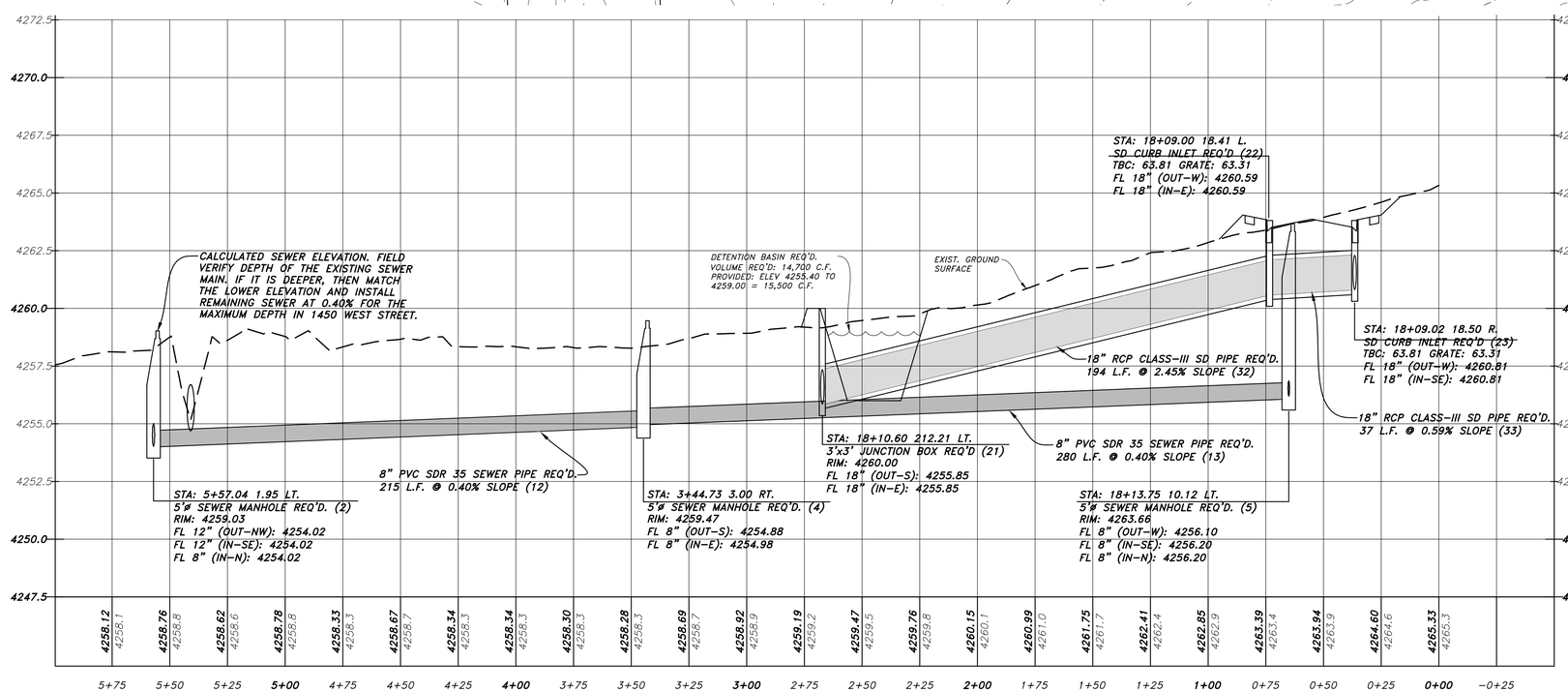
Key Note SD Pipes

Pipe Name	Details
30	18" RCP CLASS-III SD PIPE REQ'D. 41 L.F. @ 0.40% Slope
31	18" RCP CLASS-III SD PIPE REQ'D. 134 L.F. @ 0.40% Slope
32	18" RCP CLASS-III SD PIPE REQ'D. 194 L.F. @ 2.45% Slope
33	18" RCP CLASS-III SD PIPE REQ'D. 37 L.F. @ 0.59% Slope
34	18" RCP CLASS-III SD PIPE REQ'D. 46 L.F. @ 2.24% Slope
35	18" RCP CLASS-III SD PIPE REQ'D. 159 L.F. @ 4.27% Slope
36	Exist. 18" RCP Storm Drain Pipe 147 L.F. @ 4.40% Slope
37	18" RCP CLASS-III SD PIPE REQ'D. 13 L.F. @ 0.40% Slope

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HAI

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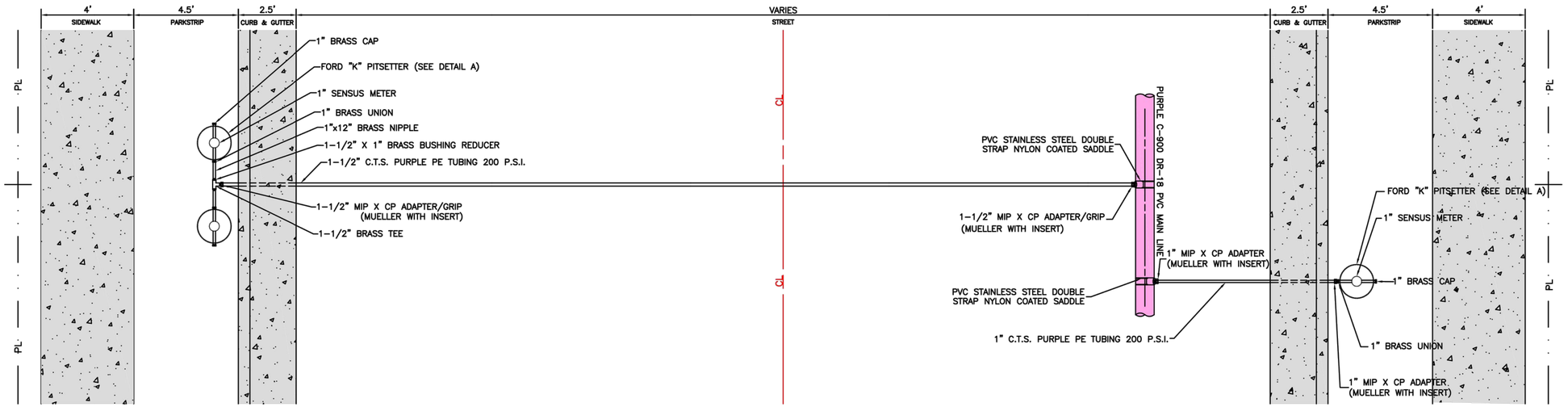
PLAN AND PROFILE FOR

Pheasant Hollow Phase 3

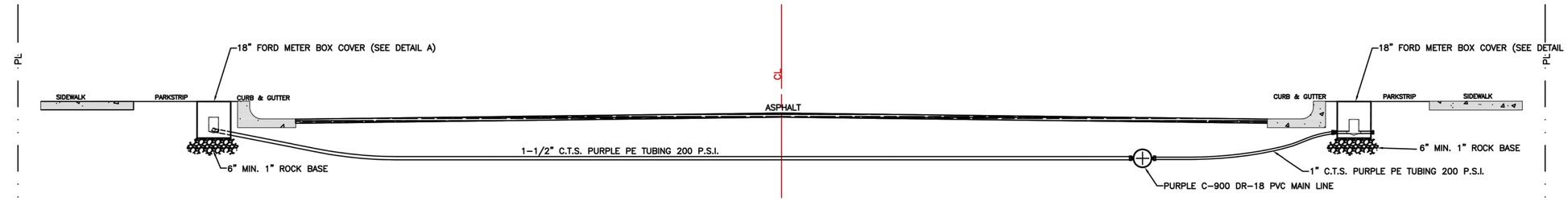
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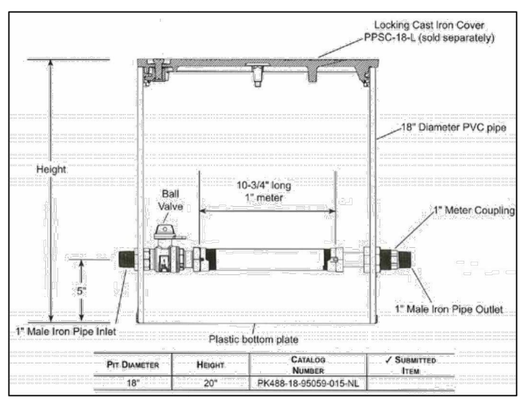
Sheet 5 of 7 Sheets



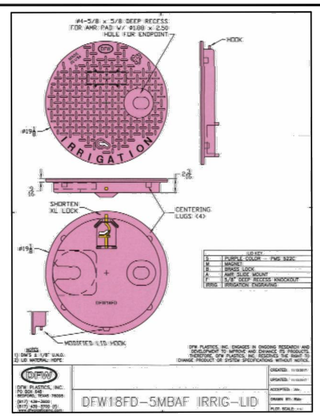
DOUBLE SERVICE **SINGLE SERVICE**



DETAIL A



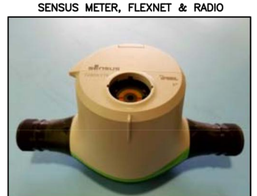
PIT DIAMETER	HEIGHT	CATALOG NUMBER	✓ SUBMITTED ITEM
18"	20"	PK488-18-95059-015-NL	



METER

MOUNTAINLAND SUPPLY COMPANY

SENSUS METER, FLEXNET & RADIO



SENSUS 1 IPERL 10.75 LL 1GAL TR/PL
2-WIRE TRPL W/ 6FT CABLE 1GAL
CONFIG# I4-S-1GB-XX
SENSUS 520M SINGLE PORT FLEXNET RAD
PIT-SET WITH TRPL TOUCHCOUPLER
TOUCHCOUPLER. W/LEAK DETECTION
AND HOURLY READ & INTERVAL DATA

WEBER–BOX ELDER CONSERVATION DISTRICT

SERVICE WITH METER DETAILS

DESIGN	D. JEPPESEN	APPROVED	
DRAWN	D. JEPPESEN	DATE	
REVIEW		APPROVED	
DATE	2017	DATE	
SCALE	NONE	SHEET OF	DWG. NO.

No.	Date	By	Revision

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PINEVIEW WATER STANDARDS FOR

Pheasant Hollow Phase 3

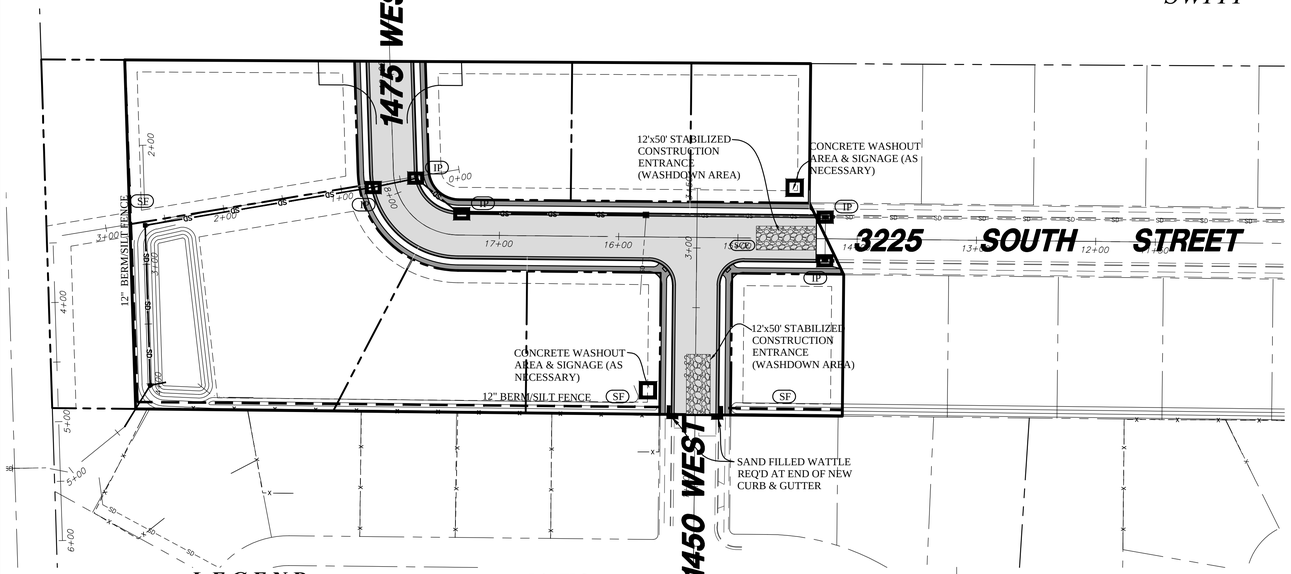
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Sheet **6** of **7** Sheets

Pheasant Hollow Phase 3

SWPPP



LEGEND

- PROPERTY BOUNDARY LINE
- BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE

LABELS

(SF) - SILT FENCE OR 12" BERM

(SCE) - STABILIZATION CONSTRUCTION ENTRANCE

(IP) - INLET PROTECTION

QUANTITIES

SILT FENCE/BERM - 820 LF

STABILIZED CONSTRUCTION ENTRANCE - 3

INLET PROTECTION - 7

WATTLES - 0

SCALE: 1" = 60'

0 60 120 180

Scale in Feet

LOCATION:

LOCATION: PERRY CITY, BOX ELDER COUNTY, UTAH
SECTIONS 3 & 10, TOWNSHIP 8 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°27'05" N LONGITUDE: 112°03'00" W
APPROXIMATE ELEVATION: 4270'

PROJECT DATA:

TAX ID #: 02-035-0024
PARCEL ACREAGE: 4.41 ACRES

PHEASANT HOLLOW PHASE 3
3225 SOUTH 1350 WEST
PERRY, UT 84302

DISTURBED AREAS:

TOTAL PROJECT AREA:	171,640 S.F. 3.94 ACRES
PROJECT AREA DISTURBANCE:	70,105 S.F. 1.61 ACRES
IMPERVIOUS AREA:	54,670 SQ. FT. 1.25 ACRES
PERMEABLE AREA:	116,970 SQ. FT. 2.69 ACRES
WEIGHTED COEFFICIENT:	C = 0.40

OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A EIGHT (8) LOT SUBDIVISION. GRADING WORK IS ALSO REQUIRED IN THE CONSTRUCTION OF THE ROAD, SIDEWALK, AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AND WATTLES INSTALLED AT THE WEST AND SOUTH BOUNDARIES OF THE PROJECT. CONCRETE WASHOUT AREAS ARE LOCATED NEAR THE ENTRANCES/EXITS.

MAINTENANCE/RECORD-KEEPING:

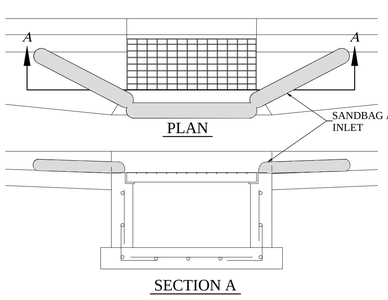
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF PERRY CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY PERRY CITY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION (0.5 INCHES OF RAINFALL OR MORE) OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS PERRY CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING PERRY CITY APPROVAL.

SWPPP PHASING - ORDER OF WORK:

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASHOUT AREAS AND SIGNAGE, SILT FENCES & BERMS, AND INLET PROTECTION. INSTALLATION OF WATTLES.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASHOUT AREAS, SILT FENCES & BERMS, INLET PROTECTION, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS.

PHASE 3: UPON ASPHALTING, REMOVE STABILIZED CONSTRUCTION ENTRANCE, WATTLES, TEMPORARY SILT FENCES & BERMS, AND INLET PROTECTION.

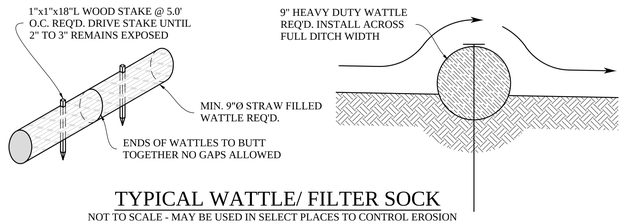


PLAN

SECTION A

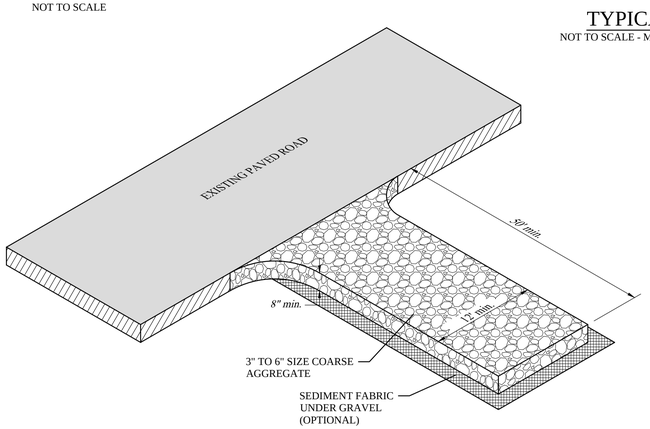
CURB INLET PROTECTION DETAIL

NOT TO SCALE



TYPICAL WATTLE/ FILTER SOCK

NOT TO SCALE - MAY BE USED IN SELECT PLACES TO CONTROL EROSION



STABILIZED CONSTRUCTION ENTRANCE

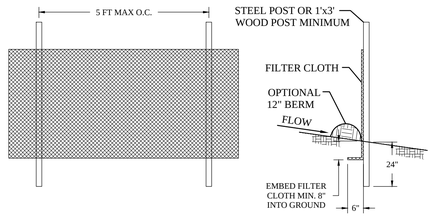
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

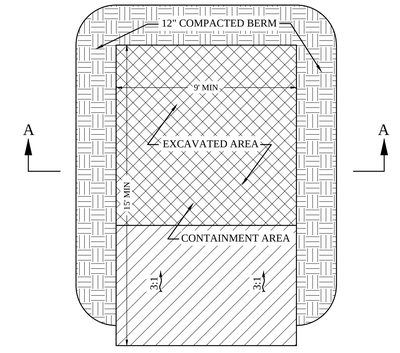
LIMITATIONS:
1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

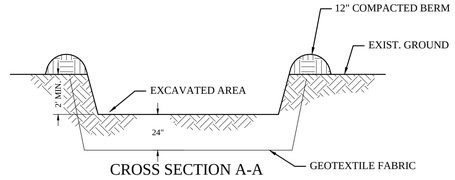


SILT FENCE DETAIL

NOT TO SCALE



PLAN VIEW



CROSS SECTION A-A

CONCRETE WASHOUT AREA

NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" OR "CONCRETE SAW WATER DISPOSAL" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haines.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

Drawn By: MBJ Date: 01/15/18
Designed By:
Checked By:
Approved By:
Scale: 1" = 60'
Drawing File: 18-118 V15 PP.DWG
JOB NUMBER: 18-118

SWPPP PLAN FOR

Pheasant Hollow Phase 3

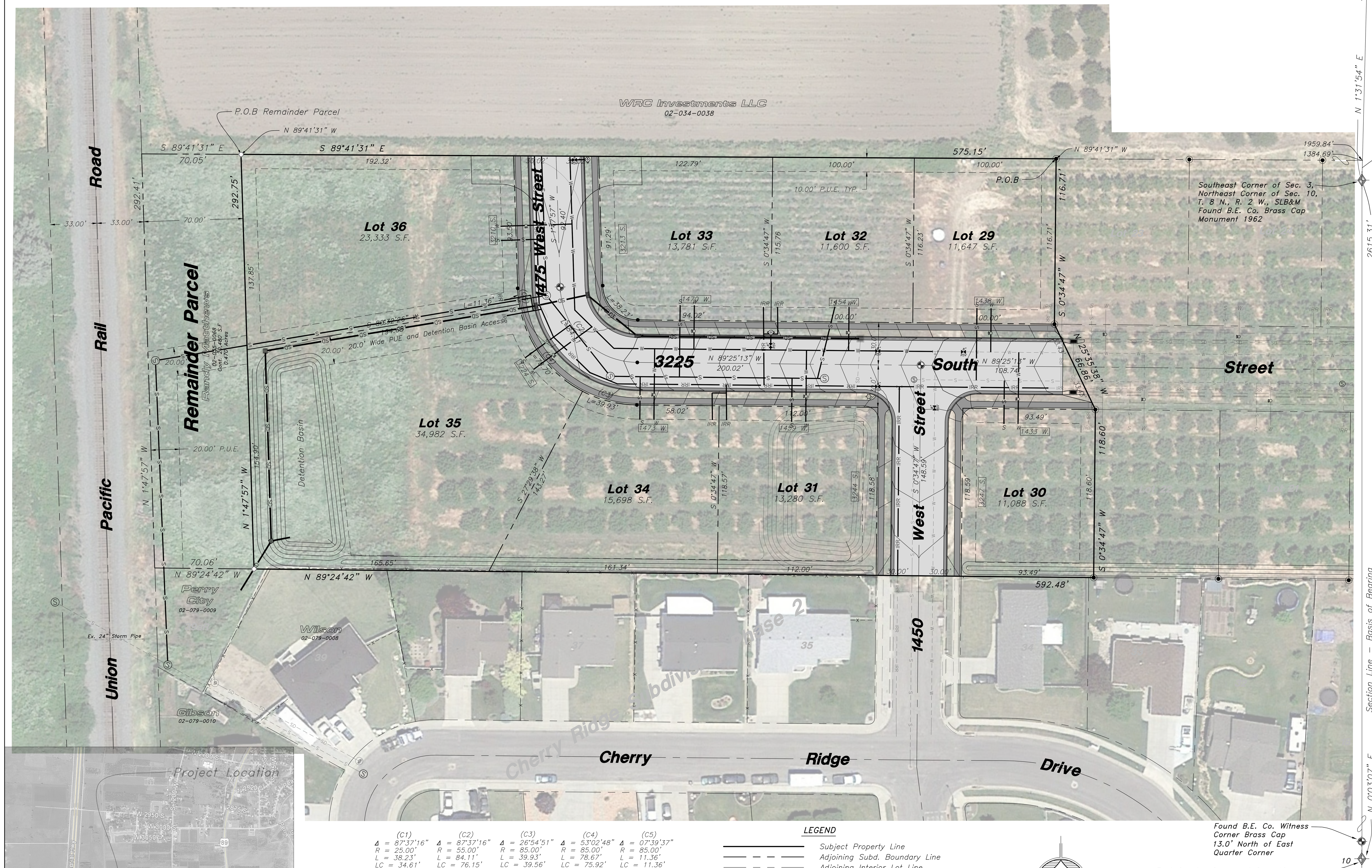
3225 South 1200 West Utah
Perry City, Box Elder County,
A Part of the Southeast Quarter of Section 3,
and the Northeast Quarter of Section 10,
Township 8 North, Range 2 West, Salt Lake Base & Meridian

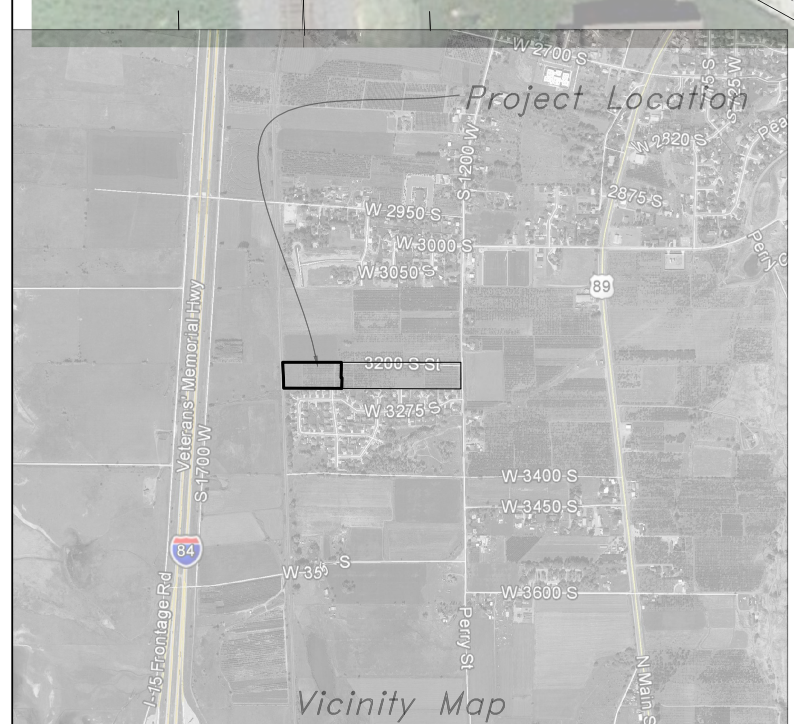
Sheet 7 of 7 Sheets

PRELIMINARY

Pheasant Hollow Subdivision Phase 3

Perry City, Box Elder County, Utah
A Part of the Northeast Quarter of Section 10,
And a Part of the Southeast Quarter of Section 3,
Township 8 North, Range 2 West, Salt Lake Base & Meridian





	(C1)	(C2)	(C3)	(C4)	(C5)
Δ	87°37'16"	87°37'16"	26°54'51"	53°02'48"	07°39'37"
R	25.00'	55.00'	85.00'	85.00'	85.00'
L	38.23'	84.11'	39.93'	78.67'	11.36'
LC	34.61'	76.15'	39.56'	75.92'	11.36'
	N 45°36'35" W	N 45°36'35" W	S 75°57'48" W	S 35°58'58" E	S 05°37'47" E

NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2. PROPERTY CORNERS TO BE SET AT ALL REAR CORNERS AND CURB PINS AT FRONT LINE PROJECTIONS.

3. THE OWNER OF LOT 35 WILL BE RESPONSIBLE FOR THE MAINTENANCE AND IRRIGATION OF THE GRASS PLANTED ON THE DETENTION BASIN. PERRY CITY WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PIPING AND APPURTENANT WORKS THEREOF.

Developer:
Randy Matthews
2321 South Lynda Way
Perry City, Utah 84302
(435) 720-0654

LEGEND

- Subject Property Line
- Adjoining Subd. Boundary Line
- Adjoining Interior Lot Line
- Adjoining Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Street Monument
- Found rebar set by HAI
- Set 5/8"x24" Rebar With Cap
- Section Corner

Scale: 1" = 40'

0 40 80

Scale in Feet
(Data in Parentheses is Record)

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 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 have hereby subdivided said tract into eight (8) lots, know hereafter as Pheasant Hollow Subdivision Phase 3 in Perry City, Box Elder County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Box Elder County Recorder's Office and from said survey made by me on the ground.

Signed this ______ day of ________________, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

REGISTERED LAND SURVEYOR 167819 K. Greg Hansen STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 3 AND A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF PHEASANT HOLLOW SUBDIVISION PHASE 2 FILED AS ENTRY NO. 385710 IN THE FILES OF THE BOX ELDER COUNTY RECORDER LOCATED 34.80 FEET NORTH 01°31'54" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND 1384.69 FEET NORTH 89°41'31" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3;

RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID PHEASANT HOLLOW PHASE 2 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 00°34'47" WEST 116.71 FEET; (2) SOUTH 25°35'38" EAST 66.86 FEET; AND (3) SOUTH 00°34'47" WEST 118.60 FEET TO THE NORTH LINE OF CHERRY RIDGE SUBDIVISION PHASE 2; THENCE NORTH 89°24'42" WEST 592.48 FEET ALONG SAID NORTH LINE TO A POINT 70.00 FEET PERPENDICULAR AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD; THENCE NORTH 01°47'57" WEST 292.75 FEET PARALLEL TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°41'31" EAST 575.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.940 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT PHEASANT HOLLOW SUBDIVISION PHASE 3 AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PERRY CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE PURPOSES AND DETENTION BASINS 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 PERRY CITY. WE HEREBY DEDICATE THE DETENTION BASIN ON LOT 35 AS A STORM DRAINAGE EASEMENT TO PERRY CITY - THE DETENTION BASIN WILL BE OWNED AND MAINTAINED BY THE LOT 35 OWNER. WE ALSO DEDICATE THE TWENTY FOOT (20') SEWER EASEMENT ACROSS THE REMAINDER PACRCEL TO PERRY CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS __________ DAY OF ______________________, 2018.

J. Randy Matthews

ACKNOWLEDGMENT

State of Utah
County of Box Elder

On this_____day of ___________________ 2018, J. Randy Matthews Personally Appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, one in Number, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

BOUNDARY DESCRIPTION REMAINDER PARCEL

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON GRANTORS NORTH PROPERTY LINE BEING 70.00 FEET PERPENDICULAR AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD LOCATED 34.80 FEET NORTH 01°31'54" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND 1959.84 FEET NORTH 89°41'31" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3;

RUNNING THENCE SOUTH 01°47'57" WEST 292.75 FEET PARALLEL TO SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF CHERRY RIDGE SUBDIVISION PHASE 2; THENCE NORTH 89°24'42" WEST 70.06 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAIL ROAD; THENCE NORTH 01°47'57" WEST 292.41 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°41'31" EAST 70.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.470 ACRES.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the eight lot subdivision as shown and described hereon. This survey was ordered by Randy Matthews. The control used to establish the property corners was the survey monumentation within Pheasant Hollow Subdivision Ph. 1 and Ph. 2 along with the existing Box Elder County Surveyor Monumentation surrounding Section 10, Township 8 North, Range 2 West, S.L.B.&M. The basis of bearing is the East line of the Northeast Quarter of said Section which bears North 0°03'07" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____DAY OF _________ ,A.D., 2018

ATTORNEY

COUNTY RECORDER'S NO. __________

State of Utah, County of Box Elder, Recorded and
Filed at the Request of ____________________
Date __________ Time ____________ Fee ________
Abstracted ______________________
____
Index ______________
Filed in: ____ File of Plats

County Recorder

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491
Ogden (801) 399-4905
Logan (435) 752-8272

18-118 18-118v15fp062118.dwg

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF________________A.D., 2018 BY THE PERRY PLANNING COMMISSION.

CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE______________________THIS________DAY OF______________A.D., 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: ________________
RECORDER

MAYOR

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

DATE

ENGINEER

N:\2018\18-118 Pheasant Hollow No. 3\drawings\18-118 V15 FP062118.dwg, 11/14/2018 9:39:45 AM

PHEASANT HOLLOW PH 3 - 10-YEAR

Drainage Calculations

JULY 9, 2018

BASIN A:

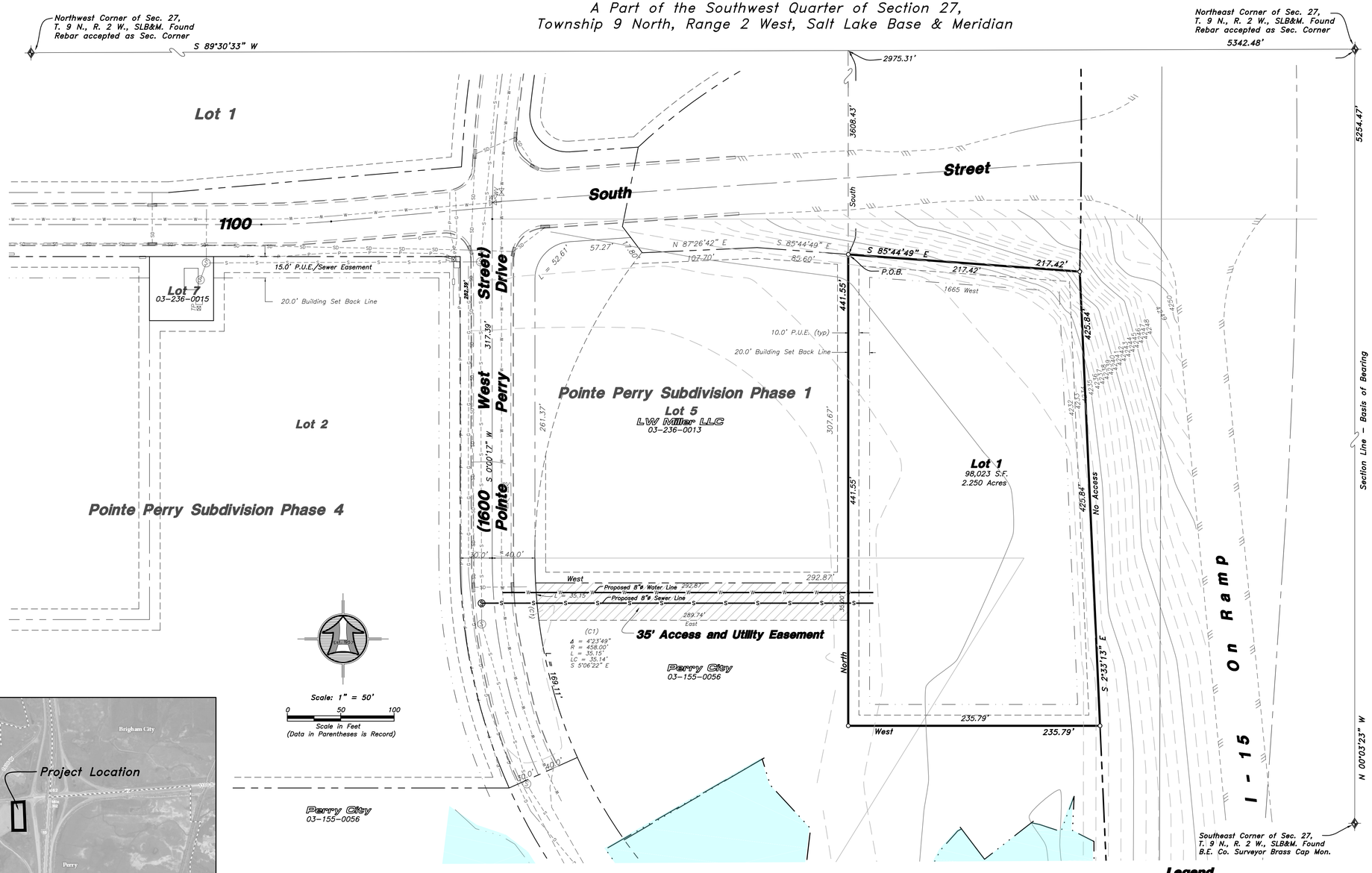
RAINFALL: 10-YR, 1-HOUR	0.876	INCHES	STORAGE REQUIREMENT FROM ENTITY
BASIN AREA (SF):	584,670	SF	
BASIN AREA (AC):	13.42	AC	
100% IMPERVIOUSNESS	1.00		
BASIN WEIGHTED 'C':	0.46		
RAINFALL ON BASIN (100%):	42,681	CF	100% RAINFALL FOR STORAGE EVENT
RUNOFF FROM ON BASIN (PER 'C')	**19,633**	CF	100% RUNOFF FOR STORAGE EVENT
RAINFALL PER IDF:			
INTENSITY AT 24 HRS:	0.094	IN/HR	24-HR RATE FOR CHOSEN EVENT
VOLUME = I*(T=24 HRS)*A*C	**50,562**	CF	24-HR RUNOFF - MIGHT NOT BE APPLIC.
PREC. VS. IDF COMPARSON	-30929	CF	ONLY APPLIC. IF COMPARING 24-HR. EVENT
BASIN A (AREA):	584,670	SF	
SUMP ROCK PERIMETER (LF)	0	LF	
SUMP ROCK HEIGHT	0	LF	
SUMP PERC SF	0	SF	
PERCOLATION RATE (IN/HR)	0.00	IN/HR	
PERCOLATION (CFS)	0.0000	CFS	
PERCOLATION PER 5 MINUTES	0.0	CF	
NUMBER OF SUMPS	0		

Duration	Storm Intensity	Weighted "C"	Subbasin Area	Stormwater Flow	Accumulated inflow	MH / Rock Storage	Metered Outflow Rate	Total Outflow	Metered Outflow	Other Outflow	Required Storage	Available Storage
(min)	(in/hr)		(sq.ft.)	(cfs)	(cf)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	3.35	0.46	584,670	20.68	6,205	-	1.3422	403	0.000	-	5,802	-
10	2.54	0.46	584,670	15.68	9,409	-	1.3422	805	0.000	-	8,604	-
15	2.10	0.46	584,670	12.97	11,669	-	1.3422	1,208	0.000	-	10,461	-
30	1.42	0.46	584,670	8.77	15,781	-	1.3422	2,416	0.000	-	13,365	-
60	0.88	0.46	584,670	5.41	19,471	-	1.3422	4,832	0.000	-	14,639	-
120	0.52	0.46	584,670	3.22	23,205	-	1.3422	9,664	0.000	-	13,541	-
180	0.38	0.46	584,670	2.34	25,272	-	1.3422	14,496	0.000	-	10,776	-
360	0.24	0.46	584,670	1.49	32,140	-	1.3422	28,992	0.000	-	3,149	-
720	0.15	0.46	584,670	0.94	40,542	-	1.3422	57,983	0.000	-	(17,441)	-
1440	0.01	0.46	584,670	0.058	5,056	-	1.3422	115,966	0.000	-	(110,910)	-

PRELIMINARY

Pointe Perry Subdivision Phase 5

Perry City, Box Elder County, Utah
A Part of the Southwest Quarter of Section 27,
Township 9 North, Range 2 West, Salt Lake Base & Meridian



Scale: 1" = 50'

0 50 100
Scale in Feet
(Data in Parentheses is Record)

Vicinity Map

Developer:
Perry City Corp.
Perry UT
(435) 723-6461

NOTE:

1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 - Rebar and cap set on lot.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

18-3-282 18-3-282v15.dwg 11/06/18

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 Professional Land Surveyors Act: and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with section 17-23-17 and have verified all measurements and have hereby Subdivided said tract into one (1) lots, known hereafter as Pointe Perry Subdivision Phase 5 and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this _____ day of _____, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

REGISTERED LAND SURVEYOR 167819 K. Greg Hansen STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF POINTE PERRY SUBDIVISION PHASE 1 FILED AS ENTRY NO. 198702 IN THE FILES OF THE BOX ELDER COUNTY RECORDER BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1100 SOUTH STREET LOCATED 2975.31 FEET SOUTH 89°30'33" WEST ALONG THE NORTH LINE OF SAID SECTION 27 AND 3608.43 FEET SOUTH 00°00'00" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 27;

RUNNING THENCE SOUTH 85°44'49" EAST 217.42 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°33'13" EAST 425.84 FEET; THENCE NORTH 90°00'00" WEST 235.79 FEET; THENCE NORTH 441.55 FEET TO THE POINT OF BEGINNING. CONTAINING 98,023 SQUARE FEET OR 2.250 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AS SHOWN ON THIS PLAT AND NAME SAID TRACT POINTE PERRY SUBDIVISION PHASE 5 AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AND EASEMENTS FOR ACCESS 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 PERRY CITY. FINALLY, ANY OTHER LOT, PARCEL, OR OTHER TRACT OF LAND DESIGNATED AS BEING DEDICATED AND/OR DEEDED TO PERRY CITY FOR ROADS, OPEN SPACE, OR OTHER MUNICIPAL USE(S) IS HEREBY DEDICATED AND DEEDED TO PERRY CITY. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2018.

Perry City Corporation Mayor - Kevin Jeppsen

CORPORATE ACKNOWLEDGMENT

State of Utah

County of Box Elder

On the_____day of_____2018,_____ personally appeared before me, the undersigned notary public in and for said state and county, Kevin Jeppsen being duly sworn, acknowledged to me that he is the Mayor of Perry City Corporation and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

NARRATIVE

The purpose of this survey was to establish and set the property corners of the one lot subdivision as shown and described hereon. This survey was ordered by Bob Barnhill, Perry City Planner. The control used to establish the property corners was the existing control and monumentation found withiin the Pointe Perry Subdivisions along with the Box Elder County Surveyor Monumentation surrounding Section 27, Township 9 North, Range 2 West, S.L.B.&M. The basis of bearing is the east line of said Section which bears North 00°03'23" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: _____ File of Plats

County Recorder

COUNTY SURVEYOR'S CERTIFICATE

I Hereby Certify that the Box Elder County Surveyor's Office has Reviewed this plat for Mathematical Correctness, Section Corner Data, and for Harmony with Lines and Monuments on Record in County Offices. The Approval of this Plat by the Box Elder County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith.

County Surveyor _____ Date _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____DAY OF _____ ,A.D., 2018

ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF_____ A.D., 2018 BY THE PERRY PLANNING COMMISSION.

CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE PERRY CITY COUNCIL THIS _____DAY OF A.D., 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____ RECORDER _____ MAYOR

Legend

- Subject Property Line
- Secondary Property Line
- Centerline
- Easement/Right-of-Way Line
- Section Line
- Existing 5.0' Contour
- Existing 1.0' Contour
- Fence Line
- Storm Drain Existing
- Water Line Existing
- Sewer Line Existing
- Power Line Existing
- Telephone Line Existing
- Gas Line Existing
- Fiber Optic Line Existing
- Edge of Asphalt Paving
- Existing Curb and Gutter
- Telephone Pedestal
- Fire Hydrant
- Water Meter
- Water Valve
- Sewer Manhole
- Power Pole
- Set 24"x5/8" Rebar with Cap
- Found rebar set by others
- Street Monument
- Section Corner
- Wetland Area

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

DATE _____ ENGINEER _____

PERRY CITY
RESOLUTION NO. 18-15

A RESOLUTION ADOPTING THE BYLAWS FOR PERRY-WILLARD REGIONAL WASTEWATER TREATMENT BOARD

WHEREAS, Perry City ("Perry") and Willard City ("Willard") established by interlocal agreement the Perry-Willard Wastewater Treatment Board in 2008; and

WHEREAS, Perry and Willard have conducted the wastewater treatment board meetings and business since that date without written and adopted bylaws; and

WHEREAS, A comprehensive draft of bylaws have been drafted, reviewed and recommended by the wastewater treatment board for adoption by the two cities; and

WHEREAS, the city council has reviewed and considered the adoption of the proposed draft bylaws;

NOW, THEREFORE, be it resolved by the City Council of Perry City that the proposed draft Bylaws of Perry-Willard Regional Wastewater Treatment Board, attached as Exhibit A are adopted.

PASSED AND APPROVED this 13th day of December, 2018.

PERRY CITY COUNCIL

By: _____
Kevin Jeppsen, Mayor

[SEAL]

VOTING:

Esther Montgomery	Yea ____	Nay ___
James Taylor	Yea ____	Nay ___
Nathan Tueller	Yea ____	Nay ___
Andrew Watkins	Yea ____	Nay ___
Toby Wright	Yea ____	Nay ___

ATTEST:

_____
Shanna Johnson, CMC
Assistant City Recorder

DEPOSITED in the office of the City Recorder this _____ day of December, 2018.

RECORDED this ____ day of December, 2018.

EXHIBIT A

#

BYLAWS

OF

PERRY-WILLARD REGIONAL WASTEWATER TREATMENT BOARD

CHAPTER 1

MISSION STATEMENT

Section 1-1-101. ***Mission Statement.*** To provide environmentally sound, cost effective Wastewater disposal services for the communities of Perry City and Willard City, individually and collectively ("Governing Bodies").

CHAPTER 2

CREATION OF THE SEWER FACILITY BOARD

Section 1-2-101. ***Creation of the Sewer Facility Board.*** The Perry-Willard Wastewater Treatment Board (the "Board") was created as an interlocal advisory board under Utah Code Ann. 11-13-101 *et. Seq.,* by means of certain Agreement entitled Interlocal Cooperation Agreement For Joint Ownership, Construction, Use, and Maintenance of A Wastewater Treatment Facility, dated February 28, 2008, (the "Interlocal Agreement"). The Interlocal Agreement was entered into by members of the organizations (the "Members").

CHAPTER 3

PRINCIPAL OFFICE

Section 1-3-101. ***Principal Office.*** The Board shall designate and the Wastewater Treatment Facility shall maintain a principal office, together with such additional offices as the Board shall designate. The Location of the principal office is Perry City – 3005 S. 1200 W. Perry, Utah.

CHAPTER 4

THE BOARD

Section 1-4-101. ***Duties of the Board.*** The conclusions, recommendations, and information emanating from a meeting of the Sewer Facility Board will govern the operation, maintenance, and improvement of the Facility. The Board (the "Board") is responsible for hiring qualified personnel to operate, maintain and improve the Facility, The Facility manager shall report directly to the Board. The Board shall be responsible for developing and adopting protocols and procedures to operate the Facility as well as rules and regulations for Facility employee's etc. The Board will establish policy for the Facility.

Section 1-4-102. ***Representatives.*** The Board shall be comprised of representatives appointed by the Governing Body of each City (the "Representatives) appointed in the manner set forth in the First Addendum to the Interlocal Cooperative Agreement.

DRAFT

#

Section 1-4-103. ***Chair and Vice Chair.*** The Board shall elect a Chair and Vice Chair from among all Representatives. The Chair of the Board shall serve for a 2 year period of time. The Vice Chair shall serve as Chair in the absence of the Chair and shall replace the Chair after the Chair's term is completed. If either position is vacated before the term in (sup. Additional language), a new Vice Chair shall be elected by a majority vote of the Board and if the position of Chair is vacated, the then current Vice Chair shall become the Chair.

Section 1-4-104. ***Secretary.*** The Board shall select a secretary from one of the Governing Bodies who shall keep minutes and records of the Board. The secretary shall serve until removed by his or her Governing Body or until a successor is appointed.

Section 1-4-105. ***Treasurer.*** The Board shall select a treasurer from one of the Governing Bodies who shall keep financial records and shall periodically review the financial needs of the Board and report those findings to the Board. The treasurer shall serve until removed by his or her Governing Body or until a successor is appointed.

Section 1-4-106. ***Meetings.*** The Chair may convene such meetings as he or she deems necessary or convenient, but not less than five per year, and shall preside over such meetings. The Vice Chair shall preside in the Chair's absence.

Section 1-4-107. ***Quorum and Voting.*** Except as otherwise provided I these Bylaws, a majority of the Representatives, not less than 3, present in person or by electronic means provided by policy, shall constitute a quorum for the transaction of business at any meeting of the Board. The vote of a majority of the Representatives present at a meeting at which a quorum is present shall be the act of the Board. No Representative may vote or act by proxy at any meeting of the Board. Each representative shall have one vote on matters considered by the Board. Tie votes shall be considered non-passage of the matter voted upon. If a Representative is unable to attend, a~~n~~ previously appointed alternate may be sent by the Governing Body in the Representative's place.

Section 1-4-108. ***Other Committees.*** By one or more resolutions, the Board may designate as deemed necessary from among the Representatives one or more committees, each of which, to the extent provided in the resolution establishing such committee, shall have and may exercise all of the authority (of the Board) granted to them by the Board, except as prohibited by applicable law. The delegation of authority to any committee shall not operate to relieve the Board or any Representative from any responsibility imposed by law or by the Interlocal Agreement. Rules governing procedures for meetings of any committee of the Board shall be as established by the committee, or in the absence thereof by the Board and applicable State Law.

Section 1-4-109. ***Meeting by Electronic Means.~~Telephone~~.*** Representatives may participate in a meeting of the Board by means of conference telephone or similar communication equipment by which all persons participating in the meeting can hear each other at the same time in accordance with adopted policy and the relevant State Law provisions governing such meetings. Such participation shall constitute presence in person at the meeting.

Section 1-4-110. ***Special Meetings of the Board.*** Special meetings of the Board may be called by or at the request of the chair or by a majority of the Board. The order calling the special meeting must

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be signed by the requesting Representatives or Chair calling such meeting and must be entered in the minutes of the Board. Twenty-four hour notice of such meeting must be given to the Representatives not joining in the order, and must comply with noticing requirements outlined in the Open Meetings Act. The order must specify the business to be transacted at such meeting, and none other than that specified shall be transacted at such special meeting unless all Representatives are present and consent thereto and the item of business is properly noticed on the agenda in accordance with the Utah Open and Public Meetings Act.

Section 1-4-111. ***Notice of, and Waiver of Notice for, Board Meetings.***

a. Notice of special meetings of the Board shall be made to each Representative in accordance with Section 1-4-110 hereof.
b. No notice or regular Board meetings need be made to all Representatives. Public notice shall be given of all meetings in accordance with the Utah Open and Public Meetings Act, codified at Utah Code Ann. 52-4-101, et seq.
c. Any Representative may waive notice of any meeting. The attendance of a Representative at a meeting shall constitute a waiver of notice of such meeting, except where a Representative attends a meeting for the express purpose of objecting the transaction of any business and at the beginning of the meeting (or promptly upon such Representatives arrival) objects to holding the meeting or transacting business at the meeting, and does not thereafter vote for or assent to action taken at the meeting.
d. Any information delivered to Representatives regarding matters to be considered at a special or regular meeting of the Board may be delivered by email to each Representative. An individual Representative may request that a hard copy of such information be mailed to the Representative.

Section 1-4-112. ***Compliance.*** To the extent required by Utah law, the Committee shall ensure that meetings are held and notification of those meetings provided in accordance with Utah law governing open and public meetings, Utah Code Ann. 11-13-223 and 52-4-101 through 52-4-305, as amended. The Board will participate in "Open and Public Meetings Act Training" annually to ensure compliance.

Section 1-4-113. ***Board Compensation.*** Board Representatives may be paid for their services to the Wastewater Treatment Facility, if approved by the Governing Bodies via Ordinance(s) and if provided and approved in the Wastewater Treatment Facility Operation and Maintenance Budget, and shall be reimbursed for their reasonable expenses incurred doing Wastewater Treatment business.

CHAPTER 5

FISCAL MANAGEMENT

Section 1-5-101. ***Fiscal Year.*** The fiscal year of the Wastewater Treatment Facility shall begin on July 1st and end on June 30th, in conjunction with the Governing Bodies' Fiscal Year.

Section 1-5-102. ***Auditing.*** At the close of each fiscal year, the books and records of the Wastewater Treatment Facility shall be audited (as part of the Governing Bodies Financial Audit) in accordance with the requirement of the Utah State Auditor, by a certified public accountant for a firm of

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certified public accountants, whose report shall be prepared in accordance with the requirements of the Bond Resolutions and Contracts adopted or entered into by the Governing Bodies.

Section 1-5-103. ***Annual Budget.*** On or before April 1st of each year the Board will prepare a~~n~~ tentative Annual Budget for the ensuing fiscal year. The Board will provide a copy of the Annual budget to each Governing Body (City). If they deem it pertinent, each Governing Body and the Board will make recommended changes to the Annual Budget. In the event the Governing Bodies and the Sewer Facility Board are unable to agree on the Annual Budget, then the unresolved Annual Budget will be submitted to a panel of three experts to consist of two experts, one each selected by each Governing Body, and a third expert to be mutually agreed upon by both Governing Bodies, and the Governing Bodies and the Board will be bound to abide by the Annual Budget agreed upon by this panel of three experts.

Section 1-5-104. ***Inspection of Records.*** Financial reports and records of the Wastewater Treatment Facility shall be available at the appointed treasurer's (designated Governing Body's) office for inspection at reasonable times by any Representative or the designee of any Member or as otherwise required by agreements adopted or entered into by the Governing Bodies. To the extent permitted by law and the applicable policies of the Board, the Wastewater Treatment Facility may classify certain public records as "protected records" under the laws of the State. Any Representative or Governing Body's designee inspecting any such classified records shall not disclose the same to third parties except as required by law.

Section 1-5-105. ***Execution of Documents.*** Except as otherwise determined by the Board, all notes, bonds, contracts and other documents shall be executed on behalf of the Wastewater Treatment Board by the Governing Bodies.

Section 1-5-106. ***Board Approval.*** The Board shall review and approve not less than quarterly all revenues and expenditures of the previous period.

Section 1-5-107. ***Signature Required.*** All invoices for operations and maintenance related expenses shall be reviewed by the Wastewater Treatment Facility's Lead Operator, and checks, wire transfers or similar forms of payment shall be signed in accordance with the policies of the Governing Body of which has been designated to be over financial management for the Wastewater Treatment Facility.

Section 1-5-108. ***Payment Approval.*** The Board will approval all payments made from the Wastewater Treatment Facility's Operations and Maintenance Budget at each Board Meeting via a Payment Approval Report.

Section 1-5-109. ***Payment & Reimbursement.*** The Governing Body designated (via appointed treasurer) to be over financial management will make payments for all operation and maintenance expense. The appointed treasurer for the Board will obtain payment approval from the Board and will forward the signed payment approval report to the joint Governing Body for reimbursement, at the proportionate ownership share defined by the Interlocal Agreement.

CHAPTER 6

[note: removed O&M Committee as same as Board]

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MANAGEMENT AND STAFF

1-6-101. Facility *Manager.* The Board will hire a Facility Manager who will have responsibility for the day-to-day management of the Wastewater Treatment Facility. The Facility Manager will report to the Board.

1-6-102. Facility *Staff.* The Board and Facility Manager will be responsible for the operation and maintenance of the Facility and will employee competent and experienced personnel, or train such personnel, for the operation and maintenance of the Facility. Facility staff will report to the Facility Manager.

1-6-103. Employer. The Facility employees, including the Facility Manager, shall be employees of Perry City (the Employer).

1-6-104. Compensation. Compensation of the Facility Manager and Staff shall follow compensation practices of Perry City (the Employer) and will be outlined in the Employer's Compensation Schedule.

CHAPTER 7

CONTRACTS, LOANS, CHECKS, DEPOSITS, AND ACCOUNTING

Section 1-7-101. Contracts. The Governing Bodies may mutually authorize by joint action the Board, or an employee of the Perry-Willard Wastewater Treatment Facility to enter into contracts or execute and deliver any instrument in the name of and behalf of the Perry-Willard Wastewater Facility, and such authorization may be general or confined to specific instances.

Section 1-7-102. *Checks, Drafts, etc.* All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Perry-Willard Wastewater Treatment Facility, shall be signed by two professionals of the designated Governing Body (via appointment of treasurer) or such officer or officers, agent or agents, of the Perry-Willard Wastewater Treatment Facility and in such a manner as shall from time to time be determined by joint resolution of the Governing Bodies.

Section 1-7-103. *Deposits.* All funds of the Perry-Willard Wastewater Facility not otherwise employed shall be deposited and invested by the procedures and requirements of applicable Utah laws.

Section 1-7-104. *Books of Accounts.* Full and accurate books of account shall be kept in accordance with good accounting practices. Such books of accounts shall be available for inspection by any Board Representative at all reasonable times.

CHAPTER 8

SEAL

Section 1-8-101. *Seal.* The Perry-Willard Wastewater Treatment Facility may provide a corporate seal to be used in such documents as the Governing Bodies may designate.

CHAPTER 9

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LITIGATION

Section 1-9-101. ***Litigation.*** The Perry-Willard Wastewater Treatment Facility shall not initiate or voluntarily participate in any litigation without the approval of the Government Bodies.

CHAPTER 10

COMPLIANCE WITH UTAH LAW

Section 1-10-101. ***Conflicts.*** In the event that any portion of these Bylaws conflict with the Interlocal Agreement, the Interlocal Agreement shall prevail. In the event that any portion of these Bylaws conflict with Utah Law, the provisions of Utah Law shall prevail. The Governing Bodies with recommendation from the Board will amend the Bylaws as needed in order to be in compliance with the Interlocal Agreement and applicable law.

CHAPTER 11

AMENDMENT

Section 1-11-101. ***Amendment.*** These Bylaws may be altered, amended, restated or repealed, and new Bylaws may be made, by approved joint Resolution of the Governing Bodies, *provided, however*, that such alteration, amendment, repeal, or new Bylaws shall not be inconsistent with the requirements of the Interlocal Agreement.

BYLAWS CERTIFICATE

These Bylaws are hereby adopted and approved this ____ day of _____, 2018.

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PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
November 8, 2018 7:00 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Andrew Watkins, Nathan Tueller, James Taylor and Toby Wright.

OFFICIALS EXCUSED: Esther Montgomery

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Craig Hall, City Attorney

OTHERS PRESENT: Planning Commissioner Tresa Peterson, Greg and Joshua Monson, Jan Kerr, Kim Peterson, Amie Coburn, and Tylie Coburn

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the City Council meeting to order.

A. INVOCATION

Council Member Tueller offered the invocation.

B. PLEDGE OF ALLEGIANCE

Council Member Taylor led the audience in the Pledge of Allegiance.

C. REVIEW AND ADOPT THE AGENDA

MOTION: Council Member Wright made a motion to approve the agenda. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Wright, Yes Council Member Taylor, Yes
Council Member Tueller, Yes Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No.

ITEM 2: PROCEDURAL ISSUES
A. CONFLICT OF INTEREST DECLARATION
None.

B. PASS OUT WARRANTS TO COUNCIL MEMBERS (AND POSSIBLE DISCUSSION)
Shanna Johnson passed out the warrants.

C. BUSINESS LICENSE(S)
None.

D. APPOINTMENTS – UTOPIA BOARD
Tabled.

ITEM 3: PUBLIC HEARING AND/ OR PUBLIC

COMMENT A. PUBLIC COMMENT
No public comment received.

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ITEM 4: PRESENTATONS: FY2019 BUDGET UPDATE

Shanna Johnson reviewed the Fiscal Year 2019 Budget Update for the month of September 2018. She advised that 25% of the fiscal year has elapsed and 16% of General Fund revenue shows as collected. She explained most of revenue collected in the General Fund is made up of taxes and property taxes and should be received by January 2019. She reported that 22% of Utility Fund Revenues have been collected. Ms. Johnson stated that the Sewer Fund has received 26% of its revenues and reported that the City has collected 30% of non-operating revenues, which are comprised of impact and connection fees.

Ms. Johnson reviewed expenses stating that the General Fund has spent 17.5% of its budget. She stated that 34.9% of the Enterprise Funds show expended, but this number still includes expenses that belong to Fiscal Year 2018, and the Sewer Fund has spent 13.1% of its budget.

She advised that some revenues and expenditures listed in this report belong to the prior fiscal year and are subject to adjustments. She continued, these adjustments would be completed upon the close of Fiscal Year 2018 (FY2018).

Ms. Johnson reported sales tax received for the month of October (which reflects taxes collected in August) came in 3.06% higher than the prior year and 6.77% YTD as compared to the prior year. She reviewed that Mass Transit Tax collected in October was 8% higher than the prior year and 4.94% higher YTD as compared to the prior year.

She expressed that the City is doing well with staying in budget and is trending to continue to do so.

The Council thanked Ms. Johnson.

ITEM 5: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

The Council and Staff discussed and clarified the current warrants.

MOTION: Council Member Watkins made a motion to approve the warrants. Council Member Taylor seconded the motion.

ROLL CALL: Council Member Wright, Yes — Council Member Taylor, Yes
Council Member Tueller, Yes — Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

B. ORDINANCE 18-G AMENDING TITLE 15 LOT FRONTAGE REQUIRMENTS

Robert Barnhill reviewed this proposed ordinance amendment, which came to light with the proposed Wasatch Hills Lot Line Adjustment. He stated the Planning Commission has recommended approval of this amendment to measure 30 ft. back from the lot frontage. He stated if this were not approved today, it would affect the Wasatch Hills Lot Line Adjustment application, as they are depending on the approval of this amendment.

Mr. Barnhill clarified with the Council that the 30 ft. began after the utility easement, where the property owner's land begins and not from the curb. He explained this amendment would assist with curved subdivisions being able to meet City Codes. He stated this 30 ft. measurement has already been the precedent in the City for these curved subdivisions but it was realized this was not written in the City Codes.

MOTION: Council Member Tueller made a motion to approve Ordinance 18-G Amending Title 15 Lot Frontage Requirements. Council Member Wright seconded the motion.

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ROLL CALL: Council Member Wright, Yes — Council Member Taylor, Yes
Council Member Tueller, Yes — Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

C. ORDINANCE 18-H (FORMERLY 17-J) CREATING A CONSERVATION SUBDIVSION

Robert Barnhill reviewed this ordinance regarding creating a Conservation Subdivision option for subdivision development in the City. He stated if this is approved today, it will not immediately be updated online due to technical difficulties with the coding program, but will still go into effect.

He explained that this ordinance allows developers to have smaller lots in exchange for conserving certain outlined open space.

MOTION: Council Member Tueller made a motion to approve Ordinance 18-H formally Ordinance 17-J Creating a Conservation Subdivision. Council Member Wright seconded the motion.

ROLL CALL: Council Member Wright, Yes — Council Member Taylor, Yes
Council Member Tueller, Yes — Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

D. FINAL APPROVAL FOR KERR SUBDIVISION

Robert Barnhill reviewed the Kerr Subdivision application with the Council. Mr. Barnhill stated the applicant is seeking Final Approval from the Council. He stated the Planning Commission has recommended approval for this subdivision to the Council. He expounded that the applicant is seeking to turn one lot into two parcels, with the smaller parcel for a currently installed billboard.

Jan Kerr clarified they are in negotiations with the bill board company to purchase the Kerr property that the bill board sign is currently located on, but currently the billboard company only leases the property.

MOTION: Council Member Wright made a motion to grant Final Approval for the Kerr Subdivision Lot Line Adjustment. Council Member Watkins seconded the motion.

ROLL CALL: Council Member Wright, Yes — Council Member Taylor, Yes
Council Member Tueller, Yes — Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

E. FINAL APPROVAL FOR WASATCH HILLS LOT LINE AMENDMENT

Robert Barnhill reviewed the Wasatch Hills Lot Line Amendment application with the Council. He stated the applicant is seeking final approval from the Council. He reviewed the current layout of the lots, and the proposed change, which make lot 11 smaller. He stated the original subdivision was approved with lot 11 being smaller but was later amended, and the applicant is now seeking to have it approved back to its original layout. He reviewed all the setbacks, which would all comply to City Codes with this change.

MOTION: Council Member Taylor made a motion to grant Final Approval for Wasatch Hills Lot Line Amendment. Council Member Watkins seconded the motion.

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ROLL CALL: Council Member Wright, Yes — Council Member Taylor, Yes
Council Member Tueller, Yes — Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

ITEM 6: DISCUSSION

A. PERRY-WILLARD SEWER FACILITY BOARD BYLAWS

Mayor Jeppsen stated he has sent the Perry-Willard Sewer Facility Board Bylaws to the City Attorney for his review. He explained the City Attorney has proposed some minor changes to these Bylaws after reviewing them. He stated the Council needs to take action on these Bylaws and need to decide whether to include the proposed amendments from the City Attorney. He explained Willard's City Council has already approved the Bylaws without the proposed amendments. He asked if the Council would like to approve the Bylaws with the amendments and then ask Willard's City Council to readdress them.

Council Member Tueller inquired about clarification of the proposed changes and if they were significant enough to go back to the Perry-Willard Sewer Facility Board.

Shanna Johnson reviewed the proposed changes with the Council, which were mostly language adjustments.

The Council discussed and clarified these proposed changes. They decided it would be beneficial that the amended bylaws be re-reviewed by the Perry-Willard Sewer Facility Board and that Mayor Jeppsen should discuss them with Willard's Mayor.

ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS

A. APPROVAL OF CONSENT ITEMS

- **October 25, 2018 City Council Meeting Minutes**

MOTION: Council Member Wright made a motion to approve the October, 25 2018 City Council Meeting Minutes. Council Member Taylor seconded the motion.

ROLL CALL: Council Member Wright, Yes — Council Member Montgomery, Yes
Council Member Tueller, Yes — Council Member Watkins, Yes

Motion Approved. 4 Yes, 0 No

B. MAYOR'S REPORT

Mayor Jeppsen stated three COG Grants have been approved for Perry City to utilize on the East Corridor project.

He stated they have met with the broker handling the Pointe Perry project and things are moving in a positive direction with that project.

He said they will be interviewing the narrowed down applicants next week for the Chief of Police position.

A. COUNCIL REPORTS

Council Member Watkins reviewed the current expenditures of the Welcome Signs for the City with the Council, as a new bid has brought costs higher than anticipated.

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Council Member Wright stated he and the Mayor met with a possible donor for fill dirt at the gun range (in preparation for the new storage building). He explained they will know by Saturday if this donor will be able to fill or not.

D. STAFF COMMENTS

None.

E. PLANNING COMMISSION REPORT

Planning Commissioner Peterson thanked the Council for passing the Commission's items recommended for approval. She stated Stuart Grover will be electing a Vice Chairman (to be appointed by the Mayor and Council) and they have a vacant seat, which needs to be filled.

She stated they would be working on Titles 14 and 15 in their next meetings.

ITEM 7: EXECUTIVE SESSION

None Required.

ITEM 8: ADJOURNMENT

MOTION: Council Member Montgomery made a motion to adjourn the City Council Meeting.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:53 PM.

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Susan Obray, City Recorder Kevin Jeppsen, Mayor

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Shanna Johnson, Chief Deputy Recorder

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PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
November 10, 2018 7:05 AM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Andrew Watkins, Nathan Tueller, Esther Montgomery, Toby Wright, and Jim Taylor

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Robert Barnhill, City Planner

OTHERS PRESENT: None.

ITEM 1: CALL TO ORDER

Mayor Jeppsen welcomed everyone and called the City Council Retreat to order.

ITEM 2: DISCUSSION ITEMS

A. Fiscal Year 2019 (FY2019) Project Review

The Council opened the discussion on the current status of the FY2019 projects.

The Council discussed and clarified the 1200 West Grant and options of the use of the State funds awarded for this project.

The Council discussed the Utah Outdoor Recreation grant options for the City parks (playgrounds, water fountains, Outdoor Recreation Center, trails, etc.)

Shanna Johnson reviewed the funds spent thus far on the City Welcome Sign project, which is one of the Tourism Grant projects. The Council discussed and reviewed what was left to do on this project and the approximate remaining costs.

The Council discussed the Council of Government (COG) Grant for the Corridor Preservation by Walmart and the current status of this project.

The Council reviewed the East side Corridor Preservation for a second Egress in Suncrest Subdivision, it was established an appraisal is currently being worked on and the landowner will be contacted in regards to the second egress for the subdivision at Canyon View Drive.

B. Gun Range Projects

The Council discussed the Sitla Exchange, it was established the City is waiting for the DNR to get more information regarding this project. They reviewed the Grants for the Short Range Pistol, Parking, etc. to further upgrade the Gun Range. They discussed the concrete slab for the storage building on the Gun Range and the donated work from Whitaker Construction. The Council discussed and reviewed ways to help elevate and get funding for the Gun Range, and the importance of controlling the land the Gun Range is located on to aide with these.

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The Council discussed the option of a road/trail from Willard Bay to the Gun Range and Bird Refuge.

C. Recreation and Trails Projects

The Council reviewed the County's desire for the City to adopt the Trails Master Plan.

Mayor Jeppsen introduced the idea of using an old ATV trail that would connect from Powder Mountain to Franklin, Idaho as an option for a trail/road. The Council agreed this trail would be worth looking into.

Shanna Johnson reviewed with the Council the importance of introducing outdoor recreation in the area and the financial benefit that would be for the community. The Council discussed the options of increasing public outdoor recreation and public safety in the area.

D. City Department and Building Projects

Shanna Johnson reviewed the projects from both the Police Department (body armor update, vehicle and equipment updates, etc.) and the Public Works Department (restroom updates, signage, road projects, vehicle updates, etc.).

The Council discussed the updating of the new City Logo and using it throughout all city departments.

Shanna Johnson reviewed with the Council the city building restroom upgrade project. They reviewed the cleaning contract and the incredible improvement that has been for the city building. They discussed and reviewed options of how to better maintain, update, and improve the current City Hall building.

The Council reviewed how to better maintain the current roads, parks, and problem areas in the City.

E. New City Hall Discussion

Robert Barnhill reviewed and discussed with the Council the research which has been done up to this point for a new city hall building (See Attached documents from Architects). Council Member Watkins discussed the information received thus far from the approached architects. They also reviewed the information they have gained thus far from Council Member Watkins and Bob Barnhill visiting similar sized city hall buildings, and the advice those cities had on the pros and cons of their buildings (storage, office size, security, building size, conference room, restrooms, electricity, windows, location, etc.).

The Council discussed and clarified the aspects from the visited city buildings they would like to incorporate in the new city building. They discussed a certain location for this new city building and the appropriate way to approach the current landowner of part of that location.

F. City Website Update Discussion

Shanna Johnson presented the current state of the City Website update. The Council discussed changes they would like to be made to the website's design and content. The

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Council especially discussed hiring a professional photographer for the pictures on the website.

G. City Cemetery Option Discussion

The Council discussed the option of having a City Cemetery and if it would be plausible and beneficial for Perry. They discussed the best locations available in the City. The Council decided to research this matter further to gain a better perspective on this option for the City.

H. Pointe Perry Update Discussion

The Council discussed the current status of Pointe Perry. Council Member Tueller stated a broker has been hired for this project and inquired about an update regarding the sale of this commercial land. Mayor Jeppsen reviewed the next steps in moving forward with this project with the Council. The Council discussed what businesses they would like to see here in Perry and the process it takes to bring them to this area. The Council discussed the wetland portions of Pointe Perry and how to approach development around these areas.

I. Mass Transit Tax Discussion

The Council discussed and clarified the current status of the Mass Transit Tax and that it must be used for the purpose of the tax passage. It was established that the UTA would like the corridor even if the Front Runner is not brought through the property. Mr. Barnhill stated the UTA expressed to him that they could still use the corridor for transportation purposes. The Council discussed and clarified the intentions of the UTA and if those are in the best interest of the City. Shanna Johnson discussed with the Council the importance of establishing the Tax Increment in the 1100 south commercial area, so that the City will be ready for the commercial area to develop.

J. City Priority List

The Mayor and Council outlined the following list of priorities for moving forward:

1. Land for City Building
2. Gun Range Improvements
3. Point Perry
    a. Business promotion and wetland readiness
4. 1100 S CDA Commercial Area
    a. Establishing Tax Increment for the area
5. City Branding and Beautification
6. Mass Transit Tax Follow-up
7. Completion of General Plan
8. Updating Code to Foster General Plan
9. Park Grants

K. Staffing Status Report-Chief of Police

Shanna Johnson reviewed with the Council that they had 22 applicants apply for the Chief of Police Position. She stated they will be interviewing 11 of the applicants and are hoping to make an offer by the end of November. This will give time for training (if needed) in December and the new Chief of Police will officially start in January. The Council discussed and clarified how they would like to proceed with the rest of the interviewing process.

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ITEM 3: EXECUTIVE SESSION

None required.

ITEM 4: ADJOURNMENT

Council Member Wright motioned to close the work session. All Council Members were in favor.

The Meeting adjourned at 11:59AM

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Susan Obray, City Recorder Kevin Jeppsen, Mayor

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Shanna Johnson, Chief Deputy Recorder

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