

NOTICE AND AGENDA

SOUTH OGDEN CITY COUNCIL MEETING

Tuesday, December 3, 2013 – 6:00 p.m.

Notice is hereby given that the South Ogden City Council will hold their regular City Council Meeting, Tuesday, December 3, 2013, beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the council may be joining the meeting electronically.

I. OPENING CEREMONY

- A. **Call to Order** – Mayor James F. Minster
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Wayne Smith

II. PUBLIC COMMENTS – This is an opportunity for the public to address council members regarding issues or concerns that are not on the agenda for public discussion.

Please limit your comments to three minutes.

- A. Recognition of Scouts/Students

III. CONSENT AGENDA

- A. Approval of November 19, 2013 Council Minutes
- B. Approval of November Warrants Register

IV. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING

See separate agenda

V. ADJOURN CDRA BOARD MEETING AND RECONVENE AS CITY COUNCIL

VI. DISCUSSION / ACTION ITEMS

- A. Consideration of **Ordinance 13-25** – Approving the 2014 City Council Meeting Schedule
- B. Discussion on Planning Commission Compensation

VII. REPORTS

- A. Mayor
- B. City Council Members
- C. City Manager
- D. City Attorney

VIII. ADJOURN CITY COUNCIL MEETING AND CONVENE INTO WORK SESSION

- A. Discussion on Storm Water Impact Fee Rates
- B. Discussion on City Mission, Vision, Values

IX. ADJOURN WORK SESSION

Posted and emailed to the State of Utah Website [November 27, 2013](#)

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on November 27, 2013. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA



MEMORANDUM

Date: November 27, 2013
To: Mayor and City Council
From: Matthew J. Dixon, City Manager
Re: **December 03, 2013 Council Meeting**

Below is a brief summary of the agenda items for next Tuesday's meeting. If you have any questions about the agenda please let me know.

CDRA Meeting

- *Discussion on Grant/Loan from Hinckley Commons Project Area Housing Fund.* – I was contacted by the HOA of the Meadows apartments/condos. The HOA has been doing some improvement projects in and around their properties and were wondering if the city had some kind of a grant/loan program to help them make some additional improvements to the property. As you may be aware, the Hinckley Commons RDA Project was adopted with a housing requirement. This requires that a certain percentage of the tax increment from a development project area be allocated to help fund affordable housing projects. This agenda item will allow staff to gather your input to help us draft a course of action regarding these funds to help the housing in the city.

Discussion and Action Items

- *Ordinance 13-25 – Approving the 2014 City Council Meeting Schedule.* This simple agenda item meets the city's requirement, under state law, to adopt a meeting schedule for the upcoming calendar year.
- *Planning Commission Compensation.* Sallee asked that this be added to the agenda for discussion. Staff is in the process of gathering comparable data from around the valley to help you in this discussion. Currently our Planning Commissioners are paid \$25 per meeting.

Work Meeting

- *Discussion on Storm Water Impact Fees.* This is a follow up item from the public hearing that was held during your last meeting. Staff will be presenting the findings of the study and facilitating discussion on what, if any, changes the council would like to make to the impact fees for storm water. A copy of the Capital Facilities Plan and Impact Fee Study have been included in the packet.
- *Discussion on the City Mission, Vision, Values.* We will be moving into discussing the city's vision. This will be valuable discussion as it will drive many of our important decisions over the coming years.

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**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL MEETING
Tuesday, November 19, 2013– 6:00 p.m.
Council Chambers, City Hall**

COUNCIL MEMBERS PRESENT

Mayor Pro Tem Wayne Smith, Council Members Sallee Orr, Russell Porter, Bryan Benard, and Brent Strate

COUNCIL MEMBERS EXCUSED

Mayor James F. Minster

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Deputy Fire Chief Rick Rasmussen, Special Events Coordinator Jill McCullough, Good Landlord Program Coordinator Ben Robbins and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Seth Isom, Stockton Buckway, Caleb Nelson, Matthew Story, JJ Wolford, Kaiden Thomas, Robin Holley, Patrick O’Leary, Caleb Wood, Tate DeGroot, Tyler DeGroot, Mike Amaral, William Rylander, Shalyce Heywood, Jarom Strate, Spencer Heywood, Ronalee Heywood

I. OPENING CEREMONY

A. Call to Order

Mayor Pro Tem Wayne Smith called the meeting to order at 6:01 p.m. and asked for a motion to convene.

Council Member Porter moved to convene as the South Ogden City Council, seconded by Council Member Orr. Council Members Orr, Strate, Benard, Smith and Porter all voted aye.

B. Prayer/Moment of Silence

The mayor pro tem led those present in a moment of silence.

C. Pledge of Allegiance

Council Member Orr directed everyone in the Pledge of Allegiance.

Mayor Pro Tem Smith invited anyone who wished to come forward for public comments to do so.

49 **II. PUBLIC COMMENTS**

50 **Robin Holley, 886 E 4500 S**, came forward to ask if anything had been done to allow fences on
51 corner lots closer to the property line. He was told to speak with City Manager Dixon.
52

53 **A. Recognition of Scouts/Students**

54 The mayor pro tem invited all scouts and students, as well as their leaders, to come
55 forward and introduce themselves. Jason Buckway, leader of Troop 262, came
56 forward; other members from Troop 262 who introduced themselves were: JJ Wolford,
57 Austin Buckway, Caleb Wood, Caden Thomas, and Seth Isom. From Troop 255 were
58 Jarom Strate, Tate DeGroot, and Spencer Heywood. From Troop 263 were Caleb
59 Nelson, and Matt Storey.
60 Students who came forward were Sheridan Heywood and Shelyce Heywood.
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63

64 **III. CONSENT AGENDA**

65 **A. Approval of October 15, 2013 Council Minutes**

66 **B. Approval of October Warrants Register**

67 **C. Approval of Beer License for The Horse, A Private Club Located at 3611 Washington**
68 **Blvd.**

69 **D. Declaring Certain Property as Surplus**

70
71 Mayor Pro Tem Smith read through each item individually. He asked if there were any
72 concerns with the minutes. Council Member Orr stated that line 233 should read
73 “there are no positive West Nile mosquito pools in Weber County”.

74 Mr. Smith then asked if there were questions about the October Warrants Register.
75 Council Member Orr asked what the capital outlay was on line item 10-55-750. Chief
76 Parke answered it was for the police dog.

77 There were no questions concerning the beer license or the surplus items. Mayor Pro
78 Tem Smith called for a motion to approve the consent agenda.
79

80 **Council Member Benard moved to approve the consent agenda, with a second from**
81 **Council Member Strate. The mayor pro tem then called a voice vote. Council**
82 **Members Benard, Smith, Porter, Orr and Strate all voted aye. There were no nays.**
83

84 The mayor pro tem announced it was time to enter a public hearing, and called for a
85 motion to do so.
86

87 **Council Member Orr moved to leave the council meeting and enter into a public**
88 **hearing. Council Member Strate seconded the motion. Council Members Porter,**
89 **Strate, Benard, Orr and Smith all voted aye.**
90
91

92 **IV. PUBLIC HEARING**

93 **A. To Receive and Consider Comments on the Proposed Adoption of a Storm Water**
94 **Capital Facilities and Impact Fee Study**

95 City Manager Matt Dixon gave a brief overview of the Storm Water Capital Facilities Plan
96 and impact fee study. He informed the council the discussion on the impact fees
97 would be held at another meeting so they could determine what the impact fees should
98 be. The time was then given to the public for comment.

99 **Mike Amaral** came forward and asked if the impact fees were for new construction or if
100 they would be assessed on new businesses. City Manager Dixon answered it was only
101 on new construction, not on new businesses.

102 There were no more comments or questions from the audience. Mayor Pro Tem Smith
103 called for a motion to leave the public hearing.

104
105 **Council Member Benard moved to leave the public hearing and move back into a**
106 **council meeting, followed by a second from Council Member Porter. All present**
107 **voted aye.**

108
109 Council Member Benard asked if the concerns of Uintah City concerning storm water
110 had been resolved; he did not see anyone from Uintah at the meeting. City Manager
111 Dixon explained South Ogden officials had met with Uintah officials, as well as
112 representatives of Weber County, many times over the issue of storm water drainage.
113 South Ogden had verified that its storm water system was designed to the proper
114 standards and that it functioned according to how it was designed. There were,
115 however, some issues with the county's retention pond at the bottom of the hill on the
116 Uintah side that needed to be addressed.

117 Mayor Pro Tem Smith moved to the next item on the agenda.

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119 **V. DISCUSSION/ACTION ITEMS**
120 **A. Consideration of Ordinance 13-24 – Rezoning the Properties Located at 454 37th Street**
121 **and Approximately 3672 Ogden Avenue from C-2 to R-2**

122 Mr. Dixon gave the history of the rezone request and invited City Planner Mark Vlasic to
123 comment. Mr. Vlasic explained his original recommendation had been to deny the
124 application based on the fact the request was only for two small lots; however, after
125 having a discussion with City Attorney Bradshaw, Mr. Vlasic had learned that a request
126 cannot be denied based on its size. The planning commission had also thought that
127 since the neighborhood was a stable residential area, perhaps the whole street should
128 be rezoned to residential. It was determined however, that since the city would
129 probably designate this area as a mixed use zone in the near future, they should
130 approve this request for only the two lots and then the whole neighborhood would be
131 rezoned to mixed use when the city got to that point. The planning commission
132 determined the rezone should take place, and recommended the city council approve
133 the request.

134 The council asked Mr. Vlasic several questions about what the different zones allowed.
135 They also discussed mixed use zones and what they might look like in the future. The
136 council concluded their discussion, so Mayor Pro Tem Smith called for a motion.

137
138 **Council Member Porter moved to approve Ordinance 13-24, followed by a second**
139 **from Council Member Orr. The mayor pro tem asked if there was further discussion**
140 **on the motion. There was no more discussion, so the vote was called:**

141
142 **Council Member Porter- Yes**
143 **Council Member Orr- Yes**
144 **Council Member Benard- Yes**
145 **Council Member Strate- Yes**
146 **Mayor Pro Tem Smith- Yes**

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148 **The rezone was approved.**
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They then moved to the next item on the agenda.

B. Consideration of Resolution 13-30 – Approving the Canvass of Election

City Recorder Leesa Kapetanov pointed out a correction that needed to be made in the resolution concerning when the canvass needed to take place, and asked that the change be included in the motion. The resolution should read that the canvass be held no sooner than seven days after the election, but no later than fourteen days. She then reported the votes had been counted, including all the provisional and absentee ballots, and she felt the count had been fair and accurate. She recommended the council approve the canvass of the election. Mayor Pro Tem Smith called for a motion concerning Resolution 13-30.

Council Member Orr moved to approve Resolution 13-30, with the revisions that had been mentioned. Council Member Strate seconded the motion. Mayor Pro Tem Smith asked if there were further discussion, and seeing none, he called the vote:

Council Member Orr-	Yes
Council Member Strate-	Yes
Council Member Benard-	Yes
Council Member Porter-	Yes
Council Member Smith-	Yes

The canvass of election was approved.

C. Discussion on Bike/Alternative Transportation Plan

City Planner Mark Vlasic presented the Bike Transportation Plan, reviewing the different types of bike lanes allowed according to the width of the street. He reported the planning commission had suggested some additions to the plan, including a crossing at 4400 South and Washington Boulevard to coincide with the school crossing located there. He also pointed out staff had looked at other bike routes in surrounding communities to make sure our bike routes linked up with theirs. Council Member Orr suggested that the route going down 5600 South link up with Chambers Street. Council Member Benard also asked that the bike route connect with the Junior High. He also asked if some of the yellow paths should be connected for more consistency; he pointed the areas out on the map. Mr. Vlasic said he would study the suggestions to see if they would work and add them to the map.

D. Presentation of 40th Street Concept Drawings

City Planner Vlasic presented the concept drawings (see Attachment A), explaining they were the result of the council’s direction from a previous work session. City Manager Dixon informed the council that since the packet had been sent out, several departments had written reports concerning the proposed median and how it affected safety. The reports had been added to the packet and the council could view them on their monitors. Mr. Vlasic pointed out the different features of each concept. He said UDOT had reviewed the concept drawings. They felt the median with minimized access points was a positive attribute, as it affected traffic flow less. Mr. Vlasic knew that a raised median offered challenges for things like snow removal and emergency vehicle access, but he felt there was plenty of time to address the issues and determine exactly what the city needed and wanted for 40th Street. The concept drawings would put the city at an advantage when actual engineering for the street began.

202 The council asked several questions concerning the median. The point was brought
203 out that the median would exist no matter what, however, whether it was simply
204 painted on the road or raised was what needed to be determined.
205 Council Member Porter said he was concerned with how the median would affect
206 access to future businesses on the road, as well as how it would affect the emergency
207 vehicles that traveled to McKay-Dee Hospital. City Manager Dixon reminded the
208 council of an economic study done by Zion's Bank for 40th Street which determined that
209 the presence of a median increased pedestrian traffic and had a positive economic
210 effect on businesses.
211 Mr. Dixon asked the council what they would like staff to do next; would they like staff
212 to hold off until funding for the project became available, or was there some additional
213 work staff should be doing. The council discussed the matter and determined that
214 staff should begin to address the problems brought up by the different departments
215 concerning a raised median and how best to address them. City Planner Vlastic
216 suggested that a traffic engineer look the concept drawings and give a review.
217
218

219 **VI. DEPARTMENT DIRECTOR REPORTS**

220 **A. Parks and Public Works Director Jon Andersen-Project Updates**

221 Mr. Andersen reported all road projects had been completed.
222 He also said the Doren Drive Water Project was 90% done, but construction had been
223 stopped because of the weather. The remainder would be completed in the spring.
224 Mr. Andersen reported the Public Works Rodeo had been a success and thanked the
225 council for allowing them to kick off the winter season with the rodeo.
226

227 **B. Police Chief Darin Parke – Code Enforcement Quarterly Report**

228 Chief Parke began his report by saying it covered the period from July through
229 September. In that time 130 cases had been generated; 101 by patrol and 29 by the
230 code enforcement officer. Twenty seven of the cases had been parking issues which
231 were corrected almost immediately; the rest were weed and junk issues. The quarter
232 ended with 17 cases still open.
233 Mayor Pro Tem Smith asked about some specific cases and if they were being
234 addressed, then moved to the next item on the agenda.
235

236 **C. Deputy Fire Chief Rick Rasmussen – NIMS Training**

237 Mr. Rasmussen encouraged those who still needed to get their NIMS 100 and 700
238 training to complete it by the end of the year. He informed the council they could log
239 on to FEMA's website and determine what training they had already completed.
240

241 **D. Mark Vlastic – Update on Planning Commission Projects**

242 Mr. Vlastic reported on what the planning commission had been working on the last few
243 months, including the bike transportation plan and the 40th Street Project. He also
244 reported there had been a major increase in applications to the planning commission.
245 The commission had been working on a mixed use ordinance as well, and was in the
246 process of creating a first draft. They had also looked at the landscape ordinance and
247 were making changes to make it more water wise.
248 Projects for the 2014 year included an update to the land use master plan drawing, a
249 walkability audit, changes to the sign ordinance to make it more clear, and an update to
250 the uses in the commercial zones to reflect present uses.
251 Council Member Orr commented on the move to form based zoning, and asked if South
252 Ogden should look into it. Mr. Vlastic said the city was 95% built out, and to redo the

253 zoning ordinance to form based zoning might not be the best use of the city's money.
254 The council could consider using it in specific areas of the city, like the downtown area
255 and along 40th Street. It was something the council might want to discuss at their
256 upcoming retreat.
257

258 **E. Good Landlord Program Coordinator Ben Robbins – Good Landlord Program Report**

259 Mr. Robbins gave the council some handouts (see Attachment B) and reported that
260 approximately 475 letters had been sent out to potential landlords in the city.
261 Approximately 25% of those contacted had responded back to the city.
262 Staff had met to determine the next step in contacting potential landlords and how best
263 to do it. The goal was to have 75% compliance by April 1, 2014.
264

265 **F. Special Events Coordinator Jill McCullough – 2014 Multi-Cultural Events Proposal**

266 Ms. McCullough gave the council some handouts (see Attachment C) concerning South
267 Ogden Days and year round events in the city. She showed the council some changes
268 she was proposing for South Ogden Days, saying the changes were designed to create
269 increased attendance, amplify exposure of sponsors, and implement cost effective ways
270 to manage city staff, security and resources.
271 Ms. McCullough then reviewed with the council some ideas she had for monthly events
272 for the city. The events would benefit a group or organization in need, while
273 celebrating the diversity in the community.
274 Mayor Pro Tem Smith suggested she add the Polynesian community to one of the
275 events as well. Council Member Porter said advertising would be very important for
276 the events. Council Member Benard pointed out that with the Chinese Immersion
277 Program at Uintah Elementary; perhaps there should be a way to integrate that into the
278 events as well.
279
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281 VII. **REPORTS**

282 **A. Mayor – not present**
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285 **B. City Council Members**

286 **Mayor Pro Tem Smith** – thanked staff for their extra work with elections. He also
287 reported the many positive comments he had received concerning the road
288 project on Glasmann Way.
289

290 **Council Member Benard** – also thanked staff for the extra work that went into their
291 reports to the council.
292

293 **Council Member Strate** – thanked staff and also those who put themselves on the
294 line to run in the election.
295

296 **Council Member Porter** – thanked staff for their attendance at the meeting. He also
297 felt the election indicated resident's satisfaction with what was happening in the city.
298

299 **Council Member Orr** – had met with the Communities That Care Program, who would
300 be holding a community town hall meeting on January 7, 2014, at 7 pm. It would be
301 for parents and students of junior high and high school age. She asked everyone
302 present to support the program.

303 Ms. Orr also asked that planning commissioner's pay be looked at, and a discussion
304 concerning it be added to the agenda for a future meeting.

- 305 C. **City Manager** – apologized to Council Member Orr for not putting the planning
306 commission compensation on the agenda for this meeting, as she had
307 discussed with him.
308 Mr. Dixon then reported that February 7th and 8th looked like they would work
309 best for the council retreat, and asked everyone to put it on their calendars.
310 He was in the process of drafting the agenda, and told the council that if they
311 wanted anything added to the agenda to contact him.
312
- 313 D. **City Attorney Ken Bradshaw** – commented that the level of cooperation between
314 departments and the organized direction staff and council was moving in, had never
315 been, in his eighteen years with the city, as good as it was now. He wanted to make
316 sure the council was aware of how good the staff was and how things were being
317 accomplished.
318
- 319 Mayor Pro Tem Smith then announced it was time to move into a work session and
320 called for a motion to do so.
321
- 322 **At 7:52 pm, Council Member Porter moved to adjourn council meeting and move**
323 **into a work session. The motion was seconded by Council Member Benard.**
324 **Everyone present voted aye.**
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326

327VIII. **ADJOURN CITY COUNCIL MEETING AND CONVENE INTO WORK SESSION**

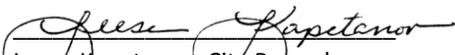
328 Note: Council and staff moved into the EOC for the work session. The work session began at 8:05
329 pm.
330 City Manager Dixon thanked David Sandberg from Plan and Execute, for being in attendance to
331 facilitate the meeting and turned the time over to him.
332 Mr. Sandberg did a quick review of the previous discussion on mission, vision and values. He asked if
333 the council still liked the pared down version of the mission statement they had created at the last
334 meeting. The council discussed the mission statement and made a few changes to it. The final
335 version was “South Ogden is dedicated to preserving and enhancing quality of life, promoting fiscal
336 responsibility and professionally meeting the expectations of every resident, business, employee
337 and visitor”.
338 They then discussed a motto for the city. They looked at several suggestions from employees.
339 They compared it to the mottos they had come up with at the last meeting, “South Ogden – You’re
340 Home” for residents and “Quality employees serving quality people” for employees. The motto
341 “S.O. Great!” was also suggested. After discussion, it was determined that a motto was not
342 needed for the employees, but that the mission statement should be used. The council then
343 discussed the two mottos and which would be best for the city as a whole. City Manager Dixon
344 suggested that they discuss the vision of the city, and perhaps a motto would present itself that
345 covered the vision as well.
346 Mr. Sandberg then presented several vision statements from other businesses and to give the
347 council an idea of what a vision statement should be. He asked what vision the council had for the
348 city, and how it would affect residents, as well as employees and the council themselves. Mr.
349 Sandberg then showed a video from the city of Leeds, England, which told of their vision for the city.
350 He went over their vision statement and pointed out that it contained a vision but also several
351 obtainable goals.
352 Mr. Sandberg gave the council the assignment of thinking about what their vision for the city was
353 and how they would reach that vision. They needed to ask what they wanted to accomplish for
354 the city in the next five years.
355

356 Mayor Pro Tem Smith, seeing the discussion was finished for the evening, called for a motion to
357 adjourn.
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359 **Council Member Benard moved to adjourn the work session, followed by a second from Council**
360 **Member Porter. All present voted aye.**
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362 The work session adjourned at 9:19 p.m.
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402 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting
403 held Tuesday, November 19, 2013.
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405 
406 Leesa Kapetanov, City Recorder
407

408 Date Approved by the City Council _____

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Attachment A

40th Street Concept Boards

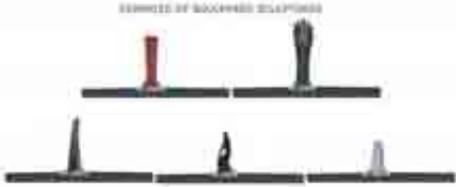
SOUTH OGDEN 40TH STREET - CONCEPT 1: LANDSCAPE MEDIAN WITH TREE GRATE EDGE



- 1. 10' wide landscape median
- 2. 10' wide paved bike lane
- 3. 10' wide tree grate edge
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SOUTH OGDEN 40TH STREET - CONCEPT 2: BOULEVARD WITH ART/ SCULPTURE MEDIAN AND TREE LINED EDGE



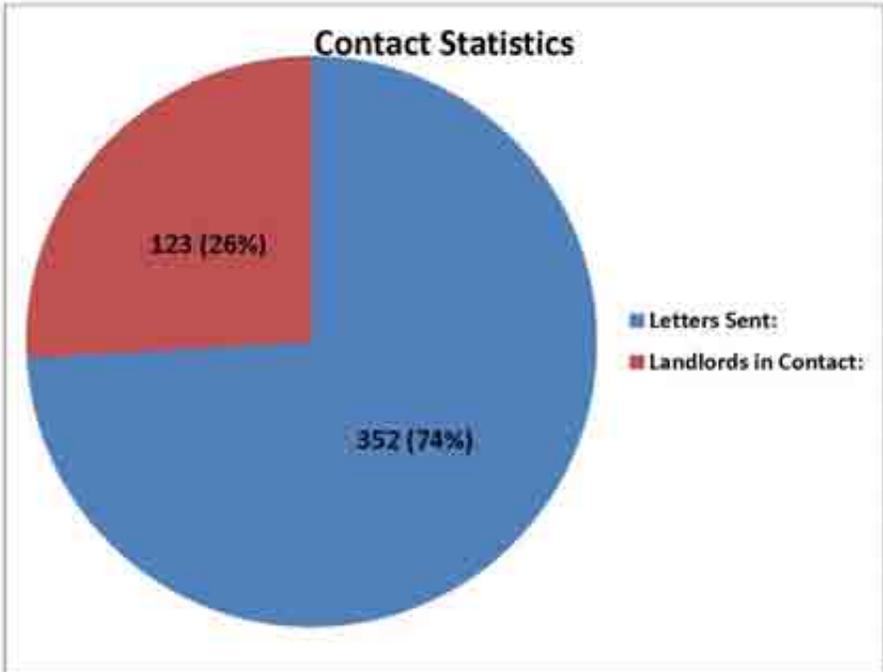
- 1. Streetlights
- 2. Plantings
- 3. Landscaping
- 4. Street Furniture
- 5. Signage
- 6. Pedestrian Crossings
- 7. Bicyclist Crossings
- 8. Street Closures
- 9. Street Closures
- 10. Street Closures
- 11. Street Closures
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- 20. Street Closures



Not Yet Approved

Attachment B

Ben Robbins Handout



Not Yet Approved

Attachment C

Jill McCullough Handout

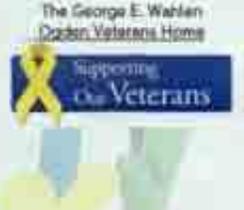
The slight changes in South Ogden Days are designed to create increased attendance and amplify exposure of sponsors while providing a cost effective way to manage city staff, security and resources.

Day	SOD's Events
Monday	Golf Tournament
Tuesday	Basketball Tournament
Friday	4pm - Park Opens to public 4pm - Car Show opens for registration 5:30pm - Police vs. Fire Softball Game 5:30pm - Employee/Volunteer Appreciation Picnic 6pm - AAR Registration 6:30pm - AAR Begins 8pm - AAR Awards and Prize Drawings 8:30pm - Car Show Awards 9pm - Cars exit the park 9:30pm - Movie at the Park 11pm - Carnival & Park Close
Saturday	7am - Jungle Jog Registration 7:30am - Jungle Jog Begins 8am - Parade check-in and Line-up 9am - Parade Begins 10am - Parade Ends, Park Opens 10:30am - Mud Volleyball Begins 11am - Local Entertainment on Stage Begins 4pm - Mud Volleyball Winners Announced 4:30pm - Local Entertainment Continues 6pm - Local Entertainment Ends 6pm - VIP Dinner Begins 7pm - Opening Band begins 8pm - Mayor's Remarks & Opening of Concert by MC 10:15pm - Concert Ends with Fireworks show 11pm - Park Closes

2014 Proposed Events

Month	Day	Celebration	Description	Group/Charity Benefitted
January	1/20/2014	MLK Day of Service	-Service Projects around town will be available for families/organizations to participate in -Donuts and drinks will be served in the morning to kick off the day of service	Local families/organizations in need of service 
February	2/7/2014	Taste of Love Event Sampling of Local Desserts	-Sampling of desserts from local South Ogden Businesses -Free bag of goodies for the first 500 participants	Local South Ogden Businesses 
March	3/15/2014	Going Green Breakfast with Irish Entertainment	-Free green breakfast -Entertainment from Irish band and an Irish Dancing team -Lapochair hats for sale, benefitting the BACC -Going Green student video competition	 BOYS & GIRLS CLUBS OF WEBER DAVIS
April	4/19/2014	Egg Hunt & Burnies on Bikes Motorcycle Ride	-Egg Hunt -Pictures with the Easter Bunny -Prize Give-aways -Burnies on Bikes Motorcycle Ride benefitting the "Make a Wish" Foundation	
May	5/5/2014	KOOCOMO-NO-HI Japanese "Children's Day" Festival & Nature Walk	-Japanese Story telling -Haiku Poetry Readings/ Contest -Japanese Art Display -Japanese artifacts for sale -Free Japanese arts & crafts for children -Nature Walk benefitting Autism Research	
June	6/16 to 6/21	South Ogden Days	Events (12): -Golf Tournament -3 on 3 Basketball Tournament -Amazing Adventure Race -Movie in the Park -Police vs. Fire Softball Game -Car Show -Mad Volleyball -Local Community Entertainment -The Jungle Jog -Parade -Carnival -Concert -Pyroworks	Organizations Benefitted at South Ogden Days  UTAH FOOD BANK -Bonneville High PTA -Bonneville High Theater Dept. -The Fire Explorers -South Ogden Jr. High -Local Businesses -Weber County Mounted Sheriff's Posse



July	7/23/2014	Let the Good Times Roll- Midnight Bike Ride	- \$5 registration fee donated to the YCC - Midnight bike ride through the city ending with a free ice cream party - Collecting athletic items for the YCC	
August	8/9/2014	"Remembering Gandhi" Indian Culture Celebration	- Indian Food/Clothing Vendors - \$5 Henna Tattoos - Benefitting the George E. Wahlen Ogden Veterans Home - Indian Culture Presentation - Movie at the amphitheater: "Gandhi" - Holi Color Activity - "I Pledge for Peace" Art Stroll	
September	9/19/2014	Fiesta Fiesta, Dinner and Dance	- \$5 Mexican Dinner with proceeds benefitting Weber School District - Latin Dance Lessons - Latin Bolero (Dance) for Adults & Children - Live Mariachi Band	
October	10/14 to 10/18	Community Scarecrow Contest	- Community Scarecrow Contest - \$5 contest registration, benefitting the United Way	
November	11/8/2014	Pink Saturday Event benefitting Breast Cancer Research	- Fundraising event for Breast Cancer Research Foundation - Crafts, Clothing, Beauty & Jewelry vendors - Free Crafting Project - Free Hair & Nail Styling - Fashion Show - Free massages - \$3 Lunch, benefitting Breast Cancer Research Foundation	
December	12/13/2014	An Old Fashioned Family Holiday	- Tree Lighting by the Mayor & Santa - Free chili & hot chocolate - Caroling and entertainment by local schools - Gove and Hat drive for the Ogden St. Anna's Shelter	

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
01-11750 UTILITY CASH CLEARING				
93226	WILHITE, JAY	10/28/2013	11/05/2013	90.22
93227	ASSET MANAGEMENT	10/30/2013	11/05/2013	61.82
10-13100 ACCOUNTS RECEIVABLE - OTHER				
89174	DELTA AIR	10/31/2013	11/05/2013	484.70
10-15121 Prepaid Health Insurance				
2266	DENTAL SELECT	11/15/2013	11/26/2013	4,411.50
91573	SELECT HEALTH	11/17/2013	11/26/2013	53,909.50
91573	SELECT HEALTH	11/17/2013	11/26/2013	355.40
10-15122 Prepaid Life Insurance				
5100	LIFEMAP ASSURANCE COMPANY	11/20/2013	11/26/2013	816.29
10-15123 Prepaid Vision Insurance				
2266	DENTAL SELECT	11/15/2013	11/26/2013	402.76
10-15210 COBRA Receivables				
2266	DENTAL SELECT	11/15/2013	11/26/2013	23.43
91573	SELECT HEALTH	11/17/2013	11/26/2013	355.40
10-21400 Credit Card Payable				
1739	CARD SERVICE CENTER	11/12/2013	11/26/2013	42.14
1739	CARD SERVICE CENTER	11/14/2013	11/26/2013	80.50
10-22230 STATE WITHHOLDING PAYABLE				
5997	UTAH STATE TAX COMMISSION	11/01/2013	11/26/2013	6,761.76
5997	UTAH STATE TAX COMMISSION	11/15/2013	11/26/2013	6,586.05
5997	UTAH STATE TAX COMMISSION	11/27/2013	11/26/2013	6,794.13
10-22260 UNION DUES PAYABLE				
5403	SOUTH OGDEN POLICE ASSOCIATION	11/01/2013	11/26/2013	57.00
5403	SOUTH OGDEN POLICE ASSOCIATION	11/15/2013	11/26/2013	57.00
5403	SOUTH OGDEN POLICE ASSOCIATION	11/27/2013	11/26/2013	57.00
92957	WEBER COUNTY LODGE #1	11/27/2013	11/26/2013	35.00
10-22276 United Way Payable				
90015	UNITED WAY	11/01/2013	11/26/2013	22.00
90015	UNITED WAY	11/15/2013	11/26/2013	22.00
90015	UNITED WAY	11/27/2013	11/26/2013	22.00
10-22278 Conseco Ins. Payable				
2072	WASHINGTON NATIONAL INS. CO.	11/15/2013	11/26/2013	332.75
10-22280 AFLAC Ins. Payable				
560	AFLAC	11/11/2013	11/20/2013	257.36
10-22285 GARNISHMENTS PAYABLE				
2604	FAMILY SUPPORT REGISTRY	11/01/2013	11/05/2013	138.46
2604	FAMILY SUPPORT REGISTRY	11/15/2013	11/20/2013	138.46
2604	FAMILY SUPPORT REGISTRY	11/27/2013	11/26/2013	138.46
5865	OFFICE OF RECOVERY SERVICES	11/01/2013	11/05/2013	319.04
5865	OFFICE OF RECOVERY SERVICES	11/01/2013	11/05/2013	173.40
5865	OFFICE OF RECOVERY SERVICES	11/15/2013	11/20/2013	319.04
5865	OFFICE OF RECOVERY SERVICES	11/15/2013	11/20/2013	173.40
5865	OFFICE OF RECOVERY SERVICES	11/27/2013	11/26/2013	319.04
5865	OFFICE OF RECOVERY SERVICES	11/27/2013	11/26/2013	173.40
89062	UHEAA	11/01/2013	11/26/2013	46.80
89062	UHEAA	11/15/2013	11/26/2013	35.38
89062	UHEAA	11/27/2013	11/26/2013	59.90
10-22290 DISABILITY PAYABLE				
5994	PUBLIC EMPLOYEES LT DISABILITY	11/01/2013	11/26/2013	685.20
5994	PUBLIC EMPLOYEES LT DISABILITY	11/15/2013	11/26/2013	683.51
5994	PUBLIC EMPLOYEES LT DISABILITY	11/27/2013	11/26/2013	675.48
10-23115 Football Equipment Deposit				
2605	FANNIN, SHANA	11/21/2013	11/21/2013	100.00
89582	MICKLES, SHANNON	11/21/2013	11/21/2013	100.00
89916	BRECKLERFIELD, JENNY	11/21/2013	11/21/2013	100.00
89996	CAMP, PATRICIA	11/21/2013	11/21/2013	100.00

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
90004	SMITH, SHEILA	11/21/2013	11/21/2013	100.00
90230	HASELL, BRIAN	11/21/2013	11/21/2013	100.00
90541	SHOLLY, HEIDI	11/21/2013	11/21/2013	50.00
91026	HALL, JUSTINE	11/21/2013	11/21/2013	100.00
91471	QUIGLEY, HORALD	11/21/2013	11/21/2013	100.00
91502	GREER, JASON	11/21/2013	11/21/2013	100.00
91503	GUSTAVESON, BRUCE	11/21/2013	11/21/2013	75.00
91503	GUSTAVESON, BRUCE	11/21/2013	11/21/2013	75.00
91503	GUSTAVESON, BRUCE	11/21/2013	11/21/2013	10.00-
91507	PORTER, SHERRI	11/21/2013	11/21/2013	100.00
91523	SIMMONS, SHANZE	11/21/2013	11/21/2013	100.00
91551	THURGOOD, BROCK	11/21/2013	11/21/2013	75.00
91551	THURGOOD, BROCK	11/21/2013	11/21/2013	75.00
91551	THURGOOD, BROCK	11/21/2013	11/21/2013	10.00-
91841	COLVIN, JOANNA	11/21/2013	11/21/2013	100.00
92005	AUSTIN, SHANNA	11/21/2013	11/21/2013	100.00
92005	AUSTIN, SHANNA	11/21/2013	11/21/2013	5.00-
92015	DRIGGS, TYLER	11/21/2013	11/21/2013	100.00
92037	ROBERTS, MICHELLE	11/21/2013	11/21/2013	100.00
92039	SABERON, CATHERINE	11/21/2013	11/21/2013	100.00
92048	TESCH, SARAH	11/21/2013	11/21/2013	100.00
92076	BRECKTERFIELD, FRANCIS	11/21/2013	11/21/2013	75.00
92076	BRECKTERFIELD, FRANCIS	11/21/2013	11/21/2013	75.00
92076	BRECKTERFIELD, FRANCIS	11/21/2013	11/21/2013	10.00-
92078	CHATELIN, ALYSON	11/21/2013	11/21/2013	50.00
92083	FOZZARD, BROOKE	11/21/2013	11/21/2013	75.00
92083	FOZZARD, BROOKE	11/21/2013	11/21/2013	75.00
92103	WAYMAN, JAKE or MARY ANN	11/21/2013	11/21/2013	75.00
92103	WAYMAN, JAKE or MARY ANN	11/21/2013	11/21/2013	75.00
92111	CRIDDLE, MARA	11/21/2013	11/21/2013	100.00
92111	CRIDDLE, MARA	11/21/2013	11/21/2013	50.00
92126	BEST, LESA	11/21/2013	11/21/2013	100.00
92126	BEST, LESA	11/21/2013	11/21/2013	10.00-
92195	BUCKWAY, TAMMY	11/21/2013	11/21/2013	100.00
92507	LYNESS, JOSEPH	11/21/2013	11/21/2013	100.00
92518	TORRES, ALISHA	11/21/2013	11/21/2013	100.00
92663	BAXTER, REX	11/21/2013	11/21/2013	75.00
92663	BAXTER, REX	11/21/2013	11/21/2013	75.00
92663	BAXTER, REX	11/21/2013	11/21/2013	75.00
92663	BAXTER, REX	11/21/2013	11/21/2013	85.00
92673	NIELSON, KIM ANN	11/21/2013	11/21/2013	100.00
92673	NIELSON, KIM ANN	11/21/2013	11/21/2013	5.00-
92678	COLE, JORDAN	11/21/2013	11/21/2013	100.00
92679	NIKOLAUS, JILL	11/21/2013	11/21/2013	100.00
92680	PAFF, MILLIE	11/21/2013	11/21/2013	100.00
92685	MARTINEZ, KRISTINA	11/21/2013	11/21/2013	100.00
92738	REDD, NATALIE	11/21/2013	11/21/2013	100.00
93250	ADAMS, DEANNE	11/21/2013	11/21/2013	100.00
93251	JARVIS, WALT	11/21/2013	11/21/2013	100.00
93252	SIMMONS, BRANDON	11/21/2013	11/21/2013	100.00
93253	WEAVER, CASEY	11/21/2013	11/21/2013	100.00
93254	ARREGUYN, AGLAEE	11/21/2013	11/21/2013	100.00
93254	ARREGUYN, AGLAEE	11/21/2013	11/21/2013	10.00-
93255	STEPHENS, KRISTEN	11/21/2013	11/21/2013	100.00
93255	STEPHENS, KRISTEN	11/21/2013	11/21/2013	10.00-
10-23200	Community Facility Deposit			
5024	PORTER, RUSSELL	10/10/2013	11/14/2013	100.00
5024	PORTER, RUSSELL	10/10/2013	11/14/2013	100.00

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
93234	TANNER, NANCY	10/21/2013	11/14/2013	60.00
10-23260	BAIL HELD IN TRUST PAYABLE			
93228	NOON, WYLIE C	11/06/2013	11/14/2013	187.27
10-32-100	Business Licenses - Commercial			
93225	WATSON, BEN	10/28/2013	11/05/2013	14.00
10-32-160	Rental Business Fees			
92096	MAISEY, BRENT	09/30/2013	11/14/2013	40.00
93256	GRANT 10PLEX, LLC	10/08/2013	11/26/2013	10.00
10-32-300	Animal Licenses			
93233	HARTMAN, VICKIE	11/01/2013	11/14/2013	55.00
10-34-726	Zoning/Subdivision Fees			
3106	GREAT BASIN ENGINEERING, INC.	10/31/2013	11/14/2013	155.00
10-35-200	Fines- Regular			
93249	VINE, ANGELIQUE	11/13/2013	11/20/2013	40.00
10-41-230	Travel & Training			
91527	JIMMY JOHN'S DELI	11/20/2013	11/26/2013	152.50
10-43-240	Office Supplies			
7652	ALPHAGRAPHICS	10/25/2013	11/14/2013	415.52
10-43-275	State Surcharge			
5955	UTAH STATE TREASURER	10/31/2013	11/05/2013	13,260.89
10-43-300	Public Defender Fees			
88617	BUSHELL, RYAN	11/21/2013	11/26/2013	1,900.00
10-43-310	Professional & Technical			
2969	GAYLORD, LUTHER	10/23/2013	11/05/2013	39.02
2969	GAYLORD, LUTHER	10/23/2013	11/05/2013	39.02
2969	GAYLORD, LUTHER	11/20/2013	11/26/2013	59.41
4070	LES OLSON COMPANY	10/23/2013	11/05/2013	462.30
5308	SHRED MASTERS	10/29/2013	11/05/2013	71.00
5511	SUPERIOR WATER AND AIR, INC.	11/30/2013	11/26/2013	19.95
91463	BEESELY, JAMES L.	10/23/2013	11/05/2013	50.00
91463	BEESELY, JAMES L.	10/23/2013	11/05/2013	50.00
93195	NEZAM, HASAN	11/20/2013	11/26/2013	45.00
10-43-649	Lease Interest/Taxes			
5126	REVCO LEASING CO.	11/11/2013	11/26/2013	43.06
10-43-650	Lease Payments			
5126	REVCO LEASING CO.	11/11/2013	11/26/2013	109.87
10-43-700	Small Equipment			
88468	CDW-G	11/01/2013	11/20/2013	230.23
10-44-210	Books, Subscriptions & Member			
90384	EXPERTS EXCHANGE	11/23/2013	11/26/2013	99.50
92702	IMPA-HR	09/27/2013	11/20/2013	149.00
93248	ABEBOOKS.COM	11/05/2013	11/19/2013	10.66
93248	ABEBOOKS.COM	11/05/2013	11/19/2013	3.47
10-44-230	Travel & Training			
4098	LIEBERSBACH, STEVE	10/24/2013	11/14/2013	41.63
4098	LIEBERSBACH, STEVE	11/07/2013	11/14/2013	44.18
8066	MACEY'S	11/19/2013	11/26/2013	12.33
89038	CAFE RIO	11/12/2013	11/19/2013	42.14
10-44-240	Office Supplies & Miscell			
1720	RELIABLE BUSINESS SYSTEMS	10/29/2013	11/26/2013	197.73
5343	STAPLES	11/05/2013	11/26/2013	51.97
7652	ALPHAGRAPHICS	11/04/2013	11/14/2013	27.53
93035	THE STATIONARY CUPBOARD	11/13/2013	11/20/2013	41.25
10-44-280	Telephone			
5326	SPRINT	10/28/2013	11/14/2013	77.11
5326	SPRINT	10/28/2013	11/14/2013	8.47
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	13.35
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	40.01

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
10-44-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	70.03
10-44-310	Professional & Technical			
5511	SUPERIOR WATER AND AIR, INC.	11/22/2013	11/26/2013	19.95
91573	SELECT HEALTH	11/17/2013	11/26/2013	165.20
10-44-600	Service Charges			
89472	INTELLIPAY	11/05/2013	11/13/2013	94.15
89472	INTELLIPAY	11/05/2013	11/13/2013	209.85
10-44-649	Lease Interest/Taxes			
5126	REVCO LEASING CO.	11/19/2013	11/26/2013	105.83
10-44-650	Lease Payments			
5126	REVCO LEASING CO.	11/19/2013	11/26/2013	130.69
10-49-130	Retirement Benefits			
2266	DENTAL SELECT	11/15/2013	11/26/2013	23.43
2266	DENTAL SELECT	11/15/2013	11/26/2013	51.08
91573	SELECT HEALTH	11/17/2013	11/26/2013	780.30
91573	SELECT HEALTH	11/17/2013	11/26/2013	355.40
10-49-220	Public Notices			
4750	OGDEN PUBLISHING CORPORATION	10/17/2013	11/14/2013	44.41
4750	OGDEN PUBLISHING CORPORATION	10/23/2013	11/14/2013	425.96
4750	OGDEN PUBLISHING CORPORATION	10/27/2013	11/14/2013	452.69
10-49-255	Ogden Weber Chamber Fees			
6343	OGDEN-WEBER CHAMBER	11/07/2013	11/13/2013	18.00
10-49-260	Workers Compensation			
5968	UTAH LOCAL GOVERNMENTS TRUST	10/14/2013	11/05/2013	3,409.53
5968	UTAH LOCAL GOVERNMENTS TRUST	11/12/2013	11/20/2013	3,409.53
10-49-290	City Postage			
89571	KAPETANOV, LEESA	11/09/2013	11/14/2013	11.04
10-49-291	Newsletter Printing			
7652	ALPHAGRAPHICS	11/01/2013	11/05/2013	526.64
10-49-310	Auditors			
92705	KEDDINGTON & CHRISTENSEN, LLC	11/12/2013	11/20/2013	6,000.00
10-49-321	I/T Supplies			
6460	WHITEHEAD WHOLESALE ELECTRIC	11/15/2013	11/26/2013	29.30
10-49-322	Computer Contracts			
92395	IRON MOUNTAIN	10/31/2013	11/26/2013	78.00
10-49-323	City-wide Telephone			
3535	INTEGRA TELECOM	10/25/2013	11/14/2013	675.32
10-49-324	City-wide Internet			
2021	COMCAST	11/04/2013	11/14/2013	384.52
10-49-329	Computer Repairs			
91866	UPS	11/14/2013	11/20/2013	35.28
93061	FIVE 9'S COMMUNICATIONS	10/29/2013	11/20/2013	22.62
10-49-510	Insurance			
328	ALLIED INSURANCE	11/08/2013	11/14/2013	399.00
10-49-520	Employee Assistance Plan			
1495	BLOMQUIST HALE CONSULTING GROU	11/01/2013	11/05/2013	300.00
10-49-600	Community Programs			
5326	SPRINT	10/28/2013	11/14/2013	8.47
5586	TIMBERMINE RESTAURANT	11/13/2013	11/26/2013	100.00
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	13.36
8066	MACEY'S	11/06/2013	11/13/2013	4,050.00
8066	MACEY'S	11/18/2013	11/19/2013	5.78
91619	ASCAP	11/20/2013	11/26/2013	332.83
92314	BURCH CREEK MERCANTILE	11/18/2013	11/19/2013	37.40
92990	HUG HES CAFE	11/18/2013	11/19/2013	26.43
93232	PHILLY SUB & STAKE	10/30/2013	11/13/2013	21.98

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
10-49-607	Soba			
2092	CAPITAL ONE COMMERCIAL (COSTCO)	10/02/2013	11/05/2013	19.86
2092	CAPITAL ONE COMMERCIAL (COSTCO)	09/30/2013	11/05/2013	81.32
7652	ALPHAGRAPHICS	10/03/2013	11/14/2013	32.81
10-49-750	Capital Outlay			
93061	FIVE 9'S COMMUNICATIONS	10/29/2013	11/20/2013	6,292.99
10-50-120	Election Judges			
90912	ARUNDEL, SHERRY	11/05/2013	11/20/2013	200.00
93046	BENNETT, CHRISTINA	11/05/2013	11/20/2013	145.00
93235	KOSOBUD, CHERYL	11/05/2013	11/20/2013	145.00
93236	LEIBOLD, JEAN	11/05/2013	11/20/2013	145.00
93237	SHAW, TERRY	11/05/2013	11/20/2013	145.00
93238	GODFREY, GARY	11/05/2013	11/20/2013	200.00
93238	GODFREY, GARY	11/05/2013	11/20/2013	432.00
93239	HADLEY, KATHLEEN	11/05/2013	11/20/2013	145.00
93240	HUNSAKER, LORAIN	11/05/2013	11/20/2013	145.00
93240	HUNSAKER, LORAIN	11/05/2013	11/20/2013	360.00
93241	WALLACE, TRINA	11/05/2013	11/20/2013	145.00
93242	TAYLOR, JOANNE	11/05/2013	11/20/2013	25.00
10-51-260	Senior Center Maint & Util			
1352	BELL JANITORIAL SUPPLY	11/05/2013	11/26/2013	288.25
2021	COMCAST	11/04/2013	11/20/2013	157.28
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	338.93
10-51-262	Old City Hall Utilities			
4230	QUESTAR	10/25/2013	11/05/2013	205.62
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	253.01
10-51-263	Fire Station #82 Utilities			
6000	ROCKY MOUNTAIN POWER	10/29/2013	11/05/2013	172.10
10-51-265	Cleaning Contract			
1727	BUTTARS CLEANING	10/29/2013	11/14/2013	680.00
10-51-270	New City Hall Maintenance			
2959	G & K SERVICES	10/01/2013	11/14/2013	23.26
2959	G & K SERVICES	10/08/2013	11/14/2013	23.26
2959	G & K SERVICES	10/15/2013	11/14/2013	23.26
2959	G & K SERVICES	10/22/2013	11/14/2013	23.26
2959	G & K SERVICES	10/29/2013	11/14/2013	23.26
3017	ROBERTSON, CHERYL	11/01/2013	11/14/2013	140.00
6460	WHITEHEAD WHOLESALE ELECTRIC	10/21/2013	11/14/2013	278.56
6460	WHITEHEAD WHOLESALE ELECTRIC	10/21/2013	11/14/2013	79.43
10-51-275	New City Hall Utilities			
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	3,577.64
10-51-280	Old City Building Repairs			
1295	BACKFLOW SERVICES	06/30/2013	11/14/2013	60.00
1352	BELL JANITORIAL SUPPLY	11/05/2013	11/26/2013	288.24
3724	JERRY'S PLUMBING SPECIALTIES	11/04/2013	11/20/2013	24.70
5340	STANDARD PLUMBING & LGTG. SPLY	10/28/2013	11/20/2013	15.41
10-52-230	Travel & Training			
91527	JIMMY JOHN'S DELI	11/14/2013	11/19/2013	80.50
10-52-310	Professional & Technical Servi			
4018	LANDMARK DESIGN	11/11/2013	11/26/2013	7,171.75
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/14/2013	44.63
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/14/2013	89.25
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/14/2013	89.25
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/14/2013	133.88
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/14/2013	195.25
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/14/2013	151.25
10-55-131	WTC - A/C Contract			
1653	BROOKSIDE ANIMAL HOSPITAL	11/01/2013	11/14/2013	53.11

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
1653	BROOKSIDE ANIMAL HOSPITAL	11/01/2013	11/14/2013	52.53
1653	BROOKSIDE ANIMAL HOSPITAL	11/01/2013	11/14/2013	2.50
1653	BROOKSIDE ANIMAL HOSPITAL	11/01/2013	11/14/2013	130.03
1728	CAMPBELL PET COMPANY	11/14/2013	11/19/2013	60.01
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	152.24
4831	ORIENTAL TRADING	11/14/2013	11/19/2013	15.80
5604	TOMAHAWK LIVE TRAP COMPANY	11/14/2013	11/19/2013	83.31
5944	UTAH COMMUNICATIONS AGENCY NET	10/31/2013	11/26/2013	23.25
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	40.33
90558	ANIMAL CARE VET ANIMAL HOSPITAL	11/08/2013	11/14/2013	65.00
90558	ANIMAL CARE VET ANIMAL HOSPITAL	11/08/2013	11/14/2013	70.00
90558	ANIMAL CARE VET ANIMAL HOSPITAL	11/08/2013	11/14/2013	65.00
90558	ANIMAL CARE VET ANIMAL HOSPITAL	11/08/2013	11/14/2013	10.00
90558	ANIMAL CARE VET ANIMAL HOSPITAL	11/08/2013	11/14/2013	10.00
91455	MILLCREEK ANIMAL HOSPITAL	10/12/2013	11/14/2013	15.00
91455	MILLCREEK ANIMAL HOSPITAL	10/15/2013	11/14/2013	75.00
91455	MILLCREEK ANIMAL HOSPITAL	11/08/2013	11/20/2013	230.00
91455	MILLCREEK ANIMAL HOSPITAL	11/08/2013	11/20/2013	329.96
91467	PET SOURCE, LLC	11/14/2013	11/19/2013	258.00
93244	KURANDA DOG/CAT BEDS	11/14/2013	11/19/2013	115.00
10-55-132 Liquor Funds Expenditures				
91866	UPS	11/01/2013	11/05/2013	39.43
10-55-230 Travel & Training - Police				
2270	DINGMAN, GREGORY	11/14/2013	11/20/2013	249.50
2270	DINGMAN, GREGORY	11/14/2013	11/20/2013	162.72
10-55-240 Office Supplies - Police				
5343	STAPLES	10/26/2013	11/05/2013	58.68
10-55-245 Clothing Contract - Police				
4122	MCNEELY, MICHAEL	10/22/2013	11/05/2013	69.98
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	254.10
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	296.05
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	226.00
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	231.50
10-55-246 Special Dept Supplies - Police				
2892	FORENSICS SOURCE	11/18/2013	11/26/2013	109.24
2956	GALL'S INC	11/04/2013	11/13/2013	107.20
4107	LIND ELECTRONIC DESIGN CO INC	11/04/2013	11/26/2013	401.85
5323	SIRCHIE FINGER PRINT LABORATOR	11/07/2013	11/13/2013	53.70
5511	SUPERIOR WATER AND AIR, INC.	11/14/2013	11/05/2013	19.95
91866	UPS	11/09/2013	11/19/2013	5.91
10-55-247 Animal Control Costs				
1653	BROOKSIDE ANIMAL HOSPITAL	10/24/2013	11/05/2013	52.53
1653	BROOKSIDE ANIMAL HOSPITAL	11/06/2013	11/20/2013	2.50
1653	BROOKSIDE ANIMAL HOSPITAL	11/06/2013	11/20/2013	2.50
1728	CAMPBELL PET COMPANY	11/14/2013	11/19/2013	244.03
4831	ORIENTAL TRADING	11/14/2013	11/19/2013	63.19
5604	TOMAHAWK LIVE TRAP COMPANY	11/14/2013	11/19/2013	333.24
6360	WEBER COUNTY TRANSFER STATION	10/23/2013	11/05/2013	5.00
6360	WEBER COUNTY TRANSFER STATION	10/17/2013	11/05/2013	5.00
6360	WEBER COUNTY TRANSFER STATION	10/22/2013	11/05/2013	5.00
6360	WEBER COUNTY TRANSFER STATION	10/31/2013	11/05/2013	5.00
6360	WEBER COUNTY TRANSFER STATION	11/04/2013	11/26/2013	5.00
6360	WEBER COUNTY TRANSFER STATION	11/09/2013	11/26/2013	5.00
90559	ANIMAL CARE VETERINARY HOSP.	11/15/2013	11/20/2013	12.00
91115	NORTHSIDE ANIMAL CLINIC	10/30/2013	11/05/2013	1,580.00
91116	HEARTSONG SPAY-NEUTER CLINIC	11/21/2013	11/26/2013	50.00
91116	HEARTSONG SPAY-NEUTER CLINIC	11/21/2013	11/26/2013	239.00
91116	HEARTSONG SPAY-NEUTER CLINIC	11/21/2013	11/26/2013	140.00

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
91467	PET SOURCE, LLC	11/14/2013	11/19/2013	1,033.07
92253	MOUNTAIN VIEW ANIMAL CLINIC	11/01/2013	11/14/2013	207.00
92253	MOUNTAIN VIEW ANIMAL CLINIC	10/03/2013	11/14/2013	679.00
92253	MOUNTAIN VIEW ANIMAL CLINIC	09/12/2013	11/14/2013	1,430.00
93244	KURANDA DOG/CAT BEDS	11/14/2013	11/19/2013	461.22
93257	CLAUDIO, NALANI	10/29/2013	11/26/2013	50.00
10-55-248 Vehicle Maintenance - Police				
2992	GENUINE PARTS CO./NAPA (SLC)	10/09/2013	11/05/2013	23.72
2992	GENUINE PARTS CO./NAPA (SLC)	10/10/2013	11/05/2013	5.49
2992	GENUINE PARTS CO./NAPA (SLC)	10/22/2013	11/05/2013	30.00
2992	GENUINE PARTS CO./NAPA (SLC)	11/14/2013	11/26/2013	116.50
3523	INESCO INTERMOUNTAIN EQUIPMENT	10/30/2013	11/26/2013	165.00
5140	RICHARDS SIGN COMPANY	09/10/2013	11/05/2013	30.80
5325	SIX STATES	10/17/2013	11/05/2013	493.95
5519	T.J. TRAILER	10/10/2013	11/05/2013	9.50
6420	WESTLAND FORD	10/15/2013	11/05/2013	14.70
6420	WESTLAND FORD	10/17/2013	11/05/2013	103.25
6420	WESTLAND FORD	10/18/2013	11/05/2013	243.14
6420	WESTLAND FORD	10/22/2013	11/05/2013	10.55
6420	WESTLAND FORD	11/08/2013	11/26/2013	32.71
91707	FACTORY MOTOR PARTS CO.	06/26/2013	11/26/2013	139.90
91707	FACTORY MOTOR PARTS CO.	10/31/2013	11/26/2013	96.61
91866	UPS	11/21/2013	11/26/2013	31.95
10-55-280 Telephone/Internet - Police				
4228	CENTURY LINK	11/01/2013	11/26/2013	192.28
5326	SPRINT	10/28/2013	11/14/2013	742.09
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	1,000.65
10-55-300 Gas, Oil & Tires - Police				
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	5,783.70
3613	JACK'S TIRE & OIL, INC.	06/27/2013	11/05/2013	549.40
10-55-310 Professional & Tech - Police				
3511	RICOH USA, INC	10/22/2013	11/05/2013	82.15
4070	LES OLSON COMPANY	10/23/2013	11/05/2013	200.00
5308	SHRED MASTERS	10/29/2013	11/05/2013	30.00
5308	SHRED MASTERS	11/20/2013	11/26/2013	30.00
5944	UTAH COMMUNICATIONS AGENCY NET	10/31/2013	11/26/2013	1,116.00
6151	WASATCH INTEGRATED WASTE MANAG	10/31/2013	11/26/2013	30.00
88015	IHC WORK MED	11/01/2013	11/14/2013	44.00
92905	TRACK WHAT MATTERS	11/08/2013	11/13/2013	10.00
10-55-450 K-9				
2092	CAPITAL ONE COMMERCIAL (COSTCO)	10/01/2013	11/05/2013	39.99
10-55-470 Community Education - Police				
2092	CAPITAL ONE COMMERCIAL (COSTCO)	10/09/2013	11/05/2013	95.83
10-55-475 Youth Court Expenses				
93243	FAT CATS OGDEN	11/08/2013	11/19/2013	156.42
10-55-649 Lease Interest/Taxes				
3511	RICOH USA, INC	11/07/2013	11/20/2013	54.25
10-55-650 Lease Payments - Police				
3511	RICOH USA, INC	11/07/2013	11/20/2013	182.66
3511	RICOH USA, INC	11/07/2013	11/20/2013	11.85
5126	REVCO LEASING CO.	11/11/2013	11/20/2013	185.48
10-55-700 Small Equipment - Police				
1529	BOB BARKER COMPANY, INC.	10/30/2013	11/14/2013	1,545.00
88468	CDW-G	11/04/2013	11/26/2013	298.59
10-57-230 Travel & Training				
5309	SHUPE, AARON	11/01/2013	11/05/2013	112.00
90633	GUEST SERVICES, INC.	11/01/2013	11/05/2013	167.32

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
10-57-245	Clothing Contract			
92697	WORK SHOE HQ	11/01/2013	11/05/2013	100.00
10-57-246	Special Department Supplies			
5511	SUPERIOR WATER AND AIR, INC.	11/30/2013	11/26/2013	19.95
5511	SUPERIOR WATER AND AIR, INC.	11/30/2013	11/26/2013	19.95
10-57-250	Vehicle Maintenance			
2992	GENUINE PARTS CO./NAPA (SLC)	11/06/2013	11/20/2013	2.32
2992	GENUINE PARTS CO./NAPA (SLC)	11/05/2013	11/20/2013	137.37
2992	GENUINE PARTS CO./NAPA (SLC)	11/05/2013	11/20/2013	13.71
3523	INESCO INTERMOUNTAIN EQUIPMENT	10/30/2013	11/26/2013	165.00
3613	JACK'S TIRE & OIL, INC.	11/13/2013	11/26/2013	2,474.28
6420	WESTLAND FORD	11/20/2013	11/26/2013	18.30
91707	FACTORY MOTOR PARTS CO.	06/26/2013	11/26/2013	139.90
93230	KENT'S REPAIR	11/05/2013	11/14/2013	11.82
10-57-255	Other Equipment Maintenance			
4070	LES OLSON COMPANY	10/23/2013	11/14/2013	202.50
10-57-280	Telephone/Internet			
2021	COMCAST	11/15/2013	11/26/2013	115.53
5326	SPRINT	10/28/2013	11/14/2013	128.52
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	280.19
10-57-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	658.76
10-57-310	Professional & Technical			
5944	UTAH COMMUNICATIONS AGENCY NET	10/31/2013	11/26/2013	488.25
92606	OCCUPATIONAL HEALTH DYNAMICS	11/20/2013	11/26/2013	660.00
10-57-330	Fire Prevention/ Community Edu			
2092	CAPITAL ONE COMMERCIAL (COSTCO)	10/08/2013	11/05/2013	27.45
4460	OGDEN BLUE PRINT & SUPPLY CO.	11/20/2013	11/26/2013	45.50
88019	RASMUSSEN, RICK	10/26/2013	11/26/2013	49.00
10-57-400	Emergency Management Planning			
2291	DIRECTV	11/13/2013	11/26/2013	130.67
6421	WEST, CAMERON	11/01/2013	11/05/2013	224.00
90633	GUEST SERVICES, INC.	11/01/2013	11/05/2013	300.48
93229	EMERGENCY ESSENTIALS	11/04/2013	11/13/2013	345.87
10-57-700	Small Equipment			
2140	L.N. CURTIS & SONS	11/05/2013	11/20/2013	709.03
10-58-280	CELLULAR PHONE			
5326	SPRINT	10/28/2013	11/14/2013	76.80
10-58-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	142.43
10-60-210	Books, Subscrip. Memberships			
88304	STANDARD EXAMINER	11/22/2013	11/26/2013	218.40
10-60-248	Vehicle Maintenance			
3523	INESCO INTERMOUNTAIN EQUIPMENT	10/30/2013	11/26/2013	165.00
88231	INTERSTATE BILLING SERVICE	10/08/2013	11/14/2013	90.85
91707	FACTORY MOTOR PARTS CO.	06/26/2013	11/26/2013	139.90
10-60-270	Utilities			
6000	ROCKY MOUNTAIN POWER	10/31/2013	11/05/2013	11.05
6000	ROCKY MOUNTAIN POWER	10/29/2013	11/05/2013	13.92
6000	ROCKY MOUNTAIN POWER	10/29/2013	11/05/2013	11.05
6000	ROCKY MOUNTAIN POWER	10/29/2013	11/05/2013	18.36
6000	ROCKY MOUNTAIN POWER	10/29/2013	11/05/2013	13.33
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	16.64
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	6.40
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	19.66
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	64.85
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	836.71
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	50.26

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	32.89
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	43.51
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	108.49
6000	ROCKY MOUNTAIN POWER	11/01/2013	11/20/2013	61.44
6000	ROCKY MOUNTAIN POWER	11/01/2013	11/20/2013	6.78
6000	ROCKY MOUNTAIN POWER	11/07/2013	11/20/2013	154.44
10-60-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	1,031.93
10-60-310	Professional			
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/20/2013	178.50
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/20/2013	559.88
93260	BEQUDOIN, MICHAEL	10/31/2013	11/26/2013	650.00
10-60-400	Class C Maintenance			
3020	GRANITE CONSTRUCTION CO.	10/02/2013	11/14/2013	245.25
3020	GRANITE CONSTRUCTION CO.	10/15/2013	11/14/2013	225.45
3020	GRANITE CONSTRUCTION CO.	10/17/2013	11/14/2013	46.35
3020	GRANITE CONSTRUCTION CO.	10/21/2013	11/14/2013	89.10
4900	STAKER & PARSON COMPANIES	10/18/2013	11/14/2013	29.59
10-60-480	Special Department Supplies			
3040	GRAINGER	10/24/2013	11/20/2013	77.44
3434	HOME DEPOT/GEFC	10/21/2013	11/14/2013	44.55
5300	SHERWIN WILLIAMS	10/02/2013	11/14/2013	91.11
5300	SHERWIN WILLIAMS	10/02/2013	11/14/2013	142.57
5300	SHERWIN WILLIAMS	10/04/2013	11/14/2013	258.47
5300	SHERWIN WILLIAMS	10/08/2013	11/14/2013	66.38
10-60-650	Lease Payments			
6620	XEROX CORPORATION	11/01/2013	11/14/2013	252.58
10-60-725	Sidewalk Replacements			
5255	SAVE MORE CONCRETE PRODUCTS	10/23/2013	11/20/2013	160.00
5255	SAVE MORE CONCRETE PRODUCTS	10/17/2013	11/20/2013	230.00
93259	CURT HECKERT CONCRETE CO.	10/29/2013	11/26/2013	3,550.00
10-70-210	Books, Subscriptions & Mbrshps			
92333	INT'L SOCIETY OF ARBORICULTURE	11/07/2013	11/14/2013	245.00
92333	INT'L SOCIETY OF ARBORICULTURE	11/07/2013	11/14/2013	170.00
10-70-240	Special Dept. Supplies - Parks			
2992	GENUINE PARTS CO./NAPA (SLC)	10/15/2013	11/14/2013	210.60
3434	HOME DEPOT/GEFC	10/25/2013	11/14/2013	17.96
4220	MODERN DISPLAY	11/05/2013	11/20/2013	65.59
10-70-241	Comp League Expenses			
2117	CROWN TROPHY	10/21/2013	11/14/2013	114.00
10-70-242	Special Dept. Supplies - Rec.			
2117	CROWN TROPHY	10/21/2013	11/14/2013	543.00
10-70-248	Vehicle Maintenance			
502	A&M OUTDOOR EQUIPMENT	11/14/2013	11/26/2013	38.35
1935	CHEMSEARCH	10/25/2013	11/26/2013	176.41
2992	GENUINE PARTS CO./NAPA (SLC)	10/03/2013	11/14/2013	4.00
2992	GENUINE PARTS CO./NAPA (SLC)	10/03/2013	11/14/2013	25.54
2992	GENUINE PARTS CO./NAPA (SLC)	10/03/2013	11/14/2013	11.46
2992	GENUINE PARTS CO./NAPA (SLC)	11/06/2013	11/26/2013	5.70
2992	GENUINE PARTS CO./NAPA (SLC)	11/07/2013	11/26/2013	32.56
2992	GENUINE PARTS CO./NAPA (SLC)	11/14/2013	11/26/2013	186.73
91707	FACTORY MOTOR PARTS CO.	10/31/2013	11/26/2013	96.61
93230	KENT'S REPAIR	11/14/2013	11/26/2013	21.71
10-70-260	Building Maintenance			
4229	MOUNTAIN ALARM	11/01/2013	11/20/2013	81.00
10-70-270	Utilities			
6000	ROCKY MOUNTAIN POWER	10/31/2013	11/05/2013	14.61
6000	ROCKY MOUNTAIN POWER	10/29/2013	11/05/2013	16.41

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	25.72
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	53.26
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	17.68
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	13.70
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	42.31
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	205.54
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	28.87
6000	ROCKY MOUNTAIN POWER	10/28/2013	11/05/2013	12.04
6000	ROCKY MOUNTAIN POWER	11/01/2013	11/20/2013	556.15
10-70-280	Telephone/Internet			
2021	COMCAST	11/02/2013	11/20/2013	230.20
2021	COMCAST	10/17/2013	11/20/2013	164.16
2021	COMCAST	11/16/2013	11/20/2013	164.21
5326	SPRINT	10/28/2013	11/14/2013	304.38
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	40.01
10-70-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	46.16
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	772.64
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	160.02
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	13.53
10-70-350	Officials Fees			
3359	HESS, IAN	10/24/2013	11/14/2013	75.00
93231	DOWNS, JORDAN	10/24/2013	11/14/2013	75.00
93246	CULLIMORE, VAL KASEY	11/07/2013	11/20/2013	75.00
93246	CULLIMORE, VAL KASEY	11/14/2013	11/26/2013	75.00
93247	JUGLER, PRESTON	11/07/2013	11/20/2013	75.00
93247	JUGLER, PRESTON	11/14/2013	11/26/2013	75.00
10-70-600	Secondary Water Fees			
88059	WEBER COUNTY TREASURER	11/01/2013	11/20/2013	13,396.61
10-70-649	Lease Interest/Taxes			
5126	REVCO LEASING CO.	10/29/2013	11/05/2013	41.91
10-70-650	Lease Payments			
5126	REVCO LEASING CO.	10/29/2013	11/05/2013	169.03
10-70-750	Capital Outlay- Parks			
5160	ROCKY MTN TURF & INDUSTRIAL	09/20/2013	11/20/2013	16,618.00
12-40-390	Telephone Expense			
5326	SPRINT	10/28/2013	11/14/2013	8.48
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	13.36
40-21300	ACCOUNTS PAYABLE			
226	ADVANCED PAVING	11/01/2013	11/20/2013	2,836.05-
3020	GRANITE CONSTRUCTION CO.	10/31/2013	11/26/2013	10,133.79-
40-40-126	Nature Park - Phase III			
4143	MGB+A	10/31/2013	11/26/2013	675.00
40-40-163	Senior Center Repairs			
93258	M&M ASPHALT SERVICE INC.	11/04/2013	11/26/2013	47,391.00
40-40-164	1550 East - Road Bond			
226	ADVANCED PAVING	11/01/2013	11/20/2013	56,721.00
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/20/2013	1,093.31
93204	GSH MATERIALS TESTING & INSPECTION INC.	11/14/2013	11/26/2013	202.10
40-40-166	2013 - 2014 Road/Sidewalk Proj			
3580	INTERSTATE BARRICADES	10/22/2013	11/14/2013	7,973.19
3580	INTERSTATE BARRICADES	11/15/2013	11/26/2013	27.80
40-40-168	Glassman Way - Road Bond			
3020	GRANITE CONSTRUCTION CO.	10/31/2013	11/26/2013	202,675.73
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/20/2013	1,173.44
93204	GSH MATERIALS TESTING & INSPECTION INC.	10/21/2013	11/14/2013	100.00
40-40-169	5100 South - Road Bond			
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/20/2013	2,564.25

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
40-40-349	40th St. Widening - City's % 4018 LANDMARK DESIGN	11/11/2013	11/26/2013	992.50
51-21300 ACCOUNTS PAYABLE				
93085	LEON POULSEN CONSTRUCTION CO.	10/15/2013	11/26/2013	4,098.99-
51-40-230 Travel & Training				
7534	ZAMPEDRI, TIM	11/01/2013	11/14/2013	40.00
51-40-245 Clothing/Uniform/Equip. Allow.				
5331	SMITH & EDWARDS	10/02/2013	11/20/2013	300.00
51-40-248 Vehicle Maintenance				
3613	JACK'S TIRE & OIL, INC.	10/07/2013	11/14/2013	70.00
51-40-280 Telephone				
6006	VERIZON WIRELESS	10/23/2013	11/20/2013	80.02
51-40-300 Gas, Oil & Tires				
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	516.26
51-40-310 Professional & Technical Servi				
5352	SMITH HARTVIGSEN, PLLC	11/06/2013	11/13/2013	65.50
51-40-480 Special Department Supplies				
541	OLDCASTLE PRECAST	10/30/2013	11/20/2013	159.04
541	OLDCASTLE PRECAST	11/05/2013	11/26/2013	902.30
3020	GRANITE CONSTRUCTION CO.	11/12/2013	11/26/2013	226.80
3020	GRANITE CONSTRUCTION CO.	10/22/2013	11/26/2013	427.50
3020	GRANITE CONSTRUCTION CO.	10/23/2013	11/26/2013	69.30
3020	GRANITE CONSTRUCTION CO.	11/07/2013	11/26/2013	114.30
4115	MAW EQUIPMENT	11/05/2013	11/26/2013	60.75
92312	FERGUSON ENTERPRISES, INC.	10/22/2013	11/14/2013	126.00
92312	FERGUSON ENTERPRISES, INC.	10/21/2013	11/14/2013	189.00
51-40-490 Water Sample Testing				
541	OLDCASTLE PRECAST	10/08/2013	11/14/2013	250.00
6355	WEBER BASIN WATER CONSERVANCY	10/10/2013	11/14/2013	264.00
6355	WEBER BASIN WATER CONSERVANCY	11/11/2013	11/20/2013	264.00
51-40-560 Power and Pumping				
6000	ROCKY MOUNTAIN POWER	10/25/2013	11/05/2013	114.14
51-40-667 Radio Read Conversion				
4172	METERWORKS	11/07/2013	11/26/2013	1,995.40
4172	METERWORKS	11/13/2013	11/26/2013	960.00
51-40-700 Doren Drive H2O-line				
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/20/2013	1,428.00
93085	LEON POULSEN CONSTRUCTION CO.	10/15/2013	11/26/2013	81,979.65
52-40-245 Clothing/Uniform/Equip. Allow.				
2117	CROWN TROPHY	10/23/2013	11/20/2013	600.00
52-40-248 Vehicle Maintenance				
91707	FACTORY MOTOR PARTS CO.	10/03/2013	11/14/2013	96.61
91707	FACTORY MOTOR PARTS CO.	09/05/2013	11/26/2013	67.92
52-40-290 Building Maintenance				
1352	BELL JANITORIAL SUPPLY	11/05/2013	11/26/2013	150.07
3434	HOME DEPOT/GEFC	10/18/2013	11/14/2013	4.97
4225	AIRGAS USA, LLC	10/25/2013	11/14/2013	3.58
4225	AIRGAS USA, LLC	10/25/2013	11/14/2013	7.26
88306	COLONIAL FLAG & SPECIALITY CO.	10/11/2013	11/14/2013	208.05
91650	CINTAS FIRST AID & SAFETY	11/19/2013	11/26/2013	13.01
52-40-300 Gas, Oil & Tires				
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	546.83
52-40-310 Professional & Technical				
3569	INTERMOUNTAIN DRUG TESTING, LC	11/01/2013	11/20/2013	115.00
52-40-480 Maintenance Supplies				
4225	AIRGAS USA, LLC	10/29/2013	11/14/2013	186.48
4225	AIRGAS USA, LLC	10/15/2013	11/14/2013	10.22

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
53-40-240	Office Supplies			
2092	CAPITAL ONE COMMERCIAL (COSTCO)	10/07/2013	11/05/2013	8.71-
2092	CAPITAL ONE COMMERCIAL (COSTCO)	10/07/2013	11/05/2013	177.27
5511	SUPERIOR WATER AND AIR, INC.	11/06/2013	11/14/2013	19.95
53-40-248	Vehicle Maintenance			
91707	FACTORY MOTOR PARTS CO.	10/31/2013	11/26/2013	104.66
53-40-280	Telephone			
2021	COMCAST	10/26/2013	11/26/2013	231.37
5326	SPRINT	10/28/2013	11/14/2013	615.65
53-40-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	741.49
53-40-310	Prof & Tech Services			
2959	G & K SERVICES	10/01/2013	11/14/2013	15.00
2959	G & K SERVICES	10/08/2013	11/14/2013	15.00
2959	G & K SERVICES	10/15/2013	11/14/2013	15.00
2959	G & K SERVICES	10/22/2013	11/14/2013	15.00
2959	G & K SERVICES	10/29/2013	11/14/2013	15.00
53-40-400	System Maintenance Program			
5052	HOFFMAN UTAH, INC	10/11/2013	11/14/2013	11,992.50
5052	HOFFMAN UTAH, INC	11/06/2013	11/26/2013	585.00
53-40-981	Impact Fee Contingency			
6145	WASATCH CIVIL ENGINEERING CORP	11/04/2013	11/20/2013	11,277.44
54-40-230	Traveling & Training			
1455	BIG 5 SPORTING GOODS	11/14/2013	11/19/2013	41.97
3577	INTERMOUNTAIN FARMERS	11/14/2013	11/19/2013	372.74
8066	MACEY'S	11/14/2013	11/19/2013	14.98
93245	APPLE SPICE JUNCTION	11/14/2013	11/19/2013	239.70
54-40-248	Vehicle Maintenance			
2598	EVCO HOUSE OF HOSE	10/07/2013	11/14/2013	87.25
5519	T.J. TRAILER	10/07/2013	11/14/2013	28.85
54-40-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	261.10
54-40-420	Allied Waste - Contract Srvc.			
92490	ALLIED WASTE SERVICES #493	11/14/2013	11/19/2013	34,575.66
54-40-430	Tipping Fees			
6360	WEBER COUNTY TRANSFER STATION	10/31/2013	11/20/2013	16,374.80
54-40-440	Additional Cleanups			
92490	ALLIED WASTE SERVICES #493	11/14/2013	11/19/2013	201.25
54-40-450	Construction Materials Tipping			
4258	MOULDING & SONS LANDFILL, LLC	10/03/2013	11/20/2013	500.00
54-40-615	Junk Ordinance Enforcement			
4867	PAGE'S PROFESSIONAL TREE	10/15/2013	11/14/2013	270.00
4867	PAGE'S PROFESSIONAL TREE	10/15/2013	11/14/2013	1,390.00
58-40-245	Uniform Allowance			
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	74.00
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	64.00
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	52.00
5250	SAGEL'S DRYCLEANING	11/05/2013	11/14/2013	102.00
58-40-248	Vehicle Maintenance			
2992	GENUINE PARTS CO./NAPA (SLC)	11/05/2013	11/20/2013	6.90
58-40-300	Gas, Oil & Tires			
2970	STATE OF UTAH GAS CARD-FUELMAN	11/01/2013	11/14/2013	980.32
58-40-312	PMA Fees			
2786	FIRST PROFESSIONAL SERVICES CO	11/07/2013	11/20/2013	5,143.74
58-40-490	Disposable Medical Supplies			
4099	LIFE-ASSIST, INC.	11/13/2013	11/26/2013	1,775.83
4333	NORCO, INC.	10/10/2013	11/14/2013	97.26
4333	NORCO, INC.	10/17/2013	11/14/2013	97.26

Vendor Number	Vendor Name	Invoice Date	Date Paid	Amount Paid
4333	NORCO, INC.	10/24/2013	11/14/2013	16.28
4333	NORCO, INC.	10/31/2013	11/14/2013	68.64
58-40-750	Capital Outlay			
5481	STRYKER SALES CORPORATION	10/28/2013	11/14/2013	16,894.46
67-40-400	Professional & Technical			
5352	SMITH HARTVIGSEN, PLLC	11/06/2013	11/13/2013	1,413.50
Grand Totals:				<u>737,685.86</u>

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Only paid invoices included.

Invoice Detail.Description = {<->} "1099 adjustment"

NOTICE AND AGENDA

**SOUTH OGDEN CITY
COMMUNITY DEVELOPMENT & RENEWAL AGENCY
BOARD MEETING
Tuesday, December 3, 2013--6:00 p.m.
City Council Chambers**

Notice is hereby given that the South Ogden City Community Development and Renewal Agency will hold a meeting on Tuesday, December 3, 2013, in the council chambers located at 3950 Adams Avenue, South Ogden, Utah. The agenda shall be as follows:

- I. **CALL TO ORDER** – Chairman James F. Minster

- II. **CONSENT AGENDA**
 - A. Approval of June 18, 2013 CDRA Minutes

- III. **DISCUSSION/ACTION ITEMS**
 - A. Discussion on Grant/Loan From Hinckley Commons Project Area Housing Fund

- IV. **ADJOURN**

Posted and faxed to the Standard Examiner November 27, 2013

The undersigned duly appointed Community Development and Renewal Agency Board Secretary hereby certifies that a copy of the foregoing notice and agenda was posted in three public places within the South Ogden City limits on November 27, 2013, 2011. These public places being: the State of Utah Public Notice Website, the Municipal Center (1st and 2nd floors), the South Ogden Senior Center, and on the City's website (southogdencity.com). Copies were also provided to the governing body.

Leesa Kapetanov, Board Secretary

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the board secretary at least 72 hours in advance of the meeting.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA

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**MINUTES
OF THE SOUTH OGDEN CITY
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING
Held Tuesday, June 18, 2013 in the Council Chambers of City Hall**

BOARD MEMBERS PRESENT

Chairman James F. Minster, Board Members Brent Strate, Russell Porter, Sallee Orr, and Wayne Smith

BOARD MEMBERS EXCUSED

Bryan Benard

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Finance Director Steve Liebersbach and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Robin Holley, Bonnie Herrick, Sam Herrick, Steve Herrick

(Motion from city council meeting to enter CDRA Board Meeting):

Council Member Porter moved to leave the city council and move into a Community Development and Renewal Agency Board, with a second from Council Member Strate. Council Members Orr, Strate, Porter and Smith all voted aye.

I. CALL TO ORDER

Chairman Minster called the CDRA Board Meeting to order at 6:23 p.m. and moved to the first item on the agenda.

II. CONSENT AGENDA

A. Approval of June 4, 2013 CDRA Minutes

Chairman Minster asked if there were any questions concerning the minutes, and seeing none, he entertained a motion concerning the consent agenda.

Board Member Orr moved to approve the consent agenda, with a second from Board Member Porter. Board Members Smith, Orr, Porter and Strate all voted aye.

The consent agenda was approved.

47 **III. DISCUSSION/ACTION ITEMS**

48 **A. Consideration of CDRA Resolution 13-01 – Approving the CDRA FY2014 Budget**

49 City Finance Director Liebersbach explained the CDRA budget was simple and
50 straightforward and had not changed since it was initially presented to the council. Most of
51 the activity in the budget had taken place in the Northwest Project Area. The collected tax
52 increment revenues were sufficient to cover the participation agreement the Board had
53 entered into. Mr. Liebersbach also noted the participation agreement within the Hinckley
54 Redevelopment Project had expired.

55 Board Member Strate asked concerning the monies left in the project area budget that was
56 coming to an end. Mr. Liebersbach said he was looking into whether the left over funds
57 could be used for road work or something similar within the project area; he was still
58 waiting to get an answer back.

59 There were no further questions concerning the CDRA budget, so Chairman Minster called
60 for a motion.

61
62 **Board Member Smith moved to adopt Resolution 13-01, approving the CDRA FY2014**
63 **budget. Board Member Porter seconded the motion. Seeing no further discussion, the**
64 **Chair made a roll call vote.**

65		
66	Board Member Smith-	Yes
67	Board Member Porter-	Yes
68	Board Member Orr-	Yes
69	Board Member Strate-	Yes
70		

71 **The CDRA FY2014 budget was adopted.**

72
73 Chairman Minster then called for a motion to adjourn.

74
75 **IV. ADJOURN**

76 **Board Member Smith moved to close the CDRA Meeting and resume as the South Ogden City**
77 **Council, with a second form Board Member Strate. In a voice vote, Board Members Strate, Smith,**
78 **Orr and Porter all voted aye.**

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80 The CDRA Board meeting was adjourned at 6:29 p.m.

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90 I hereby certify that the forgoing is a true, accurate and complete record of the South Ogden City Community Development and
91 Renewal Agency Board Meeting held Tuesday, June 18, 2013.

92
93
94 
95 Leesa Kapetanov, Board Secretary

96
97 Date approved by the CDRA Board _____

ORDINANCE NO. 13-25

**AN ORDINANCE OF THE CITY OF SOUTH OGDEN CITY, UTAH SETTING
THE MEETING SCHEDULE FOR THE CITY COUNCIL FOR CY2014 AND
PROVIDING FOR AN EFFECTIVE DATE.**

Section 1. Recitals:

WHEREAS, the City Council finds that the City of South Ogden City (“City”) is a municipal corporation and a city duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with UCA §10-3-717, the governing body of the city may exercise all administrative powers by resolution; and,

WHEREAS, the City Council finds that in conformance with UCA §10-3-702, the governing body of the city may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

WHEREAS, the City Council finds that in conformance with UCA §10-3-502, the governing body of shall by ordinance prescribe the time and place for holding its regular meeting which shall be held at least once each month; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that the following meeting schedule is established for South Ogden City:

<u>Body</u>	<u>When</u>	<u>Time</u>
City Council	1 st & 3 rd Tuesday of each month	6:00 p.m.

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which are in conflict with this Ordinance, are, to the extent of such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any and all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

Section 5. Date of Effect

This Ordinance shall be effective on the 3rd day of December, 2013, and after publication or posting as required by law.

PASSED, ADOPTED AND ORDERED POSTED by the City Council of South Ogden City, Utah this 3rd day of December, 2013.

SOUTH OGDEN CITY, a municipal corporation

by: _____
James F Minster
Mayor

Attested and recorded

Leesa Kapetanov
City Recorder



Mr. Matt Dixon, City Manager
South Ogden City Corporation
3950 South Adams Avenue
South Ogden City, Utah 84403
RE: South Ogden City, Storm Drain System Overview

November 13, 2013

Dear Mr. Dixon:

A municipal storm drain system typically consists of inlet structures, pipes and detention/retention basins. It is intended to capture runoff resulting from storms, direct the water away from homes and property and convey it toward natural drainages such as nearby rivers and streams. With a properly designed storm drain system, property damage due to flooding can be reduced and personal safety can be improved.

Inlet structures and storm drain pipes are used to capture the water as it runs off properties and direct it toward larger collector pipes and eventually to nearby rivers and streams. The size of the pipe is determined by using a model that simulates the runoff from a "design storm". In South Ogden City, the design storm for sizing storm drain pipe is a 10 year, 3 hour storm. (A ten year storm has a 1 in 10 (10%) chance of being equaled or exceeded each year).

In northern Utah, less frequent but more severe storms produce short bursts of intense rainfall that cause runoff flow rates to increase dramatically for a short period. The runoff resulting from these types of storms can exceed the capacity of the storm drain pipes. In order to mitigate the effects of periods of high runoff, storm drain detention basins are constructed. A properly designed detention basin allows peak runoff flows to back up into the basin while still allowing a lesser volume to flow down the pipe. Then as the rainfall subsides, the detention pond slowly empties. Many of the detention ponds located in South Ogden City are privately owned and operated. These ponds are designed to serve a single property or development, while others are owned and operated by the City. City owned detention basins are typically larger in size and are designed to accommodate flows from a 100 year storm event. (A 100 year storm has a 1 in 100 (1 %) chance of being equaled or exceeded each year). Discharge flows from city owned detention ponds are usually limited 0.1 cubic feet per second (cfs) per acre.

Retention ponds perform a function similar to detention ponds except there is no outlet. The runoff water flows into the pond and is held there until the water evaporates and/or percolates into the ground. This is a much slower process and can result in over-topping and flooding if multiple storms exceed the holding capacity of the pond. Due to the problems typical of these types of basins,

Mr. Matt Dixon
November 13, 2013
Page 2 of 2

South Ogden City does not allow them to be constructed within the City.

At the southerly end of the South Ogden in the vicinity of the Wal Mart Neighborhood Market, there is a relatively small drainage basin where runoff water is directed to the south toward Uintah City. This basin consists of approximately 43 acres and is made up of property that is located in South Ogden City as well as Weber County. The land use in the area consists of both residential, commercial developments as well as developed streets. It is important to note that only 22 acres of this drainage basin are located within the South Ogden City boundary. Storm water from the South Ogden developments enter the City storm drain after being discharged from private detention basins on each site. Prior to the storm water leaving the City, the runoff water flows through a City owned detention basin. Currently the maximum discharge flow that can exit this detention pond is set at approximately 2.2 cfs or 0.1 cfs/acre. The water then leaves the detention basin and empties into a retention basin near Uintah City that is owned and operated by Weber County.

Based on the infrastructure and controls that have been installed, it is my opinion that South Ogden City is adequately controlling the flow of storm water as it leaves it's boundaries in this area. Any localized flooding due to the overtopping of the Weber County retention pond appears to be related to the lack of an outlet and/or adequate holding capacity in the retention pond.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

WASATCH CIVIL CONSULTING ENGINEERING



Brad C. Jensen, P.E.
City Engineer



November 7, 2013

South Ogden City Corporation
3950 Adams Avenue
South Ogden City, Utah 84403

Attention: Mayor Jim Minster

Subject: Storm Drain Capital Facilities Plan and Impact Fee Analysis

Mayor Minster,

We hereby transmit nine (9) copies of the "Storm Drain Capital Facilities Plan and Impact Fee Analysis" (Draft) for South Ogden City. This study has prepared in accordance with the Impact Fees Act (Title 11, Section 36a of the Utah Code) and reflects recent changes in the Act. As you know, the Impact Fees Act allows cities to project demands for services due to new development and then determine an impact fee to assist the city in financing the required improvements.

As a result of this study, the highest recommended impact fee for a typical single family residence in the City is \$ 4,120.80. The highest recommended impact fee for commercial or high density residential is \$1.36 per square foot. The current impact fee for a single family residence is \$ 578.00 and for commercial or high density residential it is \$ 0.47 per square foot. The Impact Fee Act indicates the City Council may not impose an impact fee that is higher than the highest fee justified by this study however, the Council is free to enact a lower fee if it is deemed appropriate.

Sincerely,

Wasatch Civil Consulting Engineering, Inc.

Brad C. Jensen, R.E.
City Engineer

STORM DRAIN SYSTEM CAPITAL FACILITIES PLAN & IMPACT FEE ANALYSIS

November 2013

for

South Ogden City Corporation
3950 South Adams Avenue
South Ogden City, Utah 84403
(801) 622-2700

Engineer



Wasatch Civil Consulting Engineering
5434 Freeway Park Drive
Riverdale, Utah 84405
(801) 775-9191



Storm Drain Capital Facilities Plan & Impact Fee Analysis

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SECTION 1

INTRODUCTION

BACKGROUND

The overall purpose of the storm drain capital facilities plan is to define areas with drainage problems, identify needed drainage improvements, and to provide guidance for storm drainage improvements associated with future residential and commercial development. The storm drain capital facilities plan document should be used as a general guide rather than a specific design for future improvements.

PURPOSE

The overall purpose of the Storm Drain Capital Facilities Plan (CFP) is to define areas where the existing storm drain system does not have sufficient capacity, identify needed storm drain improvements, to mitigate drainage problems and to plan future storm drain facilities with sufficient capacity for potential development. Planning future storm drain locations and pipe sizes are important to avoid costly replacement of undersized storm drain facilities.

The storm drain CFP is also intended to be the foundation of a storm drain Impact Fee Facilities Plan (IFFP). The IFFP is then used to develop an Impact Fee Analysis (IFA). Under impact fee regulations established by the State of Utah the IFFP and an IFA are required to adopt, collect and expend impact fees.

The storm drain CFP should be used as a general guide rather than a specific design for future improvements. It is anticipated that planned land uses may be modified in the future, and the actual future conditions may vary from those projected in this document. This document should be updated periodically as these changes occur.

SCOPE OF WORK

The predominant tasks for this project are as follows:

Capital Facilities Plan

1. Define the South Ogden City storm drain system service area based upon existing storm drainage facilities and established drainage areas.
2. Develop a storm drainage system model and apply the storm drainage criteria for the evaluation and design of future storm drainage facilities.
3. Complete a hydrologic analysis to calculate design storm runoff hydrographs for drainage subbasins and basins within defined Service Area for fully developed or buildout conditions.
4. Identify future storm drain capital facilities necessary to accommodate future development in the Service Area.

5. Graphically identify future Capital Facilities for the defined Service Area.
6. Identify costs for future & existing storm drain system improvements required to accommodate the Service Area.

Impact Fee Facilities Plan

1. Define Service Standards.
2. Determine which public improvements required by the Capital Facilities Plan are necessary for the next 10 years.
3. Determine estimated costs for the 10 year projects.

Impact Fee Analysis

1. Evaluate the proportionate share of the costs of impacts on system improvements that are reasonably related to the new development activity.
2. Calculate permissible Impact Fees.
3. Identify equitable analysis methods for future determination and assessment of Impact Fees.

AUTHORIZATION

South Ogden City authorized Wasatch Civil Consulting Engineering to proceed with a capital facilities plan, an impact fee facilities plan and an impact fee analysis

DEFINITIONS

10-year storm - The storm event which has a 10% chance of being equaled or exceeded in any given year.

100-year storm - The storm event which has a 1% chance of being equaled or exceeded in any given year.

Initial storm drainage system - The drainage system which provides conveyance for the storm runoff from minor storm events. The initial drainage system should be designed to reduce street maintenance, control nuisance flooding, help create an orderly urban system, and provide convenience to residents, while still meeting the criteria of the EPA's Storm Water Phase II mandate.

Major storm drainage system - The drainage system which provides protection from flooding of homes during a major storm event.

Minor storm event - Storm event which is less than or equal to the 10-year storm.

Major storm event - Generally accepted as the 100-year storm. Typically homes should be protected from flooding in storm events up to a 100-year event.

Retention Basin - An impoundment structure designed to contain all of the runoff from a design storm event. Retention basins usually contain the runoff until it evaporates or infiltrates into the ground.

Detention Basin - An impoundment structure designed to reduce peak runoff flow rates by retaining a portion of the runoff during periods of peak flow and then releasing the runoff at lower flow rates.

Storm Frequency - A measure of the relative risk that the precipitation depth for a particular design storm will be equaled or exceeded in any given year. This risk is usually expressed in years. For example, a storm with a 100-year frequency will have a 1% chance of being equaled or exceeded in a given year.

Storm Duration - The length of time that defines the rainfall depth or intensity for a given frequency.

Design Rainstorm - A rainfall event, defined by storm frequency and storm duration, that is used to design drainage structures or conveyance systems.

HEC HMS - The Flood Hydrograph Package developed by the U.S. Army Corps of Engineers.

ABBREVIATIONS

ac-ft	acre-feet
CFP	capital facilities plan
cfs	cubic feet per second
IFA	Impact fee analysis
IFFP	impact fee facilities plan
SCS	United States Soil Conservation Service (now known as the <i>Natural Resource Conservation Service</i>)
NRCS	United States Natural Resource Conservation Service
yr	year
NOAA	National Oceanic and Atmospheric Administration

SECTION 2

SERVICE AREA

TOPOGRAPHY AND CLIMATE

South Ogden City is located in southeastern Weber County. The City currently covers an area of approximately 3.7 square miles. It was originally settled in 1848 and named Burch Creek in honor of Daniel Burch, one of the first settlers. Today, it is almost completely developed and is surrounded by adjacent communities. To the east and south is Uintah Highlands, to the west is Washington Terrace and Riverdale and to the north is Ogden City.

The topography in and around South Ogden City is typical of areas along the foothills of Weber County. The ground has a significant slope from east to west. Along with the general slope to the west, there are numerous localized areas that are steeper or flatter areas as well as drainages and ravines. Soils along the base of the mountains are typically well drained granular soils consisting of silts, sands and gravels. However in South Ogden, there are other areas that consist of finer grained clays and silts. In some areas it has been observed where coarse grained sediments are underlain by finer grained silts and clays. Frequently, this results in springs and seeps where groundwater is perched on the clay layers and emerge from a hillside where ever clay intersects the surface. Consequently, groundwater depth can vary depending on the subsurface soils.

POPULATION AND GROWTH

Future growth will be limited due to the fact that South Ogden is bordered by incorporated communities on all sides and there is relatively little vacant land. Consequently, much of the growth that does occur will likely be limited to "fill-in" developments and redevelopment of existing properties. The population is not tied directly to storm water, but it is an indicator of development and the construction of impervious surfaces such as concrete, asphalt pavement and homes. The current population of South Ogden City according to the U.S. Census Bureau 16,532 in the 2010 census. Estimates regarding the population increase varies but is estimated to be approximately 1.0%. This will continue to slow as the city approaches build out. In order to estimate future the population as the growth rate slows, a growth rate of 0.6% was used. Population estimates are included in Appendix A. The population of the residential portion of the tributary area of Ogden City will be assumed to be similar in nature to the residential area of South Ogden City.

SERVICE AREA

The South Ogden City Storm Drain Service Area (herein after referred to as the "service area") consists of portions of the six drainage basins that lie primarily within the current South Ogden City Limits as well as a portion of Ogden City located east of South Ogden and is presented on Exhibit 2-1. As previously described, the potential for additional land being annexed into South Ogden City is not likely due to being nearly surrounded by adjacent communities.

DRAINAGE PATTERNS AND EXISTING FACILITIES

Six separate drainages basins were located within the service area and include; the Burch Creek drainage; one drainage basins that discharge to Uintah City; two drainage basins that discharge to Riverdale City; one drainage basin that discharges to Ogden City and one drainage

that discharges into Weber County. All of the drainages identified in the Service Area make their way to the Weber River. Nearly all of the residential and commercial areas within the City have curb and gutter as well as a developed storm drain system. This system consists of catch basins, curb inlets, pipes, detention basins and diversion structures. The catch basins and pipes convey runoff water to one of the drainages mentioned. The detention basins limit the runoff flow volume to minimized flooding.

DRAINAGE PROBLEMS

In the past, the Service Area has experienced several significant flooding events. These events are not only due to rainfall over the service area, but from areas located up-stream from the City. When precipitation falls in the mountains and on the communities located along the foothills east of the service area, runoff water enters creeks and stream or is diverted into storm drain systems. During high runoff events, runoff flow increases resulting in streams being at nearly a bank-full condition. This condition leaves very little capacity for runoff water from the service area and can result in localized flooding.

The purpose for this study is to provide an analysis of the storm drainage issues within the service area. It will not provide a study of drainages that pass through South Ogden City. A study of the entire drainage basins would require a comprehensive study of the drainage basins involved from the mountains and cities east of South Ogden City.

Areas where storm drainage problems have been observed during recent storm events are described in Table 2-1.

Table 2-1 -Existing Drainage Problem Areas

Problem No.	Location	Description
1	5775 West and Wasatch Drive	Storm drain pipe surcharges causing localized flooding in the intersection following storm events.
2	Willow Wood Lane and 5875 South	The lack of a storm drain system causes localized flooding during high runoff events and results in ice build up during the winter.
3	Glassman Way Between Chambers Street and Burch Creek	Storm drain pipe surcharges, lifts lids off manholes and causes localized flooding following storm events.
4	36 th Street Between Jefferson Avenue and 675 East	Storm drain pipe surcharges, lifts lids off manholes and causes localized flooding following storm events.
5	40 th Street and Washington Blvd.	Storm drain pipe surcharges resulting in localized flooding. Ongoing problem with sediment and debris in pipes.
6	43 rd Street and Adams Avenue	Storm drain pipe surcharges causing localized flooding in the intersection following storm events.
7	42 nd Street Between 675 East and Adams Ave.	Storm drain pipe surcharges causing localized flooding in the intersection following storm events.

8	Approximately 900 East Between 4500 South and 850 East.	An existing storm drain pipe runs along back lot lines. Roots and debris routinely cause blockages. Pipe and junction boxes are deteriorating.
9	5700 South Between 1050 East and the Racquet Club	During storm events, runoff water overtops the north side curb. Water causes localized flooding at the bottom of the hill near the racquet club.
10	Madison Ave. Between 45 th Street and Edgewood Drive	The lack of a storm drain system causes localized flooding during high runoff events and results in ice build up during the winter.
11	Near Washington Blvd. South of Crestwood Drive (1475 East)	Storm Drain outlets on both side of the road are causing erosion and flooding problems.



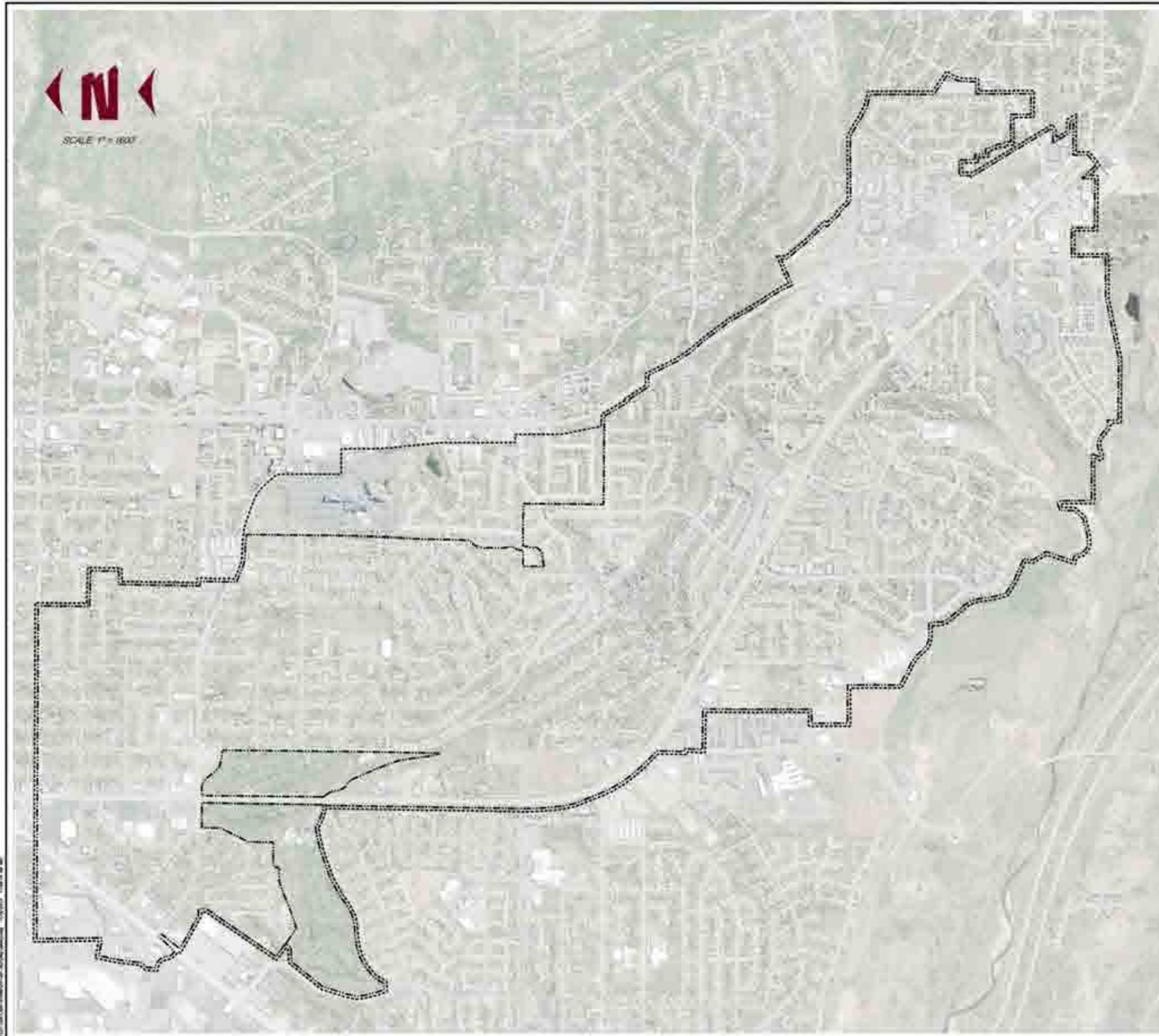
SCALE 1" = 1600'

SOUTH OGDEN CITY CORPORATION STORM DRAIN CAPITAL FACILITIES PLAN & IMPACT FEE ANALYSIS



LEGEND

-  SOUTH OGDEN CITY BOUNDARY
-  STUDY AREA BOUNDARY



SERVICE AREA MAP

FIGURE
2-1

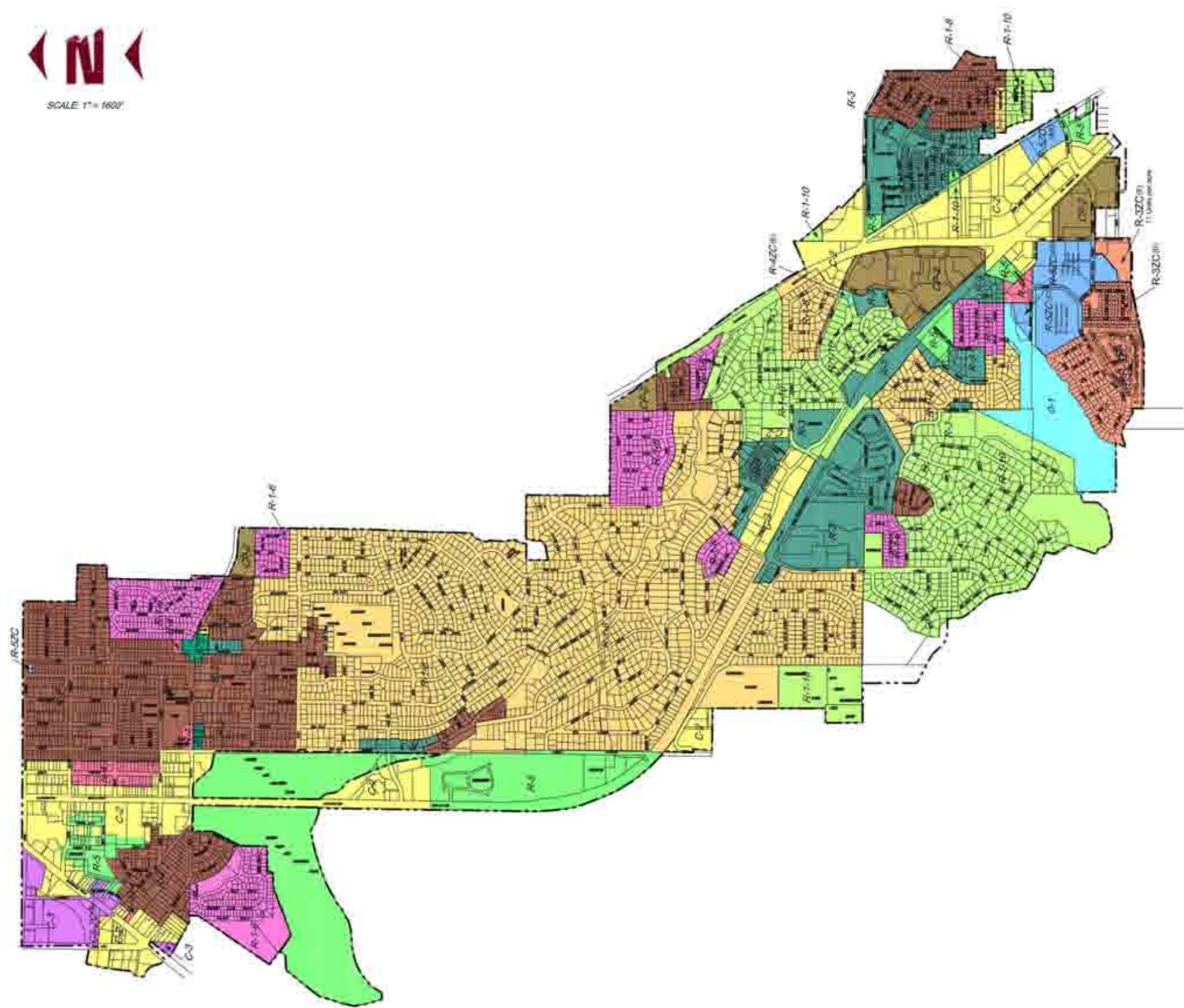
DESIGNED BY: B.C.J. DATE: OCT. 25, 2013
 DRAWN BY: B.C.J. SCALE: 1"=1600'
 CHECKED BY: B.C.J.



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 Consulting Engineering
 5434 SOUTH FREEDAY PARK DRIVE
 WEST VALLEY, UTAH 84405 (801) 735-9187



SCALE 1" = 1600'



SOUTH OGDEN CITY CORPORATION STORM DRAIN CAPITAL FACILITIES PLAN & IMPACT FEE ANALYSIS



LEGEND

	C-1		R-1-8
	C-2		R-2
	C-3		R-3
	C-3-ZC		R-3ZC
	CP-2		R-4
	CRC-1		R-4ZC
	D-1		R-5
	R-1-10		R-5ZC
	R-1-8		

FUTURE LAND USE

FIGURE
2-2

DATE: OCT 28, 2013
SCALE: 1"=1600'
PROJECT: S.O.C.

WASATCH CIVIL
Consulting Engineering
1434 SOUTH FREEMAN ROAD SUITE
MERRICK, UTAH 84050 (801) 775-8100



SCALE: 1" = 100'

SOUTH OGDEN CITY CORPORATION STORM DRAIN CAPITAL FACILITIES PLAN & IMPACT FEE ANALYSIS



LEGEND

-  SOUTH OGDEN CITY BOUNDARY
-  STUDY AREA BOUNDARY
-  EXISTING STORM DRAIN PIPE
-  EXISTING DETENTION BASIN
-  OUTLET CONTROL STRUCTURE
-  EXISTING STORM DRAIN MANHOLE
-  EXISTING INLET BOX / CATCH BASIN

EXISTING STORM DRAIN SYSTEM

FIGURE
2-3

DESIGNED BY: B.C.J. DATE: OCT. 29, 2011
CHECKED BY: C.C.S. SCALE: 1" = 100'
DRAWN BY: B.C.J.

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SECTION 3

STORM WATER HYDROLOGY & MODEL DEVELOPMENT

METHODOLOGY

The Army Corps of Engineer's *HEC-HMS Flood Hydrograph Package* was selected for development of a storm drainage model for South Ogden City. The HEC-HMS package has also been used by Weber County to model storm water flows across the County. Weber County has encouraged all government entities in the County to adopt a consistent storm drainage design methodology that will provide uniform flood protection and facilitate preparation of regional drainage plans.

The HEC-HMS model allows use of both the Soil Conservation Service (SCS) curve number and unit hydrograph method for modeling natural or agricultural watersheds, and the kinematic wave modeling method for urban areas. The SCS curve number method was developed by the Natural Resource Conservation Service (NRCS), which was formerly known as the Soil Conservation Service. In this report, the methodology developed by the NRCS will be referred to as the SCS curve number method, and publications by the SCS prior to the name change will be referenced as SCS publications.

Various inputs and input sources used for the development of the HEC-HMS computer model for South Ogden City include:

- South Ogden City Storm Drainage Master Plan (Jones and Associates, 1998)
- "Soil Survey, Davis - Weber Area, Utah" (SCS 1968)
- South Ogden City Aerial Mapping, (South Ogden City, 2010)
- Weber County Aerial Maps (Weber County, 1998)
- Isopluvial Precipitation Maps (NOAA Atlas 2, Volume 6, 1973)
- SCS Curve Number Selection Procedures as presented in *Urban Hydrology for Small Watersheds* (NRCS, 1986)
- Field Observation of Drainage Patterns
- *Urban Storm Drainage Criteria Manual* (DRCG, 1990)

The storm drainage model was developed for future land use conditions. Results from the model were then used to identify and complete a conceptual level design of future storm drainage facilities. Hydrologic criteria, drainage basins, and land use conditions used in the development of the storm drainage model are described below.

HYDROLOGIC CRITERIA

Development of the storm drainage model and identification of future improvements were accomplished using the hydrologic criteria recommended by Weber County. These criteria are presented in *Storm Drainage Hydrologic & Hydraulic Criteria Manual* (Hansen, Allen & Luce, 2002), herein after referred to as the Weber County Manual. The following discussion summarizes the hydrologic criteria from the Weber County Manual.

Drainage Design Frequency

Selecting the drainage design frequency is dependent upon dividing the storm drainage facilities into an initial storm drainage collection system and a major storm drainage collection system. The initial system and major system are described in the *Urban Storm Drainage Criteria Manual* (Urban Drainage and Flood Control District, Denver, Colorado, June 2001) as follows:

"Every urban area has two separate and distinct drainage systems, whether or not they are actually planned for and designed. One is the initial system, and the other is the major system. To provide for an orderly urban growth, reduce costs to future generations, and obviate loss of life and major property damage, both systems must be planned and properly engineered."

The initial storm drainage system is the facilities which provide protection against regularly recurring damage from storm runoff. The components of the Initial drainage system include the street curb and gutter or drainage swales, storm drain systems, and the local detention basins. The initial system should be designed to safely convey the 10-year storm event without significantly restricting pedestrian or vehicle traffic. In streets with curb and gutter, the design standard is that the curb is not overtopped by runoff from the 10-year storm event.

The major storm drainage system is the facilities that protect people and structures during a major storm. Major storm drainage facilities may include streets (including overtopping of the curb onto the lawn area), large conduits, open channels, and regional detention basins. The major system should generally be designed for the 100-year event with the objective of preventing significant damage to homes and buildings and to prevent loss of life. This does not mean that storm drains (which are considered part of the initial storm drainage system) should be designed for the 100-year event. It means that the combination of storm drains and channelized surface flow, which may include using part of the grassed frontage area of a home as part of a 100-year channel, should be designed to accommodate the 100-year event thereby preventing damage to homes. In the South Ogden Storm Drain Service Area, the major storm drainage system includes pipes, drainage channels and ditches and detention basins.

Design Storm

In designing a storm drainage system, it is important to determine the amount of rainfall that can be expected from a storm event and how the rainfall will be distributed through time. Critical runoff events from urban areas along the Wasatch Front are caused by cloudburst type storms which are typified by short periods of high intensity rainfall. The Weber County Manual presents a 3-hour synthetic storm distribution that incorporates the high intensity rainfall burst typical of Wasatch Front storms. The rainfall distribution presented in the Weber County Manual was used for this study. Design storm precipitation depths for this study were developed using the NOAA Atlas methodology as recommended in the Weber County Manual

Table 3-1 - Design rainfall Depths For South Ogden City

Return Period (Yrs)	Storm Duration				
	1 hr	2 hr	3hr	6hr	24hr
2	0.55	0.70	0.80	1.08	1.71
5	0.75	0.91	1.00	1.30	2.04
10	0.93	1.10	1.19	1.50	2.31
25	1.23	1.43	1.49	1.81	2.69
50	1.51	1.72	1.78	2.07	2.98
100	1.85	2.08	2.13	2.36	3.28

Design rainfall depths given in Tables 5-1 are developed from the NOAA Atlas which estimates rainfall depths for various return periods using statistical procedures and the best available rainfall records. In general, rainfall records in the western United States cover relatively short time periods. Therefore, rainfall depths estimated with statistical procedures become less certain for the longer return periods. Recently recorded storm events seem to indicate that rainfall amounts could be larger and occur more frequently than the rainfall depths estimated with the NOAA methodology. However, the rainfall depth estimates using the NOAA data and methodology are the most credible estimates currently available. It is recommended that the design rainfall depths be re-evaluated as better information and techniques become available in the future.

DRAINAGE BASINS

As previously stated, the service area has been divided into six drainage basins. For evaluation purposes, these drainage basins are divided into reaches and subbasins according to topography, land use, and locations of storm drainage facilities. A reach is a group of subbasins that drain to a common point. The subbasins and reaches are represented, in Figure 3-1. Directional arrows indicate the general direction of the existing drainage slope. The area contained within each drainage subbasin varies with the existing ground topography.

SUBBASIN CHARACTERISTICS

Hydrologic characteristics necessary to calculate runoff volumes and flow rates from each subbasin include characteristics that are unique to each subbasin and characteristics that are associated with land use.

Hydrologic characteristics that are unique to each subbasin include subbasin area, soil types, channel lengths, and channel slopes. Subbasin area, channel lengths, and channel slopes were estimated using existing topographic mapping. Hydrologic soil groups were determined for each subbasin using soil mapping and methodology developed by NRCS. NRCS has classified soils into four general hydrologic soil groups based upon the rate of infiltration. The four hydrologic soil groups in order of decreasing permeability and increasing runoff potential are groups A, B, C, and D. The appropriate classifications of soils in the Service Area were determined using the

Davis-Weber Soil Survey (SCS, 1968) and criteria presented in the Urban Hydrology of Small Watersheds, TR-55 (NRCS, 1986). Soils in the South Ogden City area were found to be group A in all areas except the westerly portion of the service area near Riverdale City where the soils are a mix of hydrologic soil group A and B. Hydrologic soil groups were assigned to subbasins by identifying the predominant soil groups within the subbasin.

Hydrologic characteristics that tend to remain relatively consistent with land use include the percentage of impervious area and the initial overland flow paths and patterns. Using aerial photographs, these characteristics were estimated for typical lots and subbasins within each major zoning designation.

Generally, the most important hydrologic factor for determining runoff flow rates and volumes in an urban drainage basin is the amount of impervious area. Impervious area is usually expressed as a percentage of the total drainage area and can be further categorized as directly connected impervious area and unconnected impervious area. Directly contributing impervious areas are those areas which are directly connected to the storm drainage system. The directly contributing impervious area for a typical lot in the Service Area is assumed to include the front half of the home and garage, the driveway, and half of the street in front of the home (see typical lot computations in Appendix B). It is assumed that the front half of a home and the driveway do not flow over grassed areas prior to reaching the street. This is a conservative assumption because often a portion of the front of the home will drain to the lawn area rather than the driveway. Runoff from unconnected impervious areas must flow across a permeable area, usually grassed areas, before reaching the storm drainage system. Unconnected impervious area for a typical lot in the Service Area is assumed to include the back half of the home and garage, the patio, and storage shed. The percentage of impervious area increases with increasing housing density. Commercial and industrial areas also tend to have much higher percentages of impervious area.

Slope and lengths of overland drainage paths are important parameters for the kinematic wave modeling of urban areas. Generally, overland flow patterns for subbasins of similar land use do not vary significantly. Therefore, slopes and flow lengths were estimated for each zoning category by observing overland flow patterns at existing developments in the Service Area.

FUTURE LAND USE

As indicated previously, the relatively slow growth rate projected for the future for both commercial and residential development is largely due to the lack of vacant land available for new development. It is expected that growth within the Service Area will continue to slow as the City approaches build-out. It is anticipated that growth will mainly be due to "fill-in" developments and redevelopment activity. Due to this condition, the current developed acreage and the future developed acreage are nearly the same. The future land use for the City is based on the current zoning map represented by Exhibit 2-2.

Although changes in population may not be a direct indicator of an increase in impervious area, it is a good indicator of an increase in residential development. Increases in impervious area due to commercial development can be accomplished in the Service Area using mapping and aerial photography.

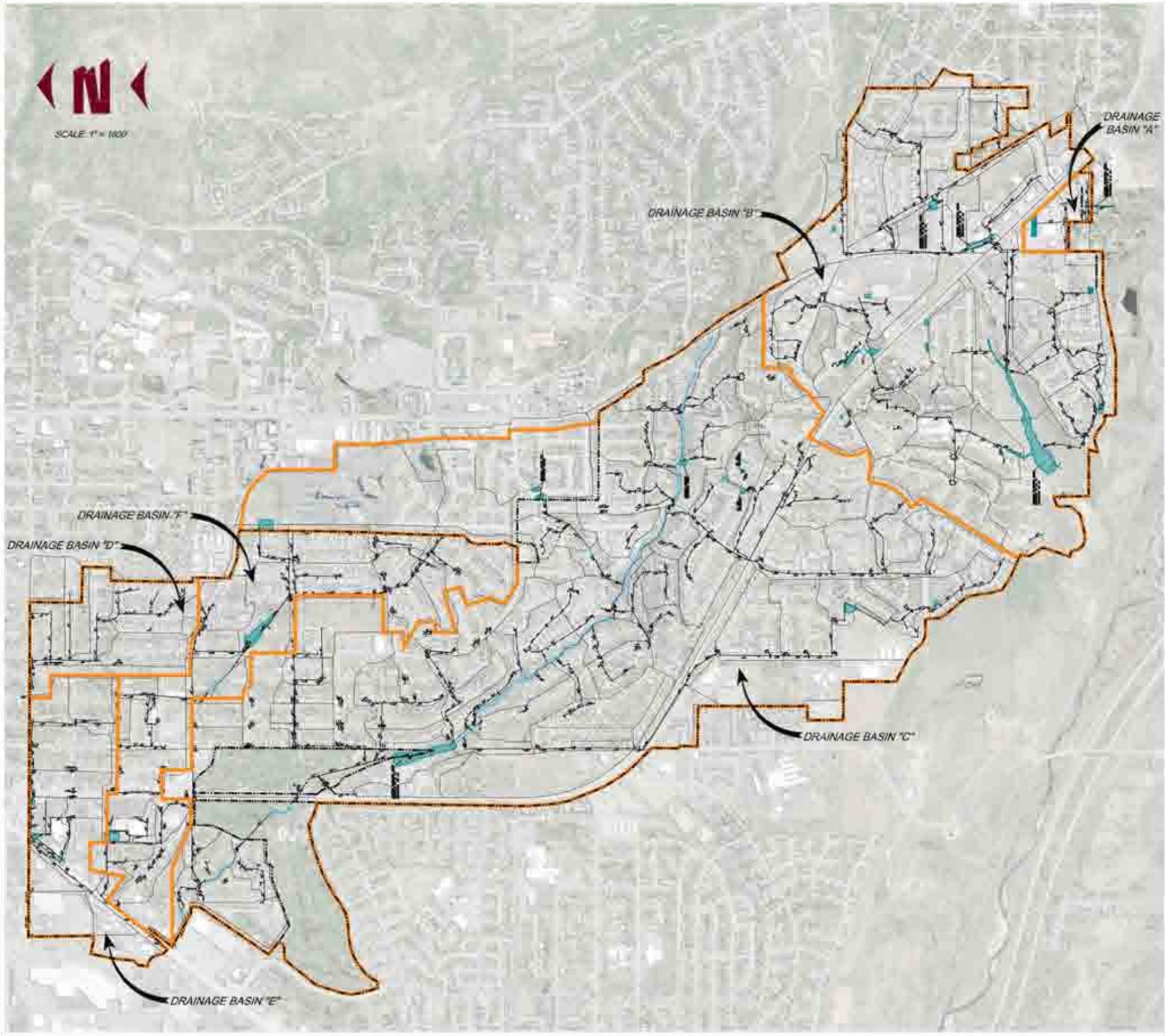
Table 3-4 - Future Land Use

Drainage Basin Gross Area (Acres)						
Future Land Use	A	B	C	D	E	F
Medium Density Residential (R-1-6 / R-1-8)	0	78	601	34	64	4
Low Density Residential (R-1-10)	0	122	139	0	49	0
Two family Residential (R-2)	0	100	104	42	6	55
Medium Density Multi Family (R-3 / R-4)	0	195	81	1	2	15
High Density Multi Family (R-5)	0	33	48	1	29	5
Commercial (C-1, C-2, C-3, CP-2)	20	28	59	2	2	185
Institutional (Schools, Churches, etc.)	0	0	33	0	0	7
City Parks/Open Space	0	45	270	0	0	3
Potential Tributary Lands Outside City Limits	0	0	175	0	0	0
Total Drainage Basin Acreage	20	601	1,310	79	152	274

FUTURE IMPERVIOUS AREAS

The volume of storm water runoff generated by a design storm event is directly related to the amount of impervious area constructed in relation to new development. The potential impervious areas are calculated by analyzing the Subbasin Characteristics and the Future Land Use. Impervious area estimates include half of the fronting roadway based upon the minimum frontages required by current zoning ordinances, estimated driveways, roof areas, patios, outbuildings, barns, etc. that are representative of a minimum lot area within each potential future land use designation. Further detail related to the estimated impervious area in each subbasin has been tabulated and is shown in Appendix B.

SOUTH OGDEN CITY CORPORATION STORM DRAIN CAPITAL FACILITIES PLAN & IMPACT FEE ANALYSIS



LEGEND

- SOUTH OGDEN CITY BOUNDARY
- STUDY AREA BOUNDARY
- DRAINAGE BASIN BOUNDARY
- SUB-BASIN / REACH BOUNDARY
- EXISTING STORM DRAIN PIPE
- EXISTING DETENTION BASIN
- OUTLET CONTROL STRUCTURE
- EXISTING STORM DRAIN MANHOLE
- EXISTING INLET BOX / CATCH BASIN

STORM DRAIN MODEL

FIGURE 3-1

DESIGNED BY: B.C.J. DATE: OCT. 29, 2011
 CHECKED BY: G.C.S. SCALE: 1" = 1000'
 DRAWN BY: B.C.J.

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SECTION 4

CAPITAL FACILITIES PLAN

CAPITAL FACILITIES PLAN ELEMENTS

A conceptual level drainage plan was developed for each drainage basin based upon the following drainage plan elements:

- Conceptual designs of storm drainage improvements are based upon projected peak runoff flow rates from the 10-year storm event and the 100-year storm event. Runoff hydrographs were calculated for the future buildout condition using a HEC-HMS model developed for the South Ogden City storm drainage system.
- Local and regional detention basins are used to reduce peak flows to historical runoff rates or less for major storm drainage facilities. Future detention basin locations and capacities are projected based upon suitable topography and requirements to limit peak downstream flow rates.

Design of Storm Drain Capital Projects

The *HEC- HMS Flood Hydrograph Package* was selected for development of a storm drainage model for the South Ogden City service area. The HEC-HMS model used the SCS curve number and unit hydrograph method for modeling storm drainage from mountain watersheds, and the kinematic wave method was used for modeling storm drainage from urban areas. The storm drainage model was developed using future projected land uses as presented in Figure 3-1, Future Land Use in accordance with the South Ogden City General Plan. Hydrologic characteristics for various land use categories are described in Section 5 of this report.

Existing storm drainage conveyance facilities were evaluated and projected future storm drainage conveyance facilities were designed at a conceptual level using the 10-year, 3-hour storm event and the 100-year, 3-hour storm event. Runoff hydrographs were calculated for these design storms using the HEC-HMS model. The 10-year, 3-hour storm event was selected as the design storm for the initial storm drainage system, and the 100-year, 3-hour storm event was selected as the design storm for the major storm drainage system. Most storm drains were designed as a component of the initial storm drain system. The combination of storm drains and surface flow along roadways typically comprise the major storm drain system. Storm drains were considered the sole component of the major storm drain system at canal crossings, detention basins, and locations where storm drain locations did not correspond to roadways or other surface drainage facilities.

Under typical conditions in City streets, pipe diameters larger than 48 inches are not practical due to the restrictions imposed by the water table, topography, requirements for detention, and conflicts with other utilities. The flow line of a 48-inch diameter pipe with 2 feet of cover is at least 6' below the ground surface. If a 48-inch diameter pipe is discharging to a detention basin, then the bottom of the detention basin also needs to be about 6' below the natural ground surface. At many locations detention basin depths greater than 6 feet are undesirable. Detention basin locations are often selected to limit required pipe diameters to 48-inches or less.

Stormwater Detention

Development increases runoff flow rates and therefore storm water detention basins are constructed to detain flows which exceed the down stream capacity of existing infrastructure. Rainstorms often produce short bursts of intense rainfall that cause runoff flow rates to increase dramatically for a short period. Properly designed detention basins mitigate the effects of short intense rainfall burst and high peak runoff by filling during periods of peak flow and then emptying as the runoff inflow rates decrease. Detention basins are usually designed so that they are empty a few hours after the rainfall event has ended.

Future storm drainage detention facilities can be local detention basins constructed by individual developers to serve their own developments, or regional detention basins constructed by the City to serve many developments within a region. The advantage of local detention basins is that they are funded and constructed entirely by developers. The disadvantage of local detention basins is that they are often small and more difficult to maintain. Local detention basins can become nuisances and eyesores without proper maintenance. Regional detention basins are typically better maintained than local detention basins because they are often designed as multiple use facilities. Regional detention basins can be used as neighborhood parks, sports fields, or similar recreational facilities. Multiple use of regional detention basins enhances their benefit to offset their associated maintenance liability and are perceived by the public as a benefit to their neighborhood.

The drainage plan for the South Ogden Storm Drain Service Area was developed using a mix of local and regional detention. Currently both commercial, and residential development are required to construct local detention that will limit runoff to a maximum rate of 0.2 cfs per acre for the 100-year storm event. Regional detention is provided for older development that may not have any detention or to further limit the storm water flow as it leaves the Service Area. The need for local detention at each new development should be reviewed by the City Engineer on a case-by-case basis.

FUTURE CAPITAL PROJECTS

Table 4-1 provides descriptions of anticipated storm drainage capital projects within the Service Area. The projects are also presented on the Capital Facilities Plan, Figure 4-1. Detailed cost estimates covering the future recommended improvements for each drainage area are included in Appendix C. Construction costs were estimated using typical prices observed for recent projects in the South Ogden City and Weber County areas. Construction cost estimates include all labor and materials, plus a 20% contingency for engineering and unanticipated costs.

Table 4-2 - Future Capital Projects

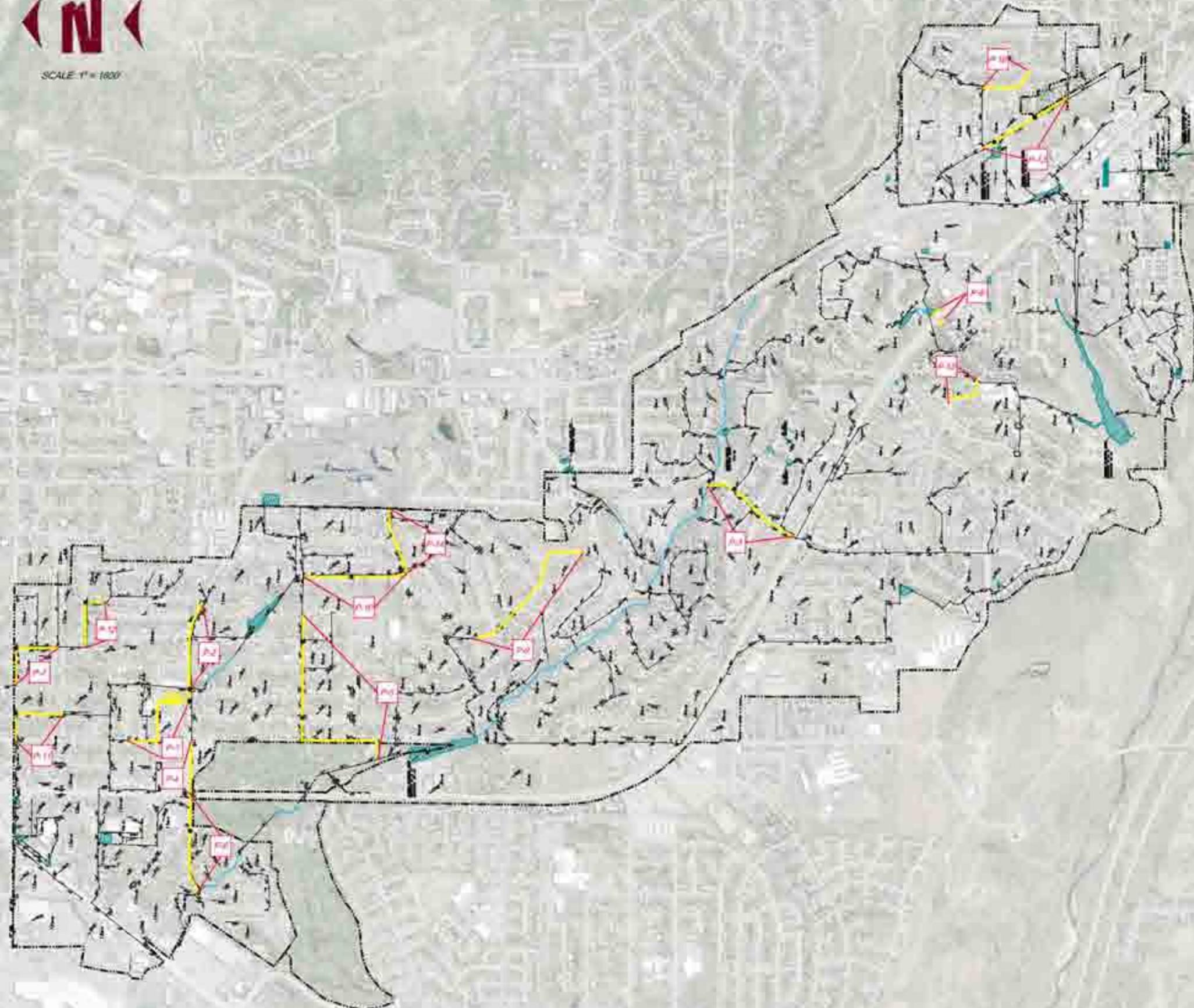
Project Identification	Description	Construction Cost Estimate
P-1	Replace the existing storm drain system on 40 th Street between Orchard Avenue and Porter Avenue with 24" and 30" diameter storm drain pipes and construct a detention pond and outlet control structure.	\$517,500.00
P-2	Replace the existing storm drain system on 40 th Street between Nordin Avenue and Orchard Avenue with 18" and 24" diameter storm drain pipes.	\$252,000.00
P-3	Replace the existing storm drain system on Glassman Way between Highway 89 and Burch Creek	\$427,800.00
P-4	Replace the existing storm drain system on 40 th street between Adams Avenue and Washington Blvd. with a 24" diameter storm drain pipes.	\$169,200.00
P-5	Replace the existing storm drain system on 42 nd street between Liberty Avenue and Adams Avenue and on Adams Avenue between 42 nd Street and 4350 South with 30" and 36" diameter storm drain pipes.	\$779,100.00
P-6	Replace the existing storm drain system on 40 th street between Washington Blvd. and Burch Creek with 21" and 24" diameter storm drain pipes.	\$298,800.00
P-7	Replace the existing storm drain system on 675 east between Bel Mar Drive and 36 th Street and on 36 th Street between 675 East and Jefferson Avenue with 24" and 30" storm drain pipes.	\$255,000.00
P-8	Rebuild and existing storm drain structure and construct a new structure on the north and south sides of Highway 89 at approximately 1475 East.	\$100,800.00
P-9	Furnish and Install a 15" diameter storm drain pipe in Madison Avenue between Edgewood Drive and 4650 South Street	\$243,000.00
P-10	Replace the existing storm drain system on Monroe Avenue between 42 nd and 45 th Streets with 27" diameter storm drain pipe.	\$318,000.00

Project Identification	Description	Construction Cost Estimate
P-11	Replace the existing storm drain system on Porter Avenue between 36 th Street and 37 th Street and on 36 th Street between Porter Avenue and Adams Avenue.	\$245,160.00
P-12	Replace the existing storm drain system on Raymond Avenue between 38 th street and Bel Mar Avenue and on Bel Mar Avenue between Raymond Avenue and Madison Avenue with and 18" diameter storm drain pipe.	\$125,400.00
P-13	Replace the existing storm drain system on Wasatch Drive between 5750 East and 5975 east Streets with 18", 30" and 36" Pipes	\$360,600.00
P-14	Furnish and Install a 15" diameter storm drain pipe in 45 th Street between 900 East and Monroe Blvd.	\$166,200.00
P-15	Furnish and Install a 15" diameter storm drain pipe in 5700 east between 1050 east and the Racquet Club.	\$111,000.00
P-16	Furnish and Install 15" Diameter storm drain pipe on Village Way between Willow Wood Land and 5775 South Street	\$138,000.00
Total Project Cost		\$5,407,560.00



SCALE: 1" = 100'

SOUTH OGDEN CITY CORPORATION STORM DRAIN CAPITAL FACILITIES PLAN & IMPACT FEE ANALYSIS



LEGEND

-  SOUTH OGDEN CITY BOUNDARY
-  PROPOSED PROJECT
-  PROPOSED PROJECT NUMBER
-  EXISTING STORM DRAIN PIPE
-  EXISTING DETENTION BASIN
-  OUTLET CONTROL STRUCTURE
-  EXISTING STORM DRAIN MANHOLE
-  EXISTING INLET BOX / CATCH BASIN

CAPITAL FACILITIES PLAN
PROJECT MAP

FIGURE
4-1

DRAWN BY: B.C.J. DATE: OCT. 29, 2011
 CHECKED BY: G.C.S. SCALE: 1"=100'
 DESIGNED BY: B.C.J.



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SECTION 5

IMPLEMENTATION OF CAPITAL FACILITIES PLAN

ELEMENTS OF IMPLEMENTATION

In accordance with the recommendations of the Capital Facilities Plan, the proposed projects must now be designed, constructed, and maintained. The previous sections of the Capital Facilities Plan have established a planning base, discussed existing and future drainage needs, and defined proposed improvements to address existing and future storm drain problems. This section will discuss some of the considerations relative to implementing the Capital Facilities Plan. Included are discussions on:

- Implementation Responsibility
- Priorities for Proposed Capital Facilities
- Maintenance
- Funding Alternatives
- Compliance with Regulations
- Review of Proposed Developments
- Drainage Plan Updating

IMPLEMENTATION RESPONSIBILITY

A City's institutional responsibility for its citizens requires that some action be taken regarding the nuisance and damage associated with flooding. South Ogden City has the responsibility to plan, build, and maintain needed improvements and implement equitable charges for those improvements.

PRIORITIES FOR PROPOSED CAPITAL IMPROVEMENTS

Prioritization of projects is important to obtain the greatest benefit from available financial resources. The highest priority is given to those areas currently experiencing problems or where the potential consequences of not making improvements are the most severe. Assigning priorities is difficult because the need for many improvements depends upon future development patterns which are very difficult to predict. Project priorities have been tentatively proposed by the order in which the capital improvement projects are listed for each drainage basin. The lower the number the higher the priority for each basin.

MAINTENANCE

Proper maintenance of drainage facilities will preserve design capacities by reducing accumulations of sediments, weeds and debris. If drainage facilities are not adequately maintained, drainage facilities will not function as intended, and they will generally become a hazard and a blight on the City's landscape. The construction of additional facilities in the future increases the maintenance burden. It is necessary that sufficient maintenance labor and equipment be made available to ensure proper function and community acceptance.

FUNDING ALTERNATIVES

An integral component in the implementation of the storm drain capital facilities plan is a sound method of financing construction and maintenance activities. Two principles should be considered when developing a funding strategy:

- All properties benefit from the drainage system;
- All property owners should pay their fair share of the costs to construct and maintain the storm drainage system.

There are several approaches available to fund the construction and maintenance of a storm drainage system. Funding sources include the City's general fund, impact fees, a storm drainage utility charge, and funding from other entities.

General Fund

Some cities fund some or all of the storm drainage costs through the city's general fund. This approach is typically used to construct minor improvements and to maintain the existing system. Major improvements are usually funded through other means.

Impact Fees

South Ogden City currently assesses an impact fee to construct master planned storm drain improvements needed to facilitate impacts from new development. Fees for new development should be based upon paying for an equitable portion of the facilities needed to control runoff and convey it from the development through adjacent and other affected areas. Under impact fee regulations established by the State of Utah the following steps are required to adopt and expend impact fees:

- 1) Capital improvements to be financed with impact fees must be identified in a capital facilities plan and impact fee facilities plan. These improvements must be reasonably related to growth.
- 2) Impact fees must be calculated based on a proportionate share analysis. This means that impact fees charged to new development cannot exceed the proportionate share of the capital improvements necessitated by that development.
- 3) Impact fee funds must be expended or otherwise encumbered within 6 years from the date they are collected.

The fair and equitable establishment of impact fee assessments have become more widely accepted by the development community. An Impact Fee Analysis related to the assessment of impact fees is presented in Section 7 of this document in accordance with the direction established by the Utah State Legislature.

Storm Drain Utility

The City Council created and established the storm drain utility as part of the City's overall storm sewer system for planning, designing, constructing, maintaining, administering and operating the City's storm drain system. Essentially, the Storm Drain Utility permits the charge of a monthly fee to be commonly charged for maintenance, administration, and for needed capital improvements. These monthly fees are dependent on a formula which uses impervious area calculations to estimate the runoff expected from individual properties. Long-term debt financing is normally used to fund capital improvements with the indebtedness being repaid with a portion of the collected fees. In the event that capital improvements are constructed with Storm Drain Utility Funds, impact fees may be used to reimburse Storm Drain Utility funds used to pay for those projects that facilitate new growth.

Funding from other Entities

UDOT owns and maintains several highways within South Ogden City. These highways include Washington Boulevard, Harrison Boulevard and U.S. Highway 89. Discussions with UDOT are recommended to better define responsibilities, coordinate future storm drainage improvements, and seek UDOT's participation in funding the construction of new facilities. UDOT typically contributes to the funding of new facilities in proportion to the runoff generated on their roadways as compared to the total capacity of the storm drainage facility.

COMPLIANCE WITH FEDERAL, STATE AND LOCAL GUIDELINES

As required by current EPA, the State of Utah Division of Water Quality oversees the implementation of a program designed to improve the quality of storm water discharges. This program is called the National Pollutant Discharge Elimination System (NPDES). In response to these requirements, South Ogden City has developed and implemented a storm water management plan (SWMP). The intent of the SWMP is to provide local standards and guidelines aimed at reducing environmental damage caused by reducing or eliminating harmful storm drain discharges.

South Ogden City should continue to provide education to residents, implement strategies that will reduce or eliminate the pollution of runoff water, apply a combination of structural improvements and/or non-structural best management practices (BMP's) appropriate for the community, use ordinances, or other applicable regulatory mechanism to address post-construction runoff from new development and redevelopment projects and ensure adequate long-term operation and maintenance of controls that would minimize water quality impacts.

REVIEW OF PROPOSED DEVELOPMENTS

The City should continue to require developers to submit drainage plans that demonstrate their compliance with federal, State and local regulations as well as this storm drain capital facilities plan. City review of the developer's proposed drainage plans will help assure that proposed facilities are adequate for the long term needs of the development.

On-site drainage plans should include provisions for storm drainage collection and conveyance using the minor storm (10-year event) to design for nuisance flooding and the major storm (100-year event) to show that buildings are not impacted. The storm drain capital facilities

plan was developed with the assumption that most commercial and residential development will provide on-site detention to limit the peak runoff rate to 0.2 cfs per acre for the 100-year storm event. Detention facilities should be designed to prevent overtopping except through a properly designed spillway or identified emergency overflow.

UPDATING THE STORM DRAIN CAPITAL FACILITIES PLAN

The South Ogden Storm Drain Capital Facilities Plan is based upon many assumptions concerning development patterns and future land use. The information used for the storm drain capital facilities plan represents the City's best effort at this point in time to project the future development patterns and land use. However, planning is not a one time event, but rather an ongoing process. Storm drainage needs may change due to changing growth patterns, new regulatory requirements, the City's desire for a different level of service or amendments to the Future Land Use element of the General Plan. As the City undertakes certain planning amendments, this document should be reviewed and updated accordingly. Annual reviews of this document with general updates every 5 years are recommended.

SECTION 6

IMPACT FEE FACILITIES PLAN

DESCRIPTION

The Impact Fee Facilities Plan (IFFP) is included as part of this study. An IFFP is required by the Impact Fee Act and forms a basis for calculating an impact fee. The IFFP differs from the CFP in that the IFFP is concerned with a planning window that is more short term (6 - 10 years) while the CFP looks at a much longer term. The CFP is used for long term planning while the IFFP is used to calculate the impact fee. Both the IFFP and the CFP described herein represent the City's best effort at this point in time to project the need for new sewer facilities. However, facilities planning is not a one time event, but rather an ongoing process. Projected capital facilities may change in the future due to changing growth patterns, new regulatory requirements, or unanticipated needs. As the City prepares further planning, this document should be reviewed and updated accordingly.

EXISTING FACILITIES

Unless they are located within a private development, the existing storm drain system improvements within Service Area are owned by South Ogden City Corporation. The original system was not installed all at one time but has steadily increased in size as areas of the City have developed. Many storm drain pipes, manholes and catch basins were installed in order to serve individual residential developments. Many of the original trunk lines have remained largely unchanged since they were installed. Even though in more recent years, new growth within the Service Area has slowed, Storm Drain Improvements will need to be planned and upgraded to accommodate the additional demands caused by growth.

SERVICE STANDARDS

The current standards for the storm drain system requires that runoff discharges from developed land are no higher than pre-developed levels. Due to variations in elevation, topography, soil permeability, vegetation, etc. Discharge rates are limited to 0.2 cfs/acre. In some cases, the flow is further restricted to 0.1 cfs/acre. This is accomplished through smaller private detention basins located inside of developments as well as larger regional detention basins that are maintained and operated by South Ogden City.

PROJECTED IMPACTS FROM NEW DEVELOPMENT

Expansion of the storm drain system has occurred in the past and will continue to be required as a direct impact from population growth and development. However, new development will also increase storm drain runoff. As development occurs, some existing facilities are expected to become inadequate and will need to be replaced or up-graded. It is anticipated that major capital facilities projects for the storm drain system will be constructed as indicated on Exhibit 4-1.

PROPOSED IMPROVEMENTS

Several improvements are necessary to help minimize future impact on existing storm drain facilities. The projects listed below are the ones the City anticipates will be required within the next 10 years.

Table 6 -1 10 Year Projects

Project Identification	Description	Construction Cost Estimate
P-1	Replace the existing storm drain system on 40 th Street between Orchard Avenue and Porter Avenue with 24" and 30" diameter storm drain pipes and construct a detention pond and outlet control structure.	\$517,500.00
P-2	Replace the existing storm drain system on 40 th Street between Nordin Avenue and Orchard Avenue with 18" and 24" diameter storm drain pipes.	\$252,000.00
P-3	Replace the existing storm drain system on Glassman Way between Highway 89 and Burch Creek	\$427,800.00
P-4	Replace the existing storm drain system on 40 th street between Adams Avenue and Washington Blvd. with a 24" diameter storm drain pipes.	\$169,200.00
P-5	Replace the existing storm drain system on 42 nd street between Liberty Avenue and Adams Avenue and on Adams Avenue between 42 nd Street and 4350 South with 30" and 36" diameter storm drain pipes.	\$779,100.00
P-6	Replace the existing storm drain system on 40 th street between Washington Blvd. and Burch Creek with 21" and 24" diameter storm drain pipes.	\$298,800.00
P-7	Replace the existing storm drain system on 675 east between Bel Mar Drive and 36 th Street and on 36 th Street between 675 East and Jefferson Avenue with 24" and 30" storm drain pipes.	\$255,000.00
Total Project Cost		\$2,699,400.00

Improvements and construction costs are identified to address existing and future storm drain requirements. Construction costs were estimated using typical prices observed for recent projects in South Ogden City and the Weber County areas and are presented in current dollars. Recent price and economic trends indicate that future costs are difficult to predict with certainty. Engineering cost estimates given in this study should be regarded as conceptual and appropriate.

for use as a planning guide. Only during final design can a definitive and more accurate estimate be expected. Construction cost estimates include all labor and materials, plus a 20% contingency for engineering and unanticipated costs. Individual cost estimates are included in the Appendix C.

UPDATING THE STORM DRAIN IMPACT FEE FACILITIES PLAN

Like the Capital Facilities Plan, Impact Fee Facilities Plan is based upon many assumptions concerning development patterns and future land use. The information used for the plan represents the City's best effort at this point in time to project the future development patterns and land use. However, planning is not a one time event, but rather an ongoing process. Storm drain flows and drainage patterns may change due to changing growth patterns, new regulatory requirements. However, as previously discussed, new growth in the service area is limited due to the lack of vacant land. The IFFP should be reviewed annually with the CFP. It is recommended that updates to the plan should be completed at a minimum interval of 5 years.

CERTIFICATION

I certify that the impact fee analysis presented herein includes only the costs of public facilities that are allowed under the Impact Fee Act, actually incurred, or projected to be incurred or encumbered within 6 years after the day on which each impact fee is paid. It does not include the following: (1) costs of operation and maintenance of the public facilities; (2) costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; (3) an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and methodological standards set forth by the Federal Office of Management and Budget for federal grant reimbursement; (4) offsets costs with grants or other alternate sources of payment; and (5) complies in each and every relevant respect with the Impact Fee Act.

Brad C. Jensen P.E.

SECTION 7

IMPACT FEE ANALYSIS

DESCRIPTION

The purpose of the Impact Fee Analysis is to identify capital facilities improvements that are to be financed completely, or in part by impact fees and to calculate an appropriate impact fee amount. Development impact fees are a one-time charge on new development for the purpose of funding new or expanded public facilities necessitated by that development. In 1995, the Utah State Legislature passed the Impact Fee Act (Section 11-36 of the Utah Code Ann.). This act has been regularly updated and regulates how impact fees can be calculated, implemented, and challenged. Discussions in this document relating to impact fees are intended to provide the basis for planning and provide justification as required by the Impact Fees Act. A copy of the current Impact Fee Act is included with this study in Appendix D.

METHODOLOGY

As outlined in the Impact Fees Act, the following steps are taken to calculate the impact fee:

1. Identify the impact on the existing system required by the development activity
2. Demonstrate how those impacts on the system improvements are reasonably related to the new development activity
3. Estimate the proportionate share of the costs of impacts on system improvements that are reasonably related to the new development
4. Based on the above steps and the requirements of the Utah Code, Title 11 Chapter 36, identify how the impact fee is calculated.

DETERMINATION OF EQUIVALENT BASIS FOR ANALYSIS

As discussed in previous sections, the most common equivalent base used of analysis, design and planning for future growth in a storm water system is square footage of impervious area (hard surface). Impervious area is estimated based on zoning density requirements and restrictions. The anticipated runoff from a typical square foot of impervious area located within the Service Area is then used to apportion the cost of future projects. Presented below are calculations that estimate the future additional impervious area as it is related to the increase in population.

Current Population (2013)	=	16,831 people
Population at 10 years (2023)	=	<u>17,869 people</u>
Population Increase		1,038 people

It is assumed that 30% of the population growth will be associated with single family homes, while 70% be associated with commercial (multi-family).

Assume single family has 3.5 people/home and multi family (residential) has 2.5 people/unit.

Estimate Impervious area for single family residential growth. Assume growth is all in the R-1-8 zone* and has 38% impervious area, (Appendix B).

$$1,038 \text{ people} \times 0.30 = 311.4 \text{ people}$$

$$311.4 \text{ people} \div 3.5 \text{ people/home} = 88.97 \text{ homes}$$

$$88.97 \text{ homes} \times 8,000 \text{ ft}^2/\text{home} = 711,760 \text{ ft}^2$$

$$711,760 \text{ ft}^2 \times 0.38 = 270,468 \text{ ft}^2 \text{ of impervious area}$$

* The R-1-8 zone will be used in this study as a typical single family residential development. This is due to the fact that nearly all of the single family development that will take place in the Service Area will be "fill-in" developments. It is expected that smaller lots represented by the R-1-8 zones will be typical of the "fill-in" developments.

Estimate impervious area for commercial / multi-family residential (20 units/acre). Assume impervious area has 80% impervious area, (Appendix B).

$$1,038 \text{ people} \times 0.70 = 726.6 \text{ people}$$

$$726.6 \text{ people} \div 2.5 \text{ people/unit} = 290.6 \text{ units}$$

$$290.6 \text{ units} \div 20 \text{ units/acre} = 14.53 \text{ acres}$$

$$14.53 \text{ acre} \times 0.80 = 11.62 \text{ acres of impervious area}$$

$$11.62 \text{ acres} \times 43,560 \text{ ft}^2/\text{acre} = 506,167 \text{ ft}^2 \text{ of impervious area}$$

$$\text{Total Impervious Area Increase } 270,468 \text{ ft}^2 + 506,167 \text{ ft}^2 = 776,635 \text{ ft}^2$$

PROPORTIONATE SHARE ANALYSIS

It is important that both existing residents and future development pay their proportionate share of the costs for improvements to the sewer system. An impact fee calculated by proportionate share analysis is necessary to achieve an equitable sharing of costs. The amount of the impact fee is calculated by using a proportionate share analysis that considers only the costs of future capital improvements. The impact fee calculation contained in this document does not include recoupment of costs for the investment by current residents in existing facilities. Some recoupment amount may be justified for existing system facilities. However, detailed studies would be required to provide justification for any potential recoupment fee. The approach detailed in this document gives a lower, but easily defensible, impact fee. The steps completed for the proportionate share analysis are outlined below.

- 1) **Estimate Costs for Future Capital Improvements** - As indicated in Table 6-1. The total estimated construction cost for all proposed improvements identified in the Impact Fee Facilities Plan is \$ 2,699,400.00. However, not all of the costs are eligible to be funded from impact fees. Some improvements may be constructed by existing residents, by developers, by UDOT, by South Ogden City, and so on. Table 6-1 is located on the following page is a summary of each of the estimated cost of anticipated capital projects and a recommendation as to how much of the project cost should be funded from impact fees.

Table 7-1 Cost Allocation Summary

Project No.	Description	Existing System Upgrade	System Improvement (Impact Fee Eligible)	Total Estimated Project Cost
1	Replace the existing storm drain system on 40 th Street between Orchard Avenue and Porter Avenue with 24" and 30" diameter storm drain pipes and construct a detention pond and outlet control structure.	\$155,250.00	\$362,250.00	\$517,500.00
2	Replace the existing storm drain system on 40 th Street between Nordin Avenue and Orchard Avenue with 18" and 24" diameter storm drain pipes.	\$75,600.00	\$176,400.00	\$252,000.00
3	Replace the existing storm drain system on Glassman Way between Highway 89 and Burch Creek	\$128,340.00	\$299,460.00	\$427,800.00
4	Replace the existing storm drain system on 40 th street between Adams Avenue and Washington Blvd. with a 24" diameter storm drain pipes.	\$139,320.00	\$29,880.00	\$169,200.00
5	Replace the existing storm drain system on 42 nd street between Liberty Avenue and Adams Avenue and on Adams Avenue between 42 nd Street and 4350 South with 30" and 36" diameter storm drain pipes.	\$623,280.00	\$155,820.00	\$779,100.00
6	Replace the existing storm drain system on 40 th street between Washington Blvd. and Burch Creek with 21" and 24" diameter storm drain pipes.	\$268,920.00	\$29,880.00	\$298,800.00
7	Replace the existing storm drain system on 675 east between Bel Mar Drive and 36 th Street and on 36 th Street between 675 East and Jefferson Avenue with 24" and 30" storm drain pipes..	\$255,000.00	\$0.00	\$255,000.00
Totals		\$1,645,710.00	\$1,053,690.00	\$2,699,400.00

- 2) **Apportion Costs to the Projected Service Base** - There are two options available for assessing the impact fee that is proportionate and reasonably related to the costs outlined in the IFFP and in Table 7-1 above. Both options are presented as follows:

Method 1

Although a portion of the estimated cost of the proposed storm drain improvements are required due to projected growth, they will also serve existing residents. Since all residents of the City will share the benefit from the improvements the entire anticipated impervious area at 10 years from the date of this study is used as the service base.

Estimated total impervious area: 43,262,921 ft² (Appendix B)

Estimated Cost of Eligible Capital Facilities Projects = \$ 1,053,690.00

$$\text{Impact Fee} = \frac{\$ 1,053,690.00}{43,262,921 \text{ ft}^2} = \mathbf{\$ 0.024 / \text{ft}^2 \text{ of Impervious Area}}$$

Using Method 1, The Impact fee is calculated by multiplying the impervious area of the proposed development by \$ 0.024/ ft². Sample calculations as follows:

Single Family Residential

$$3,030 \text{ ft}^2 \text{ Impervious Area}^* / \text{Residence} \times \$ 0.024 / \text{ft}^2 = \text{Impact Fee}$$

Example Calculation

$$3,030 \text{ ft}^2 \times \$ 0.024 / \text{ft}^2 = \$ 72.72$$

Commercial / Multi-Family

$$\text{Square Footage of Impervious Area} \times \$ 0.024 / \text{ft}^2 = \text{Impact Fee}$$

* 3030 ft² of Impervious Area is typical of a home in a R-1-8 zone (see Appendix B).

Method 2

Using this method, the estimated costs of eligible capital improvements are divided by the impervious area related to growth only. Using this fee, the individuals or activities who develop properties within the study area would pay for the growth related capital improvements.

Estimated increase in impervious area in 10 years: 826,459 ft²

Estimated Cost of Eligible Capital Facilities Projects = \$ 1,053,690.00

$$\text{Impact Fee} = \frac{\$ 1,053,690.00}{776,635 \text{ ft}^2} = \$ 1.36 / \text{ft}^2 \text{ of Impervious Area}$$

Using Method 2, The Impact fee is calculated by multiplying the impervious area of the proposed development by \$ 1.36/ ft². Sample calculations as follows:

Single Family Residential

$$3,030 \text{ ft}^2 \text{ Impervious Area}^* / \text{Residence} \times \$ 1.36 / \text{ft}^2 = \text{Impact Fee}$$

Example Calculation

$$3,030 \text{ ft}^2 \times \$ 1.36 / \text{ft}^2 = \$ 4,120.80$$

Commercial / Multi-Family

$$\text{Square Footage of Impervious Area} \times \$ 1.36 / \text{ft}^2 = \text{Impact Fee}$$

* 3030 ft² of Impervious Area is typical of a home in a R-1-8 zone (see Appendix B).

RECOMMENDED IMPACT FEE

As indicated above, **the maximum impact fee per ERU that could be imposed is \$ 1.36 / ft². For a single family home this results in an impact fee of \$ 4,120.80.** We recommend imposing the full amount. However, it should be understood that this is a recommendation only. The City Council is free to adopt a lesser amount if they choose.

ADMINISTRATION OF IMPACT FEE FUNDS

When Impact fee funds are collected, they should be held in a separate account. Accounting records should provide a clear audit trail which can demonstrate that impact fee funds were used only for the capital improvements for which they were collected and must be utilized within the time required by the Impact Fee Act.

CERTIFICATION

I certify that the impact fee analysis presented herein includes only the costs of public facilities that are allowed under the Impact Fee Act, actually incurred, or projected to be incurred or encumbered within 6 years after the day on which each impact fee is paid. It does not include the following: (1) costs of operation and maintenance of the public facilities; (2) costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; (3) an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and methodological standards set forth by the Federal Office of Management and Budget for federal grant reimbursement; (4) offsets costs with grants or other alternate sources of payment; and (5) complies in each and every relevant respect with the Impact Fee Act.

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**APPENDIX A
POPULATION ESTIMATES**

South Ogden City Population

People per Home	3.0
2000 Census Population	14,337
2010 Census Population	16,532
Annual Avg Rate of Change =	0.60%

Year	South Ogden City Population Estimate	
2010	16532	
2011	16,631	
2012	16,731	
2013	16,831	
2014	16,932	
2015	17,034	
2016	17,136	
2017	17,239	
2018	17,342	
2019	17,446	
2020	17,551	
2021	17,656	
2022	17,762	
2023	17,869	
2024	17,976	
2025	18,084	<= Build Out
2026	18,193	
2027	18,302	
2028	18,411	
2029	18,522	
2030	18,633	
2031	18,745	
2032	18,857	
2033	18,971	
2034	19,084	
2035	19,199	
2036	19,314	
2037	19,430	
2038	19,546	
2039	19,664	
2040	19,782	
2041	19,900	
2042	20,020	
2043	20,140	
2044	20,261	
2045	20,382	
2046	20,505	
2047	20,628	
2048	20,751	
2049	20,876	
2050	21,001	

**APPENDIX B
SUB-BASIN IMPERVIOUS AREA**

DRAINAGE BASIN A

Future Potential Land Use	Drainage Basin A Gross Area (Acres)	Directly & Indirectly Connected Impervious Areas	Total Impervious Area (Acres)
Medium Density Residential (R-1-6 / R-1-8)	0	45%	0.00
Low Density Residential (R-1-10)	0	32%	0.00
Two Family Residential (R-2)	0	35%	0.00
Medium Density Multiple Family Residential (R-3 / R-4)	0	42%	0.00
High Density Multiple Family (R-5)	0	37%	0.00
Total Residential Impervious Area (Acres)			0.00
Commercial and Planned Commercial (C-1, C-2, C-3, CP-2)	20	80%	16.00
Institutional (schools, Churches, government)	0	10%	0.00
City Parks / Open Space	0	0%	0.00
Potential Tributary Lands Outside City Limits	0	10%	0.00
Total Commercial, Open Space & Institutional Impervious Area (Acres)			16.00

DRAINAGE BASIN B

Future Potential Land Use	Drainage Basin B Gross Area (Acres)	Directly & Indirectly Connected Impervious Areas	Total Impervious Area (Acres)
Medium Density Residential (R-1-6 / R-1-8)	78	45%	35.10
Low Density Residential (R-1-10)	122	32%	39.04
Two Family Residential (R-2)	100	35%	35.00
Medium Density Multiple Family Residential (R-3 / R-4)	195	42%	81.90
High Density Multiple Family (R-5)	33	37%	12.21
Total Residential Impervious Area (Acres)			201.35
Commercial and Planned Commercial (C-1, C-2, C-3, CP-2)	28	80%	22.40
Institutional (schools, Churches, government)	0	10%	0.00
City Parks / Open Space	45	0%	0.00
Potential Tributary Lands Outside City Limits	0	10%	0.00
Total Commercial, Open Space & Institutional Impervious Area (Acres)			22.40

DRAINAGE BASIN C

Future Potential Land Use	Drainage Basin A Gross Area (Acres)	Directly & Indirectly Connected Impervious Areas	Total Impervious Area (Acres)
Medium Density Residential (R-1-6 / R-1-8)	601	45%	270.45
Low Density Residential (R-1-10)	139	32%	44.48
Two Family Residential (R-2)	104	35%	36.40
Medium Density Multiple Family Residential (R-3 / R-4)	81	42%	34.02
High Density Multiple Family (R-5)	48	37%	17.76
Total Residential Impervious Area (Acres)			403.11
Commercial and Planned Commercial (C-1, C-2, C-3, CP-2)	59	80%	47.20
Institutional (schools, Churches, government)	33	10%	3.30
City Parks / Open Space	70	0%	0.00
Potential Tributary Lands Outside City Limits	175	10%	17.50
Total Commercial, Open Space & Institutional Impervious Area (Acres)			68.00

DRAINAGE BASIN D

Future Potential Land Use	Drainage Basin D Gross Area (Acres)	Directly & Indirectly Connected Impervious Areas	Total Impervious Area (Acres)
Medium Density Residential (R-1-6 / R-1-8)	34.0	45%	15.30
Low Density Residential (R-1-10)	0.0	32%	0.00
Two Family Residential (R-2)	42.0	35%	14.70
Medium Density Multiple Family Residential (R-3 / R-4)	1.0	42%	0.42
High Density Multiple Family (R-5)	0.5	37%	0.19
Total Residential Impervious Area (Acres)			30.61
Commercial and Planned Commercial (C-1, C-2, C-3, CP-2)	1.5	80%	1.20
Institutional (schools, Churches, government)	0.0	10%	0.00
City Parks / Open Space	0.0	0%	0.00
Potential Tributary Lands Outside City Limits	0.0	10%	0.00
Total Commercial, Open Space & Institutional Impervious Area (Acres)			1.20

DRAINAGE BASIN E

Future Potential Land Use	Drainage Basin E Gross Area (Acres)	Directly & Indirectly Connected Impervious Areas	Total Impervious Area (Acres)
Medium Density Residential (R-1-6 / R-1-8)	64	45%	28.80
Low Density Residential (R-1-10)	0	32%	0.00
Two Family Residential (R-2)	49	35%	17.15
Medium Density Multiple Family Residential (R-3 / R-4)	6	42%	2.52
High Density Multiple Family (R-5)	2	37%	0.74
Total Residential Impervious Area (Acres)			49.21
Commercial and Planned Commercial (C-1, C-2, C-3, CP-2)	29	80%	23.20
Institutional (schools, Churches, government)	2	10%	0.20
City Parks / Open Space	0	0%	0.00
Potential Tributary Lands Outside City Limits	0	10%	0.00
Total Commercial, Open Space & Institutional Impervious Area (Acres)			23.40

DRAINAGE BASIN F

Future Potential Land Use	Drainage Basin F Gross Area (Acres)	Directly & Indirectly Connected Impervious Areas	Total Impervious Area (Acres)
Medium Density Residential (R-1-6 / R-1-8)	4	45%	1.80
Low Density Residential (R-1-10)	0	32%	0.00
Two Family Residential (R-2)	55	35%	19.25
Medium Density Multiple Family Residential (R-3 / R-4)	15	42%	6.30
High Density Multiple Family (R-5)	5	37%	1.85
Total Residential Impervious Area (Acres)			29.20
Commercial and Planned Commercial (C-1, C-2, C-3, CP-2)	185	80%	148.00
Institutional (schools, Churches, government)	7	10%	0.70
City Parks / Open Space	3	0%	0.00
Potential Tributary Lands Outside City Limits	0	10%	0.00
Total Commercial, Open Space & Institutional Impervious Area (Acres)			148.70

IMPERVIOUS AREA ESTIMATE

R-1-6 (Lot Size 6,000 ft²)

R-2 Single

R-3 Single

Building*	35' x 24' = 810 ft ²
Driveway	18' x 30' = 540 ft ²
Sidewalk	4' x 80' = 240 ft ²
Fronting Road	80' x 17' = <u>1440 ft²</u>
Total	3030 ft ²

* Connected impervious area only

Impervious Area percentage $3,030 \text{ ft}^2 / 6,000 \text{ ft}^2 = 0.505$ (use 50%)

R-1-8 (Lot Size 8,000 ft²)

Building*	35' x 24' = 810 ft ²
Driveway	18' x 30' = 540 ft ²
Sidewalk	4' x 80' = 240 ft ²
Fronting Road	80' x 17' = <u>1440 ft²</u>
Total	3030 ft ²

* Connected impervious area only

Impervious Area percentage $3,030 \text{ ft}^2 / 8,000 \text{ ft}^2 = 0.378$ (use 38%)

R-1-10 (Lot Size 10,000 ft²)

Building*	38' x 24' = 988 ft ²
Driveway	20' x 30' = 600 ft ²
Sidewalk	4' x 80' = 240 ft ²
Fronting Road	80' x 17' = <u>1440 ft²</u>
Total	3268 ft ²

* Connected impervious area only

Impervious Area percentage $3,268 \text{ ft}^2 / 10,000 \text{ ft}^2 = 0.327$ (use 33%)

R-2 Duplex

Building*	35' x 24' = 810 ft ²
Driveway	18' x 30' = 540 ft ²
Sidewalk	4' x 80' = 240 ft ²
Fronting Road	80' x 17' = <u>1440 ft²</u>
Total	3030 ft ²

* Connected impervious area only

Impervious Area percentage $3,030 \text{ ft}^2 / 8,500 \text{ ft}^2 = 0.356$ (use 36%)

Other percentages based on actual impervious area measurements

R-3 Duplex	52%
R-4	35%
R-5	37%
R-3zc	52%
Commercial C-1, C-2, C-3, CP-2	90%
Institutional	10%
Parks / Open Space	0%

APPENDIX C
PROJECT COST ESTIMATES

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 1

Location: On 40th Street Between Orchard Avenue and Porter Avenue Avenue

Description: Replace Existing Storm Drain System with New 24" and 30" Diameter Storm Drain Pipes, Construct Detention Pond and Construct Outlet Structures

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 24" Diameter RCP Storm Drain Pipe	1,200 L.F.	\$65.00	\$78,000.00
2	Furnish and Install 30" Diameter RCP Storm Drain Pipe	500 L.F.	\$85.00	\$42,500.00
3	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	2 Each	\$4,500.00	\$9,000.00
4	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$5,000.00	\$20,000.00
5	Furnish and Install Inlet Box	8 Each	\$2,000.00	\$16,000.00
6	Construct Inlet Structure	1 Each	\$10,000.00	\$10,000.00
7	Import Fill Material For Embankments	3,000 C.Y.	\$12.00	\$36,000.00
8	Rough and Fine Grading	20,000 S.F.	\$1.50	\$30,000.00
9	Landscaping and Sprinkler Replacement	3,500 S.F.	\$2.50	\$8,750.00
10	Connect to Existing Storm Drain Pipe	4 Each	\$1,000.00	\$4,000.00
11	Furnish and Install 3" Minus Granular Backfill	4,000 Tons	\$15.00	\$60,000.00
12	Furnish and Install Asphalt Trench Patch	1,100 Tons	\$90.00	\$99,000.00
13	Remove and Dispose of Existing Pipe and Catch Basins	1,200 L.F.	\$15.00	\$18,000.00
Subtotal				\$431,250.00
20% Contingency				\$86,250.00
Total Construction Cost				\$517,500.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 2

Location: On 40th Street between Nordin Avenue and Orchard Avenue

Description: Replace Existing Storm Drain System with New 18" and 24" Diameter Storm Drain Pipes

Item	Description	Quantity	Unit Price	Total
1	Furnish and install 18" Diameter RCP Storm Drain Pipe	500 L.F.	\$50.00	\$25,000.00
2	Furnish and install 24" Diameter RCP Storm Drain Pipe	800 L.F.	\$65.00	\$52,000.00
3	Furnish and install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	3 Each	\$4,500.00	\$13,500.00
4	Furnish and install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$5,000.00	\$20,000.00
5	Furnish and install Inlet Box	10 Each	\$2,000.00	\$20,000.00
6	Connect to Existing Storm Drain Pipe	3 Each	\$1,000.00	\$3,000.00
7	Furnish and install 3" Minus Granular Backfill	2,300 Tons	\$15.00	\$34,500.00
8	Furnish and install Asphalt Trench Patch	250 Tons	\$90.00	\$22,500.00
9	Remove and Dispose of Existing Pipe and Catch Basins	1,300 L.F.	\$15.00	\$19,500.00
Subtotal				\$210,000.00
20% Contingency				\$42,000.00
Total Construction Cost				\$252,000.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 3

Location: On Glassman Way Between Highway 89 and Burch Creek

Description: Replace Existing Storm Drain with New 36" Diameter Storm Drain Pipe

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 36" Diameter RCP Storm Drain Pipe	1,200 L.F.	\$95.00	\$114,000.00
2	Furnish and Install 48" Diameter RCP Storm Drain Pipe	300 L.F.	\$120.00	\$36,000.00
3	Furnish and Install 6' Diameter Manhole w/ Ring, Cover and Concrete Collar	8 Each	\$6,500.00	\$52,000.00
4	Furnish and Install 6' x 6' Concrete Vault w/ Ring, Cover and Concrete Collar	2 Each	\$8,500.00	\$17,000.00
5	Furnish and Install Inlet Box	18 Each	\$2,000.00	\$36,000.00
6	Connect to Existing Storm Drain Pipe	1 Each	\$1,000.00	\$1,000.00
7	Furnish and Install 3" Minus Granular Backfill	3,400 Tons	\$15.00	\$51,000.00
8	Furnish and Install Asphalt Trench Patch	300 Tons	\$90.00	\$27,000.00
9	Remove and Dispose of Existing Storm Drain Pipe and Catch Basins	1,500 L.F.	\$15.00	\$22,500.00
Subtotal				\$356,500.00
20% Contingency				\$71,300.00
Total Construction Cost				\$427,800.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 4

Location: On 40th Street Between Adams Avenue and Washington Blvd.

Description: Replace Existing Storm Drain System with New 24" Diameter Storm Drain Pipe

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 21" Diameter RCP Storm Drain Pipe	800 L.F.	\$70.00	\$56,000.00
2	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	2 Each	\$4,500.00	\$9,000.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	2 Each	\$5,000.00	\$10,000.00
4	Furnish and Install Inlet Box	8 Each	\$2,000.00	\$16,000.00
5	Connect to Existing Storm Drain Pipe	2 Each	\$1,000.00	\$2,000.00
6	Furnish and Install 3" Minus Granular Backfill:	1,350 Tons	\$15.00	\$20,250.00
7	Furnish and Install Asphalt Trench Patch	175 Tons	\$90.00	\$15,750.00
8	Remove and Dispose of Existing Storm Drain Pipe and Catch Basins	800 L.F.	\$15.00	\$12,000.00
Subtotal				\$141,000.00
20% Contingency				\$28,200.00
Total Construction Cost				\$169,200.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 5

Location: On 42nd Street Between Liberty Avenue and Adams Avenue and on Adams Avenue Between 42nd Street and 4350 South

Description: Replace Existing Storm Drain System with 30" and 36" Diameter Storm Drain Pipes

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 27" Diameter RCP Storm Drain Pipe	450 L.F.	\$75.00	\$33,750.00
1	Furnish and Install 30" Diameter RCP Storm Drain Pipe	1,100 L.F.	\$85.00	\$93,500.00
2	Furnish and Install 36" Diameter RCP Storm Drain Pipe	1,850 L.F.	\$85.00	\$175,750.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	6 Each	\$4,500.00	\$27,000.00
4	Furnish and Install 6' Diameter Manhole w/ Ring, Cover and Concrete Collar	5 Each	\$5,000.00	\$25,000.00
5	Furnish and Install Inlet Box	24 Each	\$2,000.00	\$48,000.00
6	Connect to Existing Storm Drain Pipe	10 Each	\$1,000.00	\$10,000.00
7	Furnish and Install 3" Minus Granular Backfill	8,800 Tons	\$15.00	\$132,000.00
8	Furnish and Install Asphalt Trench Patch	625 Tons	\$90.00	\$56,250.00
9	Remove and Dispose of Existing Storm Drain Pipe and Catch Basins	3,200 L.F.	\$15.00	\$48,000.00
Subtotal				\$649,250.00
20% Contingency				\$129,850.00
Total Construction Cost				\$779,100.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 6

Location: On 40th Street Between Washington Blvd. and Burch Creek

Description: Replace Existing Storm Drain System with New 24" Diameter Storm Drain Pipe

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 21" Diameter RCP Storm Drain Pipe	500 L.F.	\$55.00	\$27,500.00
2	Furnish and Install 24" Diameter RCP Storm Drain Pipe	900 L.F.	\$65.00	\$58,500.00
3	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	5 Each	\$4,500.00	\$22,500.00
4	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	7 Each	\$5,000.00	\$35,000.00
5	Furnish and Install Inlet Box	12 Each	\$2,000.00	\$24,000.00
6	Connect to Existing Storm Drain Pipe	2 Each	\$1,000.00	\$2,000.00
7	Furnish and Install 3" Minus Granular Backfill	2,400 Tons	\$15.00	\$36,000.00
8	Furnish and Install Asphalt Trench Patch	250 Tons	\$90.00	\$22,500.00
9	Remove and Dispose of Existing Storm Drain Pipe and Catch Basins	1,400 L.F.	\$15.00	\$21,000.00
Subtotal				\$249,000.00
20% Contingency				\$49,800.00
Total Construction Cost				\$298,800.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 7

Location: On 675 East Between Bel Mar Drive and 36th Street and on 36th Street Between 675 East and Jefferson Avenue

Description: Replace Existing Storm Drain System with New 24" and 30" Diameter Pipes

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 24" Diameter RCP Storm Drain Pipe	650 L.F.	\$65.00	\$42,250.00
2	Furnish and Install 30" Diameter RCP Storm Drain Pipe	600 L.F.	\$85.00	\$51,000.00
3	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$4,500.00	\$18,000.00
4	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	3 Each	\$5,000.00	\$15,000.00
5	Furnish and Install Inlet Box	8 Each	\$2,000.00	\$16,000.00
6	Connect to Existing Storm Drain Pipe	2 Each	\$1,000.00	\$2,000.00
7	Furnish and Install 3" Minus Granular Backfill:	2,100 Tons	\$15.00	\$31,500.00
8	Furnish and Install Asphalt Trench Patch	200 Tons	\$90.00	\$18,000.00
9	Remove and Dispose of Existing Storm Drain Pipe and Catch Basins	1,250 L.F.	\$15.00	\$18,750.00
			Subtotal	\$212,500.00
			20% Contingency	\$42,500.00
			Total Construction Cost	\$255,000.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 8

Location: On Highway 89 at Approximately 1475 East

Description: Rebuild Existing Structure on the North Side of the Highway and Construct an Inlet Structure on the South Side of the Highway

Item	Description	Quantity	Unit Price	Total
1	Reconstruct Inlet Structure on the North Side of the Highway	1 Each	\$8,000.00	\$8,000.00
2	Construct a New Inlet Structure on the South Side of the Highway	1 Each	\$12,000.00	\$12,000.00
3	Furnish and Install 18" Diameter Storm Drain Pipe	200 L.F.	\$50.00	\$10,000.00
4	Furnish and Install 5' Diameter Manhole	4 Each	\$5,000.00	\$20,000.00
5	Connect to Existing Storm Drain Pipe	2 Each	\$1,000.00	\$2,000.00
6	Furnish and Install 3" Minus Granular Backfill	500 Tons	\$15.00	\$7,500.00
7	Furnish and Install Asphalt Trench Patch	250 Tons	\$90.00	\$22,500.00
8	Remove and Dispose of Existing Concrete Structure	1 L.S.	\$2,000.00	\$2,000.00
			Subtotal	\$84,000.00
			20% Contingency	\$16,800.00
			Total Construction Cost	\$100,800.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 9

Location: On Madison Avenue Between Edgewood Drive and 4650 South Street

Description: Furnish and Install New 15" Storm Drain Pipe and Connect to Existing Storm Drain System on Madison Avenue

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 15" Diameter RCP Storm Drain Pipe	1,675 L.F.	\$40.00	\$67,000.00
2	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$4,500.00	\$18,000.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	5 Each	\$5,000.00	\$25,000.00
4	Furnish and Install Inlet Box	18 Each	\$2,000.00	\$36,000.00
5	Connect to Existing Storm Drain Pipe	1 Each	\$1,000.00	\$1,000.00
6	Furnish and Install 3" Minus Granular Backfill	2,200 Tons	\$15.00	\$33,000.00
7	Furnish and Install Asphalt Trench Patch	200 Tons	\$90.00	\$18,000.00
8	Remove and Dispose of Existing Pipe and Catch Basins	300 L.F.	\$15.00	\$4,500.00
Subtotal				\$202,500.00
20% Contingency				\$40,500.00
Total Construction Cost				\$243,000.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 10

Location: On Monroe Avenue Between 42nd Street and 45th Street

Description: Replace Existing Storm Drain System with New 30" Diameter Storm Drain Pipe

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 27" Diameter RCP Storm Drain Pipe	1,500 L.F.	\$75.00	\$112,500.00
2	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$4,500.00	\$18,000.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$5,000.00	\$20,000.00
4	Furnish and Install Inlet Box	12 Each	\$2,000.00	\$24,000.00
5	Connect to Existing Storm Drain Pipe	2 Each	\$1,000.00	\$2,000.00
6	Furnish and Install 3" Minus Granular Backfill	3,200 Tons	\$15.00	\$48,000.00
7	Furnish and Install Asphalt Trench Patch	200 Tons	\$90.00	\$18,000.00
8	Remove and Dispose of Existing Pipe and Catch Basins	1,500 L.F.	\$15.00	\$22,500.00
Subtotal				\$265,000.00
20% Contingency				\$53,000.00
Total Construction Cost				\$318,000.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 11

Location: On Porter Avenue Between 36th Street and 37th Street and on 36th Street Between Porter Avenue and Adams Avenue

Description: Replace Existing Storm Drain System with New 18" and 21" Diameter Storm Drain Pipes

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 18" Diameter RCP Storm Drain Pipe	700 L.F.	\$50.00	\$35,000.00
2	Furnish and Install 21" Diameter RCP Storm Drain Pipe	500 L.F.	\$60.00	\$30,000.00
3	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	3 Each	\$4,500.00	\$13,500.00
4	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	5 Each	\$5,000.00	\$25,000.00
5	Furnish and Install Inlet Box	12 Each	\$2,000.00	\$24,000.00
6	Connect to Existing Storm Drain Pipe	3 Each	\$1,000.00	\$3,000.00
7	Furnish and Install 3" Minus Granular Backfill	2,520 Tons	\$15.00	\$37,800.00
8	Furnish and Install Asphalt Trench Patch	200 Tons	\$90.00	\$18,000.00
9	Remove and Dispose of Existing Pipe and Inlet Boxes	1,200 L.F.	\$15.00	\$18,000.00
Subtotal				\$204,300.00
20% Contingency				\$40,860.00
Total Construction Cost				\$245,160.00

SOUTH OGDEN CITY CORPORATION

Cost Estimate

Project No. 12

Location: On Raymond Avenue Between 36th Street and Bel Mar Avenue and On Bel Mar Avenue Between Raymond Avenue and Madison Avenue

Description: Replace Existing Storm Drain System with New 18" Diameter Storm Drain Pipe

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 18" Diameter RCP Storm Drain Pipe	700 L.F.	\$50.00	\$35,000.00
2	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	2 Each	\$4,500.00	\$9,000.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	3 Each	\$5,000.00	\$15,000.00
4	Furnish and Install Inlet Box	6 Each	\$2,000.00	\$12,000.00
5	Connect to Existing Storm Drain Pipe	2 Each	\$1,000.00	\$2,000.00
6	Furnish and Install 3" Minus Granular Backfill	800 Tons	\$15.00	\$12,000.00
7	Furnish and Install Asphalt Trench Patch	100 Tons	\$90.00	\$9,000.00
8	Remove and Dispose of Existing Pipe and Inlet Boxes	700 L.F.	\$15.00	\$10,500.00
Subtotal				\$104,500.00
20% Contingency				\$20,900.00
Total Construction Cost				\$125,400.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 13

Location: On Wasatch Drive Between 5750 East and 5975 East Streets

Description: Replace Existing Storm Drain with 18", 27" and 30" Diameter Storm Drain Pipes

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 18" Diameter RCP Storm Drain Pipe	550 L.F.	\$50.00	\$27,500.00
2	Furnish and Install 30" Diameter RCP Storm Drain Pipe	700 L.F.	\$75.00	\$52,500.00
3	Furnish and Install 36" Diameter RCP Storm Drain Pipe	300 L.F.	\$85.00	\$25,500.00
4	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	5 Each	\$4,500.00	\$22,500.00
5	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	3 Each	\$5,000.00	\$15,000.00
6	Furnish and Install 6' Diameter Manhole w/ Ring, Cover and Concrete Collar	2 Each	\$8,000.00	\$16,000.00
7	Furnish and Install Inlet Box	8 Each	\$2,000.00	\$16,000.00
8	Connect to Existing Storm Drain Pipe	4 Each	\$1,000.00	\$4,000.00
9	Furnish and Install 3" Minus Granular Backfill	4,500 Tons	\$15.00	\$67,500.00
10	Furnish and Install Asphalt Trench Patch	300 Tons	\$90.00	\$27,000.00
11	Remove and Dispose of Existing Storm Drain Pipe	1,800 L.F.	\$15.00	\$27,000.00
Subtotal				\$300,500.00
20% Contingency				\$60,100.00
Total Construction Cost				\$360,600.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 14

Location: On 45th Street Between 900 East and Monroe Blvd.

Description: Connect to Existing Storm Drain and Divert Flow Down 45th Street in a 15" Diameter Storm Drain Pipe

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 15" Diameter RCP Storm Drain Pipe	950 L.F.	\$40.00	\$38,000.00
2	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	2 Each	\$4,500.00	\$9,000.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	3 Each	\$5,000.00	\$15,000.00
4	Furnish and Install Inlet Box	14 Each	\$2,000.00	\$28,000.00
5	Connect to Existing Storm Drain Pipe	5 Each	\$1,000.00	\$5,000.00
6	Furnish and Install 3" Minus Granular Backfill	1,600 Tons	\$15.00	\$24,000.00
7	Furnish and Install Asphalt Trench Patch	175 Tons	\$90.00	\$15,750.00
8	Remove and Dispose of Existing Storm Drain Pipe	250 L.F.	\$15.00	\$3,750.00
Subtotal				\$138,500.00
20% Contingency				\$27,700.00
Total Construction Cost				\$166,200.00

SOUTH OGDEN CITY CORPORATION**Cost Estimate**

Project No. 15

Location: On 5700 East Between 1660 East and the Racquet Club

Description: Furnish and Install New 15" Storm Drain Connect to Existing Storm Drain and Divert Flow Down 46th Street

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 15" Diameter RCP Storm Drain Pipe	750 L.F.	\$40.00	\$30,000.00
2	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$4,500.00	\$18,000.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	1 Each	\$5,000.00	\$5,000.00
4	Furnish and Install Inlet Box	8 Each	\$2,000.00	\$16,000.00
5	Connect to Existing Storm Drain Pipe	1 Each	\$1,000.00	\$1,000.00
6	Furnish and Install 3" Minus Granular Backfill	900 Tons	\$15.00	\$13,500.00
7	Furnish and Install Asphalt Trench Patch	100 Tons	\$90.00	\$9,000.00
Subtotal				\$92,500.00
20% Contingency				\$18,500.00
Total Construction Cost				\$111,000.00

SOUTH OGDEN CITY CORPORATION

Cost Estimate

Project No. 16

Location: On Village Way Between Willow Wood Lane and 5775 South Street

Description: Furnish and Install New 15" Diameter Storm Drain Pipe

Item	Description	Quantity	Unit Price	Total
1	Furnish and Install 15" Diameter RCP Storm Drain Pipe	850 L.F.	\$40.00	\$34,000.00
2	Furnish and Install 4' Diameter Manhole w/ Ring, Cover and Concrete Collar	4 Each	\$4,500.00	\$18,000.00
3	Furnish and Install 5' Diameter Manhole w/ Ring, Cover and Concrete Collar	1 Each	\$5,000.00	\$5,000.00
4	Furnish and Install Inlet Box	12 Each	\$2,000.00	\$24,000.00
5	Connect to Existing Storm Drain Pipe	1 Each	\$1,000.00	\$1,000.00
6	Furnish and Install 3' Minus Granular Backfill	1,300 Tons	\$15.00	\$19,500.00
7	Furnish and Install Asphalt Trench Patch	150 Tons	\$90.00	\$13,500.00
Subtotal				\$115,000.00
20% Contingency				\$23,000.00
Total Construction Cost				\$138,000.00

**APPENDIX D
IMPACT FEE ACT**

11-36a-101 Title.

This chapter is known as the "Impact Fees Act."

11-36a-102. Definitions.

As used in this chapter:

(1) (a) "Affected entity" means each county, municipality, local district under Title 17B, Limited Purpose Local Government Entities - Local Districts, special service district under Title 17D, Chapter 1, Special Service District Act, school district, interlocal cooperation entity established under Chapter 13, Interlocal Cooperation Act, and specified public utility;

(i) whose services or facilities are likely to require expansion or significant modification because of the facilities proposed in the proposed impact fee facilities plan; or

(ii) that has filed with the local political subdivision or private entity a copy of the general or long-range plan of the county, municipality, local district, special service district, school district, interlocal cooperation entity, or specified public utility.

(b) "Affected entity" does not include the local political subdivision or private entity that is required under Section 11-36a-501 to provide notice.

(2) "Charter school" includes:

(a) an operating charter school;

(b) an applicant for a charter school whose application has been approved by a chartering entity as provided in Title 53A, Chapter 1a, Part 5, The Utah Charter Schools Act; and

(c) an entity that is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building.

(3) "Development activity" means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for public facilities.

(4) "Development approval" means:

(a) except as provided in Subsection (4)(b), any written authorization from a local political subdivision that authorizes the commencement of development activity;

(b) development activity, for a public entity that may develop without written authorization from a local political subdivision;

(c) a written authorization from a public water supplier, as defined in Section 73-1-4, or a private water company:

(i) to reserve or provide:

(A) a water right;

(B) a system capacity; or

(C) a distribution facility; or

(ii) to deliver for a development activity:

(A) culinary water; or

(B) irrigation water; or

(d) a written authorization from a sanitary sewer authority, as defined in Section

10-9a-103:

(i) to reserve or provide:

(A) sewer collection capacity; or

(B) treatment capacity; or

(ii) to provide sewer service for a development activity.

- (5) "Enactment" means:
- (a) a municipal ordinance, for a municipality;
 - (b) a county ordinance, for a county; and
 - (c) a governing board resolution, for a local district, special service district, or private entity.
- (6) "Encumber" means:
- (a) a pledge to retire a debt; or
 - (b) an allocation to a current purchase order or contract.
- (7) "Hookup fee" means a fee for the installation and inspection of any pipe, line, meter, or appurtenance to connect to a gas, water, sewer, storm water, power, or other utility system of a municipality, county, local district, special service district, or private entity.
- (8) (a) "Impact fee" means a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure.
- (b) "Impact fee" does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.
- (9) "Impact fee analysis" means the written analysis of each impact fee required by Section 11-36a-303.
- (10) "Impact fee facilities plan" means the plan required by Section 11-36a-301.
- (11) (a) "Local political subdivision" means a county, a municipality, a local district under Title 17B, Limited Purpose Local Government Entities - Local Districts, or a special service district under Title 17D, Chapter 1, Special Service District Act.
- (b) "Local political subdivision" does not mean a school district, whose impact fee activity is governed by Section 53A-20-100.5.
- (12) "Private entity" means an entity with private ownership that provides culinary water that is required to be used as a condition of development.
- (13) (a) "Project improvements" means site improvements and facilities that are:
- (i) planned and designed to provide service for development resulting from a development activity;
 - (ii) necessary for the use and convenience of the occupants or users of development resulting from a development activity; and
 - (iii) not identified or reimbursed as a system improvement.
- (b) "Project improvements" does not mean system improvements.
- (14) "Proportionate share" means the cost of public facility improvements that are roughly proportionate and reasonably related to the service demands and needs of any development activity.
- (15) "Public facilities" means only the following impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity:
- (a) water rights and water supply, treatment, and distribution facilities;
 - (b) wastewater collection and treatment facilities;
 - (c) storm water, drainage, and flood control facilities;
 - (d) municipal power facilities;
 - (e) roadway facilities;
 - (f) parks, recreation facilities, open space, and trails;

- (g) public safety facilities; or
- (h) environmental mitigation as provided in Section 11-36a-205.

(16) (a) "Public safety facility" means:

- (i) a building constructed or leased to house police, fire, or other public safety entities; or
- (ii) a fire suppression vehicle costing in excess of \$500,000.

(b) "Public safety facility" does not mean a jail, prison, or other place of involuntary incarceration.

(17) (a) "Roadway facilities" means a street or road that has been designated on an officially adopted subdivision plat, roadway plan, or general plan of a political subdivision, together with all necessary appurtenances.

(b) "Roadway facilities" includes associated improvements to a federal or state roadway only when the associated improvements:

- (i) are necessitated by the new development; and
 - (ii) are not funded by the state or federal government.
- (c) "Roadway facilities" does not mean federal or state roadways.

(18) (a) "Service area" means a geographic area designated by a local political subdivision on the basis of sound planning or engineering principles in which a defined set of public facilities provides service within the area.

(b) "Service area" may include the entire local political subdivision.

(19) "Specified public agency" means:

- (a) the state;
- (b) a school district; or
- (c) a charter school.

(20) (a) "System improvements" means:

- (i) existing public facilities that are:
 - (A) identified in the impact fee analysis under Section 11-36a-304; and
 - (B) designed to provide services to service areas within the community at large; and
- (ii) future public facilities identified in the impact fee analysis under Section 11-36a-304

that are intended to provide services to service areas within the community at large.

(b) "System improvements" does not mean project improvements.

11-36a-201. Impact fees.

(1) A local political subdivision or private entity shall ensure that any imposed impact fees comply with the requirements of this chapter.

(2) A local political subdivision and private entity may establish impact fees only for those public facilities defined in Section 11-36a-102.

(3) Nothing in this chapter may be construed to repeal or otherwise eliminate an impact fee in effect on the effective date of this chapter that is pledged as a source of revenues to pay bonded indebtedness that was incurred before the effective date of this chapter.

11-36a-202. Prohibitions on impact fees.

- (1) A local political subdivision or private entity may not:
 - (a) impose an impact fee to:
 - (i) cure deficiencies in a public facility serving existing development;
 - (ii) raise the established level of service of a public facility serving existing development;
 - (iii) recoup more than the local political subdivision's or private entity's costs actually incurred for excess capacity in an existing system improvement; or
 - (iv) include an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with:
 - (A) generally accepted cost accounting practices; and
 - (B) the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - (b) delay the construction of a school or charter school because of a dispute with the school or charter school over impact fees; or
 - (c) impose or charge any other fees as a condition of development approval unless those fees are a reasonable charge for the service provided.
- (2) (a) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee:
 - (i) on residential components of development to pay for a public safety facility that is a fire suppression vehicle;
 - (ii) on a school district or charter school for a park, recreation facility, open space, or trail;
 - (iii) on a school district or charter school unless:
 - (A) the development resulting from the school district's or charter school's development activity directly results in a need for additional system improvements for which the impact fee is imposed; and
 - (B) the impact fee is calculated to cover only the school district's or charter school's proportionate share of the cost of those additional system improvements; or
 - (iv) to the extent that the impact fee includes a component for a law enforcement facility, on development activity for:
 - (A) the Utah National Guard;
 - (B) the Utah Highway Patrol; or
 - (C) a state institution of higher education that has its own police force.
- (b) (i) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee on development activity that consists of the construction of a school, whether by a school district or a charter school, if:
 - (A) the school is intended to replace another school, whether on the same or a different parcel;
 - (B) the new school creates no greater demand or need for public facilities than the school or school facilities, including any portable or modular classrooms that are on the site of the replaced school at the time that the new school is proposed; and
 - (C) the new school and the school being replaced are both within the boundary of the local political subdivision or the jurisdiction of the private entity.
- (ii) If the imposition of an impact fee on a new school is not prohibited under Subsection (2)(b)(i) because the new school creates a greater demand or need for public facilities than the

school being replaced, the impact fee shall be based only on the demand or need that the new school creates for public facilities that exceeds the demand or need that the school being replaced creates for those public facilities.

(c) Notwithstanding any other provision of this chapter, a political subdivision or private entity may impose an impact fee for a road facility on the state only if and to the extent that:

(i) the state's development causes an impact on the road facility; and

(ii) the portion of the road facility related to an impact fee is not funded by the state or by the federal government.

(3) Notwithstanding any other provision of this chapter, a local political subdivision may impose and collect impact fees on behalf of a school district if authorized by Section 53A-20-100.5.

11-36a-203. Private entity assessment of impact fees -- Charges for water rights, physical infrastructure -- Notice -- Audit.

(1) A private entity:

(a) shall comply with the requirements of this chapter before imposing an impact fee; and

(b) except as otherwise specified in this chapter, is subject to the same requirements of this chapter as a local political subdivision.

(2) A private entity may only impose a charge for water rights or physical infrastructure necessary to provide water or sewer facilities by imposing an impact fee.

(3) Where notice and hearing requirements are specified, a private entity shall comply with the notice and hearing requirements for local districts.

(4) A private entity that assesses an impact fee under this chapter is subject to the audit requirements of Title 51, Chapter 2a, Accounting Reports from Political Subdivisions, Interlocal Organizations, and Other Local Entities Act.

11-36a-204. Other names for impact fees.

(1) A fee that meets the definition of impact fee under Section 11-36a-102 is an impact fee subject to this chapter, regardless of what term the local political subdivision or private entity uses to refer to the fee.

(2) A local political subdivision or private entity may not avoid application of this chapter to a fee that meets the definition of an impact fee under Section 11-36a-102 by referring to the fee by another name.

11-36a-205. Environmental mitigation impact fees.

Notwithstanding the requirements and prohibitions of this chapter, a local political subdivision may impose and assess an impact fee for environmental mitigation when:

(1) the local political subdivision has formally agreed to fund a Habitat Conservation Plan to resolve conflicts with the Endangered Species Act of 1973, 16 U.S.C. Sec. 1531, et seq. or other state or federal environmental law or regulation;

(2) the impact fee bears a reasonable relationship to the environmental mitigation required by the Habitat Conservation Plan; and

(3) the legislative body of the local political subdivision adopts an ordinance or resolution:

(a) declaring that an impact fee is required to finance the Habitat Conservation Plan;

(b) establishing periodic sunset dates for the impact fee; and

(c) requiring the legislative body to:

(i) review the impact fee on those sunset dates;

(ii) determine whether or not the impact fee is still required to finance the Habitat Conservation Plan; and

(iii) affirmatively reauthorize the impact fee if the legislative body finds that the impact fee must remain in effect.

11-36a-301. Impact fee facilities plan.

(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity.

(2) A municipality or county need not prepare a separate impact fee facilities plan if the general plan required by Section 10-9a-401 or 17-27a-401, respectively, contains the elements required by Section 11-36a-302.

(3) (a) A local political subdivision with a population, or serving a population, of less than 5,000 as of the last federal census need not comply with the impact fee facilities plan requirements of this part, but shall ensure that:

(i) the impact fees that the local political subdivision imposes are based upon a reasonable plan; and

(ii) each applicable notice required by this chapter is given.

(b) Subsection (3)(a) does not apply to a private entity.

11-36a-302. Impact fee facilities plan requirements – Limitations – School district or charter school.

(1) An impact fee facilities plan shall identify:

(a) demands placed upon existing public facilities by new development activity; and

(b) the proposed means by which the local political subdivision will meet those demands.

(2) In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.

(3) A local political subdivision or private entity may only impose impact fees on development activities when the local political subdivision's or private entity's plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received.

(4) (a) Subject to Subsection (4)(c), the impact fee facilities plan shall include a public facility for which an impact fee may be charged or required for a school district or charter school if the local political subdivision is aware of the planned location of the school district facility or charter school:

(i) through the planning process; or

(ii) after receiving a written request from a school district or charter school that the public facility be included in the impact fee facilities plan.

(b) If necessary, a local political subdivision or private entity shall amend the impact fee facilities plan to reflect a public facility described in Subsection (4)(a).

(c) (i) In accordance with Subsections 10-9a-305(4) and 17-27a-305(4), a local political subdivision may not require a school district or charter school to participate in the cost of any roadway or sidewalk.

(ii) Notwithstanding Subsection (4)(c)(i), if a school district or charter school agrees to build a roadway or sidewalk, the roadway or sidewalk shall be included in the impact fee facilities plan if the local jurisdiction has an impact fee facilities plan for roads and sidewalks.

11-36a-303. Impact fee analysis.

(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a written analysis of each impact fee.

(2) Each local political subdivision or private entity that prepares an impact fee analysis under Subsection (1) shall also prepare a summary of the impact fee analysis designed to be understood by a lay person.

11-36a-304. Impact fee analysis requirements.

(1) An impact fee analysis shall:

(a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

(b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

(c) subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;

(d) estimate the proportionate share of:

(i) the costs for existing capacity that will be recouped; and

(ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and

(e) based on the requirements of this chapter, identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

(a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

(b) the cost of system improvements for each public facility;

(c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;

(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

II-36a-305. Calculating impact fees.

(1) In calculating an impact fee, a local political subdivision or private entity may include:

- (a) the construction contract price;
- (b) the cost of acquiring land, improvements, materials, and fixtures;
- (c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- (d) for a political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements.

(2) In calculating an impact fee, each local political subdivision or private entity shall base amounts calculated under Subsection (1) on realistic estimates, and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

11-36a-306. Certification of impact fee analysis.

(1) An impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan that states the following:

"I certify that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. complies in each and every relevant respect with the Impact Fees Act."

(2) An impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis which states as follows:

"I certify that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act."

11-36a-401. Impact fee enactment.

(1) (a) A local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402.

(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.

(2) An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

11-36a-402. Required provisions of impact fee enactment.

(1) A local political subdivision or private entity shall ensure, in addition to the requirements described in Subsections (2) and (3), that an impact fee enactment contains:

(a) a provision establishing one or more service areas within which the local political subdivision or private entity calculates and imposes impact fees for various land use categories;

(b) (i) a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement; or

(ii) the formula that the local political subdivision or private entity, as the case may be, will use to calculate each impact fee;

(c) a provision authorizing the local political subdivision or private entity, as the case may be, to adjust the standard impact fee at the time the fee is charged to:

(i) respond to:

(A) unusual circumstances in specific cases; or

(B) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; and

(ii) ensure that the impact fees are imposed fairly; and

(d) a provision governing calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.

(2) A local political subdivision or private entity shall ensure that an impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer:

(a) dedicates land for a system improvement;

(b) builds and dedicates some or all of a system improvement; or

(c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.

(3) A local political subdivision or private entity shall include a provision in an impact fee enactment that requires a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:

(a) are system improvements; or

(b) (i) are dedicated to the public; and

(ii) offset the need for an identified system improvement.

11-36a-403. Other provisions of impact fee enactment.

(1) A local political subdivision or private entity may include a provision in an impact fee enactment that:

(a) provides an impact fee exemption for;

(i) development activity attributable to:

(A) low income housing;

(B) the state;

(C) subject to Subsection (2), a school district; or

(D) subject to Subsection (2), a charter school; or

(ii) other development activity with a broad public purpose; and

(b) except for an exemption under Subsection (1)(a)(i)(A), establishes one or more sources of funds other than impact fees to pay for that development activity.

(2) An impact fee enactment that provides an impact fee exemption for development activity attributable to a school district or charter school shall allow either a school district or a charter school to qualify for the exemption on the same basis.

(3) An impact fee enactment that repeals or suspends the collection of impact fees is exempt from the notice requirements of Section 11-36a-504.

11-36a-501. Notice of intent to prepare an impact fee facilities plan.

(1) Before preparing or amending an impact fee facilities plan, a local political subdivision or private entity shall provide written notice of its intent to prepare or amend an impact fee facilities plan.

(2) A notice required under Subsection (1) shall:

(a) indicate that the local political subdivision or private entity intends to prepare or amend an impact fee facilities plan;

(b) describe or provide a map of the geographic area where the proposed impact fee facilities will be located; and

(c) subject to Subsection (3), be posted on the Utah Public Notice Website created under Section 63F-1-701.

(3) For a private entity required to post notice on the Utah Public Notice Website under Subsection (2)(c):

(a) the private entity shall give notice to the general purpose local government in which the private entity's private business office is located; and

(b) the general purpose local government described in Subsection (3)(a) shall post the notice on the Utah Public Notice Website.

11-36a-502. Notice to adopt or amend an impact fee facilities plan.

(1) If a local political subdivision chooses to prepare an independent impact fee facilities plan rather than include an impact fee facilities element in the general plan in accordance with Section 11-36a-301, the local political subdivision shall, before adopting or amending the impact fee facilities plan:

(a) give public notice, in accordance with Subsection (2), of the plan or amendment at least 10 days before the day on which the public hearing described in Subsection (1)(d) is scheduled;

(b) make a copy of the plan or amendment, together with a summary designed to be understood by a lay person, available to the public;

(c) place a copy of the plan or amendment and summary in each public library within the local political subdivision; and

(d) hold a public hearing to hear public comment on the plan or amendment.

(2) With respect to the public notice required under Subsection (1)(a):

(a) each municipality shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 10-9a-205 and 10-9a-801 and Subsection 10-9a-502(2);

(b) each county shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 17-27a-205 and 17-27a-801 and Subsection 17-27a-502(2); and

(c) each local district, special service district, and private entity shall comply with the notice and hearing requirements of, and receive the protections of, Section 17B-1-111.

(3) Nothing contained in this section or Section 11-36a-503 may be construed to require involvement by a planning commission in the impact fee facilities planning process.

11-36a-503. Notice of preparation of an impact fee analysis.

(1) Before preparing or contracting to prepare an impact fee analysis, each local political subdivision or, subject to Subsection (2), private entity shall post a public notice on the Utah Public Notice Website created under Section 63F-1-701.

(2) For a private entity required to post notice on the Utah Public Notice Website under Subsection (1):

(a) the private entity shall give notice to the general purpose local government in which the private entity's primary business is located; and

(b) the general purpose local government described in Subsection (2)(a) shall post the notice on the Utah Public Notice Website.

11-36a-504. Notice of intent to adopt impact fee enactment – Hearing –

Protections.

- (1) Before adopting an impact fee enactment:
 - (a) a municipality legislative body shall:
 - (i) comply with the notice requirements of Section 10-9a-205 as if the impact fee enactment were a land use ordinance;
 - (ii) hold a hearing in accordance with Section 10-9a-502 as if the impact fee enactment were a land use ordinance; and
 - (iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 10-9a-801 as if the impact fee were a land use ordinance;
 - (b) a county legislative body shall:
 - (i) comply with the notice requirements of Section 17-27a-205 as if the impact fee enactment were a land use ordinance;
 - (ii) hold a hearing in accordance with Section 17-27a-502 as if the impact fee enactment were a land use ordinance; and
 - (iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 17-27a-801 as if the impact fee were a land use ordinance;
 - (c) a local district or special service district shall:
 - (i) comply with the notice and hearing requirements of Section 17B-1-111; and
 - (ii) receive the protections of Section 17B-1-111;
 - (d) a local political subdivision shall at least 10 days before the day on which a public hearing is scheduled in accordance with this section:
 - (i) make a copy of the impact fee enactment available to the public; and
 - (ii) post notice of the local political subdivision's intent to enact or modify the impact fee, specifying the type of impact fee being enacted or modified, on the Utah Public Notice Website created under Section 63F-1-701; and
 - (e) a local political subdivision shall submit a copy of the impact fee analysis and a copy of the summary of the impact fee analysis prepared in accordance with Section 11-36a-303 on its website or to each public library within the local political subdivision.
- (2) Subsection (1)(a) or (b) may not be construed to require involvement by a planning commission in the impact fee enactment process.

11-36a-601. Accounting of impact fees.

A local political subdivision that collects an impact fee shall:

- (1) establish a separate interest bearing ledger account for each type of public facility for which an impact fee is collected;
- (2) deposit a receipt for an impact fee in the appropriate ledger account established under Subsection (1);
- (3) retain the interest earned on each fund or ledger account in the fund or ledger account;
- (4) at the end of each fiscal year, prepare a report on each fund or ledger account showing:
 - (a) the source and amount of all money collected, earned, and received by the fund or ledger account; and
 - (b) each expenditure from the fund or ledger account; and
- (5) produce a report that:
 - (a) identifies impact fee funds by the year in which they were received, the project from which the funds were collected, the impact fee projects for which the funds were budgeted, and the projected schedule for expenditure;
 - (b) is in a format developed by the state auditor;
 - (c) is certified by the local political subdivision's chief financial officer; and
 - (d) is transmitted annually to the state auditor.

11-36a-602. Expenditure of impact fees.

(1) A local political subdivision may expend impact fees only for a system improvement:

(a) identified in the impact fee facilities plan; and

(b) for the specific public facility type for which the fee was collected.

(2) (a) Except as provided in Subsection (2)(b), a local political subdivision shall expend or encumber the impact fees for a permissible use within six years of their receipt.

(b) A local political subdivision may hold the fees for longer than six years if it identifies, in writing:

(i) an extraordinary and compelling reason why the fees should be held longer than six years; and

(ii) an absolute date by which the fees will be expended.

11-36a-603. Refunds.

A local political subdivision shall refund any impact fee paid by a developer, plus interest earned, when:

- (1) the developer does not proceed with the development activity and has filed a written request for a refund;
- (2) the fee has not been spent or encumbered; and
- (3) no impact has resulted.

11-36a-701. Impact fee challenge.

(1) A person or an entity residing in or owning property within a service area, or an organization, association, or a corporation representing the interests of persons or entities owning property within a service area, has standing to file a declaratory judgment action challenging the validity of an impact fee.

(2) (a) A person or an entity required to pay an impact fee who believes the impact fee does not meet the requirements of law may file a written request for information with the local political subdivision who established the impact fee.

(b) Within two weeks after the receipt of the request for information under Subsection (2)(a), the local political subdivision shall provide the person or entity with the impact fee analysis, the impact fee facilities plan, and any other relevant information relating to the impact fee.

(3) (a) Subject to the time limitations described in Section 11-36a-702 and procedures set forth in Section 11-36a-703, a person or an entity that has paid an impact fee that was imposed by a local political subdivision may challenge:

(i) if the impact fee enactment was adopted on or after July 1, 2000:

(A) subject to Subsection (3)(b)(i) and except as provided in Subsection (3)(b)(ii), whether the local political subdivision complied with the notice requirements of this chapter with respect to the imposition of the impact fee; and

(B) whether the local political subdivision complied with other procedural requirements of this chapter for imposing the impact fee; and

(ii) except as limited by Subsection (3)(c), the impact fee.

(b) (i) The sole remedy for a challenge under Subsection (3)(a)(i)(A) is the equitable remedy of requiring the local political subdivision to correct the defective notice and repeat the process.

(ii) The protections given to a municipality under Section 10-9a-801 and to a county under Section 17-27a-801 do not apply in a challenge under Subsection (3)(a)(i)(A).

(c) The sole remedy for a challenge under Subsection (3)(a)(ii) is a refund of the difference between what the person or entity paid as an impact fee and the amount the impact fee should have been if it had been correctly calculated.

(4) (a) Subject to Subsection (4)(d), if an impact fee that is the subject of an advisory opinion under Section 13-43-205 is listed as a cause of action in litigation, and that cause of action is litigated on the same facts and circumstances and is resolved consistent with the advisory opinion:

(i) the substantially prevailing party on that cause of action:

(A) may collect reasonable attorney fees and court costs pertaining to the development of that cause of action from the date of the delivery of the advisory opinion to the date of the court's resolution; and

(B) shall be refunded an impact fee held to be in violation of this chapter, based on the difference between the impact fee paid and what the impact fee should have been if the government entity had correctly calculated the impact fee; and

(ii) in accordance with Section 13-43-206, a government entity shall refund an impact fee held to be in violation of this chapter to the person who was in record title of the property on the day on which the impact fee for the property was paid if:

(A) the impact fee was paid on or after the day on which the advisory opinion on the

impact fee was issued but before the day on which the final court ruling on the impact fee is issued; and

(B) the person described in Subsection (3)(a)(ii) requests the impact fee refund from the government entity within 30 days after the day on which the court issued the final ruling on the impact fee.

(b) A government entity subject to Subsection (3)(a)(ii) shall refund the impact fee based on the difference between the impact fee paid and what the impact fee should have been if the government entity had correctly calculated the impact fee.

(c) Subsection (4) may not be construed to create a new cause of action under land use law.

(d) Subsection (3)(a) does not apply unless the resolution described in Subsection (3)(a) is final.

11-36a-702. Time limitations.

(1) A person or an entity that initiates a challenge under Subsection 11-36a-701(3)(a) may not initiate that challenge unless it is initiated within:

(a) for a challenge under Subsection 11-36a-701(3)(a)(i)(A), 30 days after the day on which the person or entity pays the impact fee;

(b) for a challenge under Subsection 11-36a-701(3)(a)(i)(B), 180 days after the day on which the person or entity pays the impact fee; or

(c) for a challenge under Subsection 11-36a-701(3)(a)(ii), one year after the day on which the person or entity pays the impact fee.

(2) The deadline to file an action in district court is tolled from the date that a challenge is filed using an administrative appeals procedure described in Section 11-36a-703 until 30 days after the day on which a final decision is rendered in the administrative appeals procedure.

11-36a-703. Procedures for challenging an impact fee.

(1) (a) A local political subdivision may establish, by ordinance or resolution, an administrative appeals procedure to consider and decide a challenge to an impact fee.

(b) If the local political subdivision establishes an administrative appeals procedure, the local political subdivision shall ensure that the procedure includes a requirement that the local political subdivision make its decision no later than 30 days after the day on which the challenge to the impact fee is filed.

(2) A challenge under Subsection 11-36a-701(3)(a) is initiated by filing:

(a) if the local political subdivision has established an administrative appeals procedure under Subsection (1), the necessary document, under the administrative appeals procedure, for initiating the administrative appeal;

(b) a request for arbitration as provided in Section 11-36a-705; or

(c) an action in district court.

(3) The sole remedy for a successful challenge under Subsection 11-36a-701(1), which determines that an impact fee process was invalid, or an impact fee is in excess of the fee allowed under this act, is a declaration that, until the local political subdivision or private entity enacts a new impact fee study, from the date of the decision forward, the entity may charge an impact fee only as the court has determined would have been appropriate if it had been properly enacted.

(4) Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1) may not be construed as requiring a person or an entity to exhaust administrative remedies with the local political subdivision before filing an action in district court under Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1).

(5) The judge may award reasonable attorney fees and costs to the prevailing party in an action brought under this section.

(6) This chapter may not be construed as restricting or limiting any rights to challenge impact fees that were paid before the effective date of this chapter.

11-36a-704. Mediation.

(1) In addition to the methods of challenging an impact fee under Section 11-36a-701, a specified public agency may require a local political subdivision or private entity to participate in mediation of any applicable impact fee.

(2) To require mediation, the specified public agency shall submit a written request for mediation to the local political subdivision or private entity.

(3) The specified public agency may submit a request for mediation under this section at any time, but no later than 30 days after the day on which an impact fee is paid.

(4) Upon the submission of a request for mediation under this section, the local political subdivision or private entity shall:

- (a) cooperate with the specified public agency to select a mediator; and
- (b) participate in the mediation process.

11-36a-705. Arbitration.

(1) A person or entity intending to challenge an impact fee under Section 11-36a-703 shall file a written request for arbitration with the local political subdivision within the time limitation described in Section 11-36a-702 for the applicable type of challenge.

(2) If a person or an entity files a written request for arbitration under Subsection (1), an arbitrator or arbitration panel shall be selected as follows:

(a) the local political subdivision and the person or entity filing the request may agree on a single arbitrator within 10 days after the day on which the request for arbitration is filed; or

(b) if a single arbitrator is not agreed to in accordance with Subsection (2)(a), an arbitration panel shall be created with the following members:

(i) each party shall select an arbitrator within 20 days after the date the request is filed; and

(ii) the arbitrators selected under Subsection (2)(b)(i) shall select a third arbitrator.

(3) The arbitration panel shall hold a hearing on the challenge no later than 30 days after the day on which:

(a) the single arbitrator is agreed on under Subsection (2)(a); or

(b) the two arbitrators are selected under Subsection (2)(b)(i).

(4) The arbitrator or arbitration panel shall issue a decision in writing no later than 10 days after the day on which the hearing described in Subsection (3) is completed.

(5) Except as provided in this section, each arbitration shall be governed by Title 78B, Chapter 11, Utah Uniform Arbitration Act.

(6) The parties may agree to:

(a) binding arbitration;

(b) formal, nonbinding arbitration; or

(c) informal, nonbinding arbitration.

(7) If the parties agree in writing to binding arbitration:

(a) the arbitration shall be binding;

(b) the decision of the arbitration panel shall be final;

(c) neither party may appeal the decision of the arbitration panel; and

(d) notwithstanding Subsection (10), the person or entity challenging the impact fee may not also challenge the impact fee under Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).

(8) (a) Except as provided in Subsection (8)(b), if the parties agree to formal, nonbinding arbitration, the arbitration shall be governed by the provisions of Title 63G, Chapter 4, Administrative Procedures Act.

(b) For purposes of applying Title 63G, Chapter 4, Administrative Procedures Act, to a formal, nonbinding arbitration under this section, notwithstanding Section 63G-4-502, "agency" means a local political subdivision.

(9) (a) An appeal from a decision in an informal, nonbinding arbitration may be filed with the district court in which the local political subdivision is located.

(b) An appeal under Subsection (9)(a) shall be filed within 30 days after the day on which the arbitration panel issues a decision under Subsection (4).

(c) The district court shall consider de novo each appeal filed under this Subsection (9).

(d) Notwithstanding Subsection (10), a person or entity that files an appeal under this Subsection (9) may not also challenge the impact fee under Subsection 11-36a-701(1) or

Subsection 11-36a-703(2)(a) or (2)(c).

(10) (a) Except as provided in Subsections (7)(d) and (9)(d), this section may not be construed to prohibit a person or entity from challenging an impact fee as provided in Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).

(b) The filing of a written request for arbitration within the required time in accordance with Subsection (1) tolls all time limitations under Section 11-36a-702 until the day on which the arbitration panel issues a decision.

(11) The person or entity filing a request for arbitration and the local political subdivision shall equally share all costs of an arbitration proceeding under this section.

City Council Staff Report



Subject: Storm Water Capital Facilities and Impact Fee Study
Author: Jon Andersen
Department: Public Works
Date: December 3, 2013

Recommendation

City Staff recommends the approval of Ordinance 13-22 Adopting the Storm Water Capital Facilities Plan an Impact Fee study.

Background

The current storm water capital facilities plan was completed in January 1998. Due to the age of the plan, City staff wanted needed to have a current plan to utilize. The Purpose of the storm drain capital facilities plan is to define areas with drainage problems, identify needed drainage improvements, and to provide guidance for storm drain improvements associated with future residential and commercial development.

Analysis

The current impact for a single family residence is \$578.00 and for commercial or high density residential is \$0.47 per square foot. As a result of the study the recommended impact fee for single family residence is \$4120.80 and the highest recommended fee for commercial or high density residential is \$1.36 per square foot. The Impact Fee Act indicates the City Council may not impose an impact fee that is higher than the highest fee justified by this study however, the City Council is free to enact a lower fee if it is deemed appropriate.

Significant Impacts

Impact fees will be collected and added to the Strom water fund. Impact fees collected will be utilized on current or future storm drain projects.

Attachments

See Storm Dain Capital Facilities Plan & Impact Fee Analysis included in the packet.