



**JORDAN VALLEY WATER**  
CONSERVANCY DISTRICT

**BOARD MEETING  
OF THE BOARD OF TRUSTEES  
AUGUST 9, 2023**

January 11, 2023

February 8, 2023

March 8, 2023

April 12, 2023

May 10, 2023

June 7, 2023

July 12, 2023

August 9, 2023

September 13, 2023

October 11, 2023

November 8, 2023

December 6, 2023



JORDAN VALLEY WATER CONSERVANCY DISTRICT

**ACRONYMS AND ABBREVIATIONS**

<b>ACRONYM OR ABBREVIATION</b>	<b>DEFINITION</b>
ACH	Automated Clearing House
AF	acre-feet or acre-foot
ASR	Aquifer Storage and Recovery
AWWA	American Water Works Association
AWWAIMS	American Water Works Association Intermountain Section
BABs	Build America Bonds
BCWTP	Bingham Canyon Water Treatment Plant
CDA	Community Development Area
Cfs	cubic feet per second
CID	Copperton Improvement District
CFO	Chief Financial Officer
CRA	Community Reinvestment Area
CRWUA	Colorado River Water Users Association
CUP	Central Utah Project
CUPCA	Central Utah Project Completion Act
CUWCD	Central Utah Water Conservancy District
CWP	Central Utah Water Development Project
CWS	Community Water Systems
DBP	disinfection by-product
DDW	Utah Division of Drinking Water
DEIS	Draft Environmental Impact Statement
DEQ	Utah Department of Environmental Quality
DNR	Utah Department of Natural Resources
DOI	Department of Interior
DWQ	Utah Division of Water Quality
DWRe	Utah Division of Water Resources
DWRi	Utah Division of Water Rights
EA	Environmental Assessment
EIS	Environmental Impact Statement
EOC	Emergency Operations Center
EMOD	Experience Modification Factor
EPA	United States Environmental Protection Agency
ERP	Emergency Response Plan

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**ACRONYMS AND ABBREVIATIONS**

<b>ACRONYM OR ABBREVIATION</b>	<b>DEFINITION</b>
ERU	Equivalent Residential Unit
ET	evapotranspiration
FEMA	Federal Emergency Management Agency
GHID	Granger-Hunter Improvement District
GIS	Geographic Information System
gpcd	gallons per capita per day
gpm	gallons per minute
GWR	Groundwater Rule
HET	high-efficiency toilet
HMI	Human-machine interface
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, Ventilation and air conditioning
IAP	Incident Action Plan
IC	Incident Commander
ICS	Incident Command System
IFA	Impact Fee Act
I-15	Interstate 15
JA	Jordan Aqueduct
JA-4	Jordan Aqueduct Reach 4
JBWRF	Jordan Basin Water Reclamation Facility
JRC	Jordan River Commission
JIC	Joint Information Center
JNPS	Jordan Narrows Pump Station
JTAC	Jordanelle Technical Advisory Committee
JVWCD	Jordan Valley Water Conservancy District
JVWTP	Jordan Valley Water Treatment Plant
KID	Kearns Improvement District
kW	kilowatt
KUC	Kennecott Utah Copper
KLC	Kennecott Land Company
LO	Liaison Officer
LYRB	Lewis Young Robertson & Burningham
MGD	million gallons per day
MG	million gallons

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**ACRONYMS AND ABBREVIATIONS**

<b>ACRONYM OR ABBREVIATION</b>	<b>DEFINITION</b>
mg/L	milligrams per liter
MIDA	Military Installation Development Authority
M&I	Municipal and Industrial
MOU	Memorandum of Understanding
MVC	Mountain View Corridor
MWD	Magna Water District
MWDSLS	Metropolitan Water District of Salt Lake & Sandy
NEPA	National Environmental Policy Act
O&M	Operation and Maintenance
O,M&R	Operation, maintenance and repair/replacement
OSHA	Occupational Safety and Health Administration
PIO	Public Information Officer
POC	Point of Contact
POMA	Point of the Mountain Aqueduct
POMWTP	Point of the Mountain Water Treatment Plant
ppm	parts per million
PRA	Provo River Aqueduct
PRC	Provo Reservoir Canal
PRP	Provo River Project
PRWC	Provo River Watershed Council
PRWUA	Provo River Water Users Association
PRWUC	Provo Reservoir Water Users Company
PTIF	Public Treasurers Investment Fund
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RFP	Request for Proposal
RMP	Rocky Mountain Power
RTU	Remote Telemetry Unit
SR-92	State Road 92
SCADA	Supervisory Control and Data Acquisition system
SDWA	Safe Drinking Water Act
SERWTP	Southeast Regional Water Treatment Plant
SLHBA	Salt Lake Home Builders Association
SLVHD	Salt Lake Valley Health Department

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**ACRONYMS AND ABBREVIATIONS**

<b>ACRONYM OR ABBREVIATION</b>	<b>DEFINITION</b>
SO	Safety Officer
SOQ	Statement of Qualification
SVSD	South Valley Sewer District
SWA	Southwest Aqueduct
SWGWTP	Southwest Groundwater Treatment Plant
SWJVGWP	Southwest Jordan Valley Groundwater Project
TBID	Taylorsville Bennion Improvement District
TCR	Total Coliform Rule
TDS	total dissolved solids
TEC	Taxing Entity Committee
UASD	Utah Association of Special Districts
UDC	Utah Data Center
UDOT	Utah Department of Transportation
UIC	Underground injection control
ULFT	ultra low flush toilet
ULS	Utah Lake Drainage Basin Water Delivery System
ULWUA	Utah Lake Water Users Association
UPDES	Utah Pollutant Discharge Elimination System
USBR	United States Bureau of Reclamation
UTA	Utah Transit Authority
UWCF	Utah Water Conservation Forum
UWUA	Utah Water Users Association
WCWCD	Washington County Water Conservancy District
WBWCD	Weber Basin Water Conservancy District
WJWUC	Welby Jacob Water Users Company
WUCC	West Union Canal Company
WCWID	White City Water Improvement District

## **COMMON CONSENT ITEMS**

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE  
BOARD OF TRUSTEES OF JORDAN VALLEY WATER CONSERVANCY DISTRICT**

(Unapproved and subject to change)

Held July 10, 2023

The Executive Committee meeting of the Board of Trustees of the Jordan Valley Water Conservancy District was held in person and electronically on Monday, July 10, 2023, at 3:21 p.m. at JVVCD's office located at 8215 South 1300 West, West Jordan, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code Ann. (1953) §§ 52-4-1 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual ("Electronic Meetings").

Trustees Present:

Corey L. Rushton, Chair  
A. Reed Gibby  
Karen D. Lang  
Sherrie L. Ohrn  
Dawn R. Ramsey (electronic)  
Mick M. Sudbury  
John H. Taylor  
Barbara L. Townsend  
Zach Jacob

Staff Present:

Alan Packard, General Manager  
Jacob Young, Deputy General Manager  
Matt Olsen, Assistant General Manager  
Shazelle Terry, Assistant General Manager  
Jason Brown, Information Systems Department Manager  
Brian Callister, Maintenance Department Manager(electronic)  
Shane Swensen, Engineering Department Manager  
David Martin, CFO/Treasurer  
Mark Stratford, General Counsel  
Kurt Ashworth, Human Resources Manager  
Beverly Parry, Executive Assistant  
Martin Feil, Database Administrator (electronic)  
Mindy Keeling, Administrative Assistant (electronically at 3:30)  
Alicia Sekiller, Administrative Assistant  
Kelly Good, Communications Division Manager  
Cynthia Bee, Public Information Officer  
Margaret Dea, Senior Accountant (electronic)

**Welcome**

Mr. Corey Rushton, Chair, called the meeting to order at 3:21 p.m.

**Review agenda  
for July 12,  
2023, Board  
meeting**

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Mr. Rushton asked Mr. Alan Packard, General Manager, to proceed with the review of the proposed agenda. Mr. Packard reviewed the proposed agenda for the July 12, 2023, annual Board of Trustees meeting. Some of the topics for discussion and consideration included: consider approval of minutes of the Executive Committee meeting held June 5, 2023, and the regular Board meeting held June 7, 2023, and the Trustees expenses report for June 2023; consider approval of Member Agency Water Efficiency Standards Funding Agreement with the City of South Jordan; consider approval of a Water Conservation Funding Agreement with the City of South Jordan; consider approval of Member Agency Water



Efficiency Standards Funding Agreement with Riverton City; consider approval of a Water Conservation Funding Agreement with Granger-Hunter Improvement District; consider authorization to award a construction contract for Zone D Reservoir Erosion Control Project; consider authorization to award a construction contract for 10200 South and 15000 South Pipelines AC Mitigation and Monitoring Project; consider authorization to award a construction contract for 3200 West 6200 South Steel Reservoirs Coating and Repairs; consider authorization to award an engineering services contract for Comprehensive Capital Improvements Plan Development Process; consider approval of engineering services contract amendment 3600 West 10200 South Pump Station; consider approval of expenditure to purchase valve turning/vactor service truck body; consider adoption of Resolution No. 23-14, "Amending Jordan Valley Water Conservancy District's Personnel Rules and Regulations Policy"; verification of compliance with selected legal requirements and internal District practices; report on Audit Committee meeting; core mission reports; standing committee reports; and various routine reporting items. A closed session was proposed to discuss information provided during procurement process.

Mr. Packard then reviewed the schedule for the presentation of the proposed property tax increase to JVVCD's member agencies.

**Strategic Plan  
Update work  
session**

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Mr. Matt Olsen, Assistant General Manager, said there are three critical needs to develop the Strategic Plan (Plan). The three critical needs are to understand what JVVCD wants to be, who JVVCD currently is, and how to bridge the gap. He said a Strategic Planning Committee (Committee) was formed to facilitate the Plan update. Committee activities included drafting a new mission, vision, and values, reviewing the current level of achievement, performing a Strengths, Weaknesses, Opportunities, and Threat (SWOT) analysis, and compiling a top 20 list from each category of the SWOT analysis results. Mr. Olsen said the next step is having a work session with Board Trustees. He explained the outline for the Plan, which is intended to guide JVVCD over the next five years. The outline includes messaging to communities that JVVCD serves; mission, vision, and values; core imperatives; objectives and priorities; and performance indicators. Mr. Olsen stated that the final Plan will be tentatively presented to the Board with the hope of adoption at the January 2024 regular Board meeting.

Mr. Packard said JVVCD's Strategic Plan was last updated approximately ten years ago. He said the purpose of water conservancy districts are described in Utah Code §17B-2a-10, and include promoting prosperity and welfare of the people, conservation and development of water and land resources, and promoting the greatest beneficial use of water, among others. Mr. Packard also said a water conservancy district offers three key services which include delivering water to current customers, managing demand, and developing supply for future customers.

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**Motion to  
recess and  
reconvene  
following small  
group  
discussions**

Mr. Mark Stratford, General Counsel, said the purpose of the work session recess is to convene in groups with three Trustees per group to organize their thoughts and to reconvene to discuss how to guide the creation of the core imperatives. He suggested setting a time to reconvene and discuss the group sessions.

Mr. Rushton called for a motion to recess and reconvene. Ms. Sherrie Ohrn moved to recess and reconvene at 4:35 p.m. Following a second by Mr. Mick Sudbury, the meeting adjourned for the work session recess at 3:49 p.m.

**Discussion  
regarding  
Strategic Plan  
Update**

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The Executive Committee meeting reconvened at 4:41 p.m.

Mr. Olsen said that during the recess each group performed a SWOT analysis in which they identified their top findings for JVVCD's Strengths, Weaknesses, Opportunities, and Threats.

There was discussion about the top Opportunities and Threats from each of the work groups. Top findings for Threats and Opportunities included:

An aging workforce and changing expectations of a new workforce, effectively educating new employees, organizational health, retention, and overall well-being of the workforce.

Resiliency in wet and dry years including aid to other areas of the state, operational, policy changes, catastrophic events, and cybersecurity.

Need for JVVCD to consider more comprehensive integration of land use and water planning.

Strengthening relationships with legislature, strategic partnerships with other agencies, and connecting with the public about water conservation and education for underserved populations.

Strengths and Weaknesses were then discussed. Some of the top findings of Strengths included JVVCD's investment in institutional knowledge, long-term planning, and pioneering water conservation. Other Strengths included JVVCD's cooperative relationships with member agencies, lawmakers, and other organizations, effective leadership and outreach, and financial strength. Top findings of Weaknesses included retirements and retention of employees, succession planning, aging infrastructure and maintenance challenges, the ability to respond in a natural disaster, member agency communication, being slow to embrace new technology, and communication of inadequate information.

Mr. Olsen said that based on the discussion, there are five core imperatives that are expected to be shared during the August 2023 regular Board meeting.

Mr. Gibby expressed his appreciation to staff for providing the necessary information to make the SWOT analysis process easy. He also encouraged staff to use simple statements for the public to understand JVVCD's values more easily.

Ms. Ramsey thanked staff for the exercise and discussion and said it is timely for updating the Strategic Plan.

**Adjourn**

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Mr. Rushton called for a motion to adjourn. Ms. Barbara Townsend moved to adjourn. Following a second by Mr. Mick Sudbury, the meeting adjourned at 5:27 p.m.

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Corey L. Rushton, Chair of the Board of Trustees

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Alan E. Packard, District Clerk

**MINUTES OF THE REGULAR BOARD MEETING OF THE  
BOARD OF TRUSTEES OF JORDAN VALLEY WATER CONSERVANCY DISTRICT**

(Unapproved and subject to change)

July 12, 2023

A regular Board meeting of the Board of Trustees of the Jordan Valley Water Conservancy District was held both in person and electronically on Wednesday, July 12, 2023, at 3:00 p.m. at JVVCD's administration building located at 8215 South 1300 West, West Jordan, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code Ann. (1953) §§ 52-4-1 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual ("Electronic Meetings").

Trustees Present:

Corey L. Rushton, Chair  
A. Reed Gibby  
Zach Jacob  
Karen D. Lang  
Sherrie L. Ohrn  
Dawn R. Ramsey  
Mick M. Sudbury  
John H. Taylor  
Barbara L. Townsend

Staff Present:

Alan Packard, General Manager  
Jacob Young, Deputy General Manager  
Matt Olsen, Assistant General Manager  
Shazelle Terry, Assistant General Manager  
Gordon Batt, Operations Department Manager  
Jason Brown, Information Systems Department Manager  
Brian Callister, Maintenance Department Manager  
Shane Swensen, Engineering Department Manager and Chief Engineer  
Mark Stratford, General Counsel  
David Martin, Chief Financial Officer/Treasurer  
Kurt Ashworth, Human Resources Manager  
Beverly Parry, Executive Assistant  
Mindy Keeling, Administrative Assistant  
Alicia Sekiller, Administrative Assistant  
Cynthia Bee, Public Information Officer  
Travis Christensen, Senior Engineer - Property  
Margaret Dea, Senior Accountant (electronic)  
Martin Feil, Database Administrator (electronic)  
Kelly Good, Communications Division Manager  
Jeanette Perry, Customer Services Supervisor (electronic)  
Kevin Rubow, Registered Engineer  
Conor Tyson, Staff Engineer  
Marcelo Anglade, Senior Engineer  
Sam Mingo, Data Analyst

Also Present:

Tish Buroker, City Counsel, Riverton City  
Greg Davenport, Utility Manager, City of West Jordan

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Clint Dilley, General Manager, Magna Water District (electronic)  
Justun Edwards, Public Works Director, Herriman City (electronic)  
Raymond Garrison, Associate Director of Public Works, South Jordan City  
Jason Helm, General Manager, Granger-Hunter Improvement District (electronic)  
Gary Henrie, Engineer, Bureau of Reclamation  
Steven Jones, CEO, Hansen, Allen & Luce  
Jason Luettinger, Principal, Bowen Collins & Associates  
Brien Maxfield, Senior Engineer, Draper City  
Alan McKean, David Evans & Associates (electronic)  
Stacie Olson, Water Director, Riverton City  
Marie Owens, Project Manager/Client Relations, AE2S  
Ana Paz, Associate Engineer, South Jordan City (electronic)  
David Robertson, Vice President, Lewis Young Robertson and Burningham (electronic)  
Shawn Robinson, Director of Operations and Maintenance, Taylorsville-Bennion Improvement District (electronic)  
Dan Tracer, Assistant City Engineer, Bluffdale City (electronic)  
Ryan Willeitner, Engineer, Jacobs Engineering (electronic)  
Wayne Winsor, Assistant General Manager/Chief Engineer, Metropolitan Water District of Salt Lake and Sandy  
Jeremy Williams, Hazen & Sawyer

**Call to order and introduction of visitors**

Mr. Corey Rushton, Chair, convened the Board meeting of the Jordan Valley Water Conservancy District Board of Trustees at 3:01 p.m. on Wednesday, July 12, 2023. Mr. Rushton introduced the members of the Board and the public who joined the meeting both in person and electronically.

**Approval of common consent items**

Mr. Rushton presented the minutes of the Executive Committee meeting held June 5, 2023, and the regular Board meeting held June 7, 2023. He also presented the June 2023 Trustees' Expenses Report. Mr. Rushton called for a motion. Ms. Sherrie Ohrn moved to approve the minutes of the June 5 and June 7 meetings, and the June 2023 Trustees' Expenses Report. Following a second by Mr. Mick Sudbury, the motion was approved by those present as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – not present	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend - aye	

**Public comments**

There were no public comments.

**Core Mission Reports**

**Water supply update**

Mr. Alan Packard, General Manager, reviewed the Municipal and Industrial (M&I) Water Deliveries report through June 2023, the Wholesale Contract Progress report for each Member Agency, the Wholesale and Retail Actual and Projected Deliveries report, and the Provo River Reservoirs Update. He shared information on Great Salt Lake's level.

**Water quality update**

Ms. Shazelle Terry, Assistant General Manager, shared information on the JVVCD 2022 Consumer Confidence Report which was recently posted on the JVVCD website. This report includes data collected in 2022, and one of the purposes of this report is to assure customers that their water is in good hands, and JVVCD goes above and beyond what is required by state

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rules and federal regulations for water quality. Ms. Terry explained that data is compiled by JWCD staff for our Member Agencies and the JWCD retail area. The report includes a water sources map; water quality data; a message from the EPA about small amounts of some contaminants including Cryptosporidium, Radon, and Lead; and information on new Lead regulations. She explained that the report is no longer mailed to retail customers, but a bill stuffer is provided explaining how they can access the report. Ms. Terry commended Water Quality and Communications staff for their great work on the report.

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**Standing Committee Reports**

Mr. Dave Martin, Chief Financial Officer, reviewed the Financial Report for May 2023 and said that JWCD is on track to meet the 2022/2023 budget. He said the remaining bond proceeds from the 2021 Bond were \$10.5 million in May and a bond issue for \$100 million is projected for January 2024. He briefly reviewed the expenses that are over budget and said that, in total, JWCD is under budget for fiscal year 2022/2023.

**Finance update**

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**Conservation update**

Mr. Matt Olsen, Assistant General Manager, said that Draper City and Taylorsville City have recently adopted JWCD's Water Efficiency Standards. Interest in adopting these standards has increased because public access to additional turf removal funding offered by the Utah Division of Water Resources is conditioned on adoption of Water Efficiency Standards. He said that JWCD's 2019 Conservation Plan Update described the major cost savings for the service area if wide scale adoption of the standards was achieved by 2023, which has now been substantially achieved. He commended staff, Member Agencies, and the Board for the great effort it has taken to accomplish this important initiative.

Mr. Rushton asked Mr. Olsen to comment on the different styles of ordinances used by cities when adopting the standards. Mr. Olsen said that staff has seen two distinct styles used in adopting the standards. The majority of agencies attached the Water Efficiency Standards as an exhibit to the adopted ordinances, and other agencies integrated the concepts directly into relevant areas of the code as applicable. Mr. Rushton suggested staff review the language in the Water Efficiency Standards so they can be used more cohesively in city ordinances.

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**Conservation, Communications, and Information Systems activities**

**Consider approval of Member Agency Water Efficiency Standards Funding Agreement with the City of South Jordan**

Mr. Olsen said this is the City of South Jordan's third year participating in the Member Agency Water Efficiency Standards Grant program. The grant funding would support a staff position in the planning department for duties associated with the Water Efficiency Standards. These duties include reviewing landscaping plans, working with builders for residential landscapes, inspecting completed landscapes, verifying code compliance with Water Efficiency Standards, documenting compliance, and coordination of commercial landscape projects. Mr. Olsen recommended approval of a Member Agency Water Efficiency Standards Funding Agreement with the City of South Jordan in the amount of \$68,000.

Mr. Rushton called for a motion on the recommendation. Ms. Dawn Ramsey moved to approve a Member Agency Water Efficiency Standards Funding Agreement with the City of South Jordan in the amount of \$68,000.

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Following a second by Mr. Mick Sudbury, the motion was approved by those present as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – not present	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend - aye	

**Consider approval of a Water Conservation Funding Agreement with the City of South Jordan**

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Mr. Olsen said the City of South Jordan is seeking funding through JWCD's Water Conservation Grant program. The City will use the funds for three Tier 1 programs including toilet rebates, indoor water fixtures rebates, and turf conversion rebates. Mr. Olsen recommended approval of a Water Conservation Funding Agreement with the City of South Jordan in the amount of \$68,000.

Mr. Rushton called for a motion on the recommendation. Ms. Dawn Ramsey moved to approve a Water Conservation Funding Agreement with the City of South Jordan in the amount of \$68,000. Following a second by Ms. Barbara Townsend, the motion was approved by those present as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – not present	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend – aye	

Ms. Karen Lang arrived at 3:36 p.m.

**Consider approval of Member Agency Water Efficiency Standards Funding Agreement with Riverton City**

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Mr. Olsen stated Riverton City has applied for funding through the Member Agency Water Efficiency Standards Grant program. This funding will support a full-time Water Conservation Specialist staff position that assists in ensuring compliance with the Water efficiency Standards and oversees the City's water conservation programs. Duties would include landscape plan reviews, landscape inspections, conservation rebate programs, customer water audits, design support of all City landscape projects, public education, water supply and demand reports, and customer water audits. Mr. Olsen recommended approval of a Member Agency Water Efficiency Standards Funding Agreement with Riverton City in the amount of \$54,000.

Mr. Rushton called for a motion on the recommendation. Ms. Sherrie Ohrn moved to approve a Member Agency Water Efficiency Standards Funding Agreement with Riverton City in the amount of \$54,000. Following a second by Mr. Reed Gibby, the motion was unanimously approved as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend - aye	

**Consider approval of a Water Conservation Funding Agreement with Granger-Hunter Improvement District**

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Mr. Olsen said Granger-Hunter Improvement District (GHID) has applied for a Water Conservation Grant to assist in funding one Tier 3 and four Tier 2 projects. These projects include GHID headquarters landscape design,

conservation calendars and welcome packets, a large meter replacement/education project, providing drought tolerant grass seed, and conservation promotional materials. Mr. Olsen recommended approval of a Water Conservation Funding Agreement with Granger-Hunter Improvement District in the amount of \$68,500.

Mr. Rushton called for a motion on the recommendation. Ms. Dawn Ramsey moved to approve a Water Conservation Funding Agreement with Granger-Hunter Improvement District in the amount of \$68,500. Following a second by Mr. Mick Sudbury, the motion was unanimously approved as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend - aye	

**Engineering  
Activities**

**Consider  
authorization to  
award a construction  
contract for Zone D  
Reservoir Erosion  
Control Project**

Mr. Jacob Young, Deputy General Manager, said this project addresses erosion that has taken place at the JWCD Zone D reservoir caused by storm water accumulating on top of the buried reservoir and creating ruts as it flows down the slopes surrounding the reservoir. This project includes creating a drainage system that collects water at the top of the underground reservoir and directing the water to four new drainpipes and conveying the water to the on-site storm water conveyance system. Work also includes modifications to electrical boxes to prevent damage to electrical equipment in the boxes and the vaults. Mr. Young recommended authorization to award a construction contract for the Zone D Reservoir Erosion Control Project to Tribal Construction in the amount of \$92,127.

Mr. Rushton called for a motion on the recommendation. Ms. Sherrie Ohrn moved to authorize the award of a construction contract to Tribal Construction in the amount of \$92,127 for the Zone D Reservoir Erosion Control Project. Following a second by Mr. Mick Sudbury, the motion was unanimously approved as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend - aye	

**Consider  
authorization to  
award a construction  
contract for 10200  
South and 15000  
South Pipelines AC  
Mitigation and  
Monitoring Project**

Mr. Young said this project involves mitigation of alternating current (AC) issues which are being experienced on the 10200 South and 15000 South pipelines. He said the 10200 South pipeline has measured naturally occurring voltage which exceeds the industry limits for personnel safety and presents a risk for AC corrosion. After evaluating the 15000 South pipeline, it has been found that this pipeline may have a similar measured voltage problem. The project would include installation of mitigation equipment to reduce the AC voltage and reduce corrosion risk to the 10200 South pipeline. The project also includes installation of equipment to remotely monitor the AC on the 15000 South pipeline to assess the corrosion risk and monitor AC voltage limits for personnel safety. Mr. Young recommended authorization to award a construction contract for 10200 and 15000 South



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Pipelines AC Mitigation and Monitoring Project to Vancon, Inc. in the amount of \$1,582,000.

Ms. Ramsey asked to be kept up to date on the project schedule so she is aware of any traffic disruptions the work may cause in the area.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to authorize the award of a construction contract to Vancon, Inc. in the amount of \$1,582,000 for the 10200 South and 15000 South Pipelines AC Mitigation and Monitoring Project. Following a second by Ms. Barbara Townsend, the motion was unanimously approved as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend - aye	

**Consider authorization to award a construction contract for 3200 West 6200 South Steel Reservoirs Coating and Repairs**

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Mr. Young said this project is a recoating project of 2 MG and 8 MG steel reservoirs located at 3200 West 6200 South. These reservoirs were constructed in 1960 and 1968 respectively and require regular recoating to maintain their integrity. Mr. Young recommended authorization to award a construction contract for 3200 West 6200 South Steel Reservoirs Coating and Repairs to Viking Industrial Painting, LLC in the amount of \$1,896,925.

Mr. Rushton called for a motion on the recommendation. Mr. Mick Sudbury moved to authorize the award of a construction contract to Viking Industrial Painting, LLC in the amount of \$1,896,925 for 3200 West 6200 South Steel Reservoirs Coating and Repairs. Following a second by Ms. Karen Lang, the motion was unanimously approved as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – aye	Mr. Taylor – aye
Ms. Townsend – aye	

Mr. Mick Sudbury left the meeting at 4:00 p.m.

**Consider authorization to award an engineering services contract for Comprehensive Capital Improvements Plan Development Process**

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Mr. Young said the Comprehensive Capital Improvements Plan (CIP) Development Process will seek to improve the annual CIP process by compiling all applicable studies and planning documents from across JVVCD into a single place. This project will consist of three main tasks which include (1) development of a framework to develop a comprehensive CIP; (2) implementation of the comprehensive CIP framework; and (3) update the JVVCD Supply, Demand, and Major Conveyance Plan to include new demand projection detail associated with large annexation areas and a redevelopment project. These tasks will increase planning effectiveness, facilitate employee knowledge transfer, and reduce the time required for the creation of the annual CIP. Mr. Young recommended awarding an engineering services contract for Comprehensive Capital Improvement Plan Development Process to Brown and Caldwell in the amount of \$394,000.

Mr. Young said that he recused himself from the scoring process due to his previous relationship with one of the firms in particular. Mr. John Taylor

suggested discussing this agenda item in closed session and take action on this item after the discussion takes place.

**Consider approval of engineering services contract amendment for 3600 West 10200 South Pump Station**

Mr. Young said this proposed contract amendment is to cover additional costs on the 3600 West 10200 South Pump Station project that has been delayed due to manufacturing and equipment delays. Additional construction management is needed to inspect work activities which would typically occur concurrently but were instead spread over time due to unavailable equipment caused by supply chain issues. The loss of these efficiencies has extended the project completion date to January 2024 and requires additional inspection hours for the project. Mr. Young recommended approval of an engineering services contract amendment for the 3600 West 10200 South Pump Station in the amount of \$112,750

Mr. Rushton called for a motion on the recommendation. Ms. Dawn Ramsey moved to approve an engineering services contract amendment for the 3600 West 10200 South Pump Station in the amount of \$112,750. Following a second by Ms. Sherrie Ohrn, the motion was approved by those present as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend - aye	

**Operations and Maintenance activities**

**Consider approval of expenditure to purchase valve turning/vactor service truck body**

Ms. Terry said that in January the Board approved the purchase of a 2023 Ford F-550 4WD Super Cab and chassis with the intent to equip it with a service body that includes valve turning and vactor equipment at a later date. The truck/chassis is now on site and ready to be equipped with valve turning and vactor equipment. This service truck and equipment will primarily be utilized to clean out and exercise more than 5,000 valves and nearly 1,500 fire hydrants each year. Intermountain Sales, Inc. is the sole vendor that provides this equipment and service. Ms. Terry recommended approval of Sole-Source Procurement with Intermountain Sales, Inc. for the purchase of a valve turning/vactor service truck body in the amount of \$146,478.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to approve the Sole-Source Procurement with Intermountain Sales, Inc. in the amount of \$146,478 for the purchase of a valve turning/vactor service truck body. Following a second by Ms. Barbara Townsend, the motion was approved by those present as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend - aye	

**Consider adoption of Resolution No. 23-14, “Amending JVVCD’s Personnel Rules and Regulations Policy”**

Mr. Mark Stratford, General Counsel, reviewed the proposed changes to the JVVCD Personnel Rules and Regulations Policy which includes changes in non-exempt employee status, exempt employee leave, sick leave cap and conversion, advancing sick leave for new employees, administrative leave

for exercise and community service, and nursing employees policy, as well as other policy changes which were discussed with the Board previously. Mr. Stratford recommended approval of Resolution No. 23-14, "Amending Jordan Valley Water Conservancy District's Personnel Rules and Regulations Policy."

Mr. Rushton called for a motion on the recommendation. Ms. Barbara Townsend moved to approve Resolution No. 23-14, "Amending Jordan Valley Water Conservancy District's Personnel Rules and Regulations Policy." Following a second by Mr. Reed Gibby, the motion was approved by those present as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

**Reporting Items**

Mr. Stratford verified JVVCD's compliance with selected legal requirements and internal District practices and expressed appreciation to staff for their work to assure JVVCD is in compliance. Mr. Martin reported on the Audit Committee meeting held on June 5, 2023. Mr. Packard reviewed the routine reporting items which included: the Central Utah Project/CUWCD activities report, facilities rental agreements signed by the General Manager, easement encroachment agreements signed by the General Manager, performance indicators for May 2023, and media coverage. Mr. Shane Swensen, Engineering Department Manager and Chief Engineer, gave a final project completion report on the JVVCD Headquarters Upper Campus Site and Improvements project.

**Upcoming meetings**

Mr. Rushton reviewed the upcoming meetings including the Conservation Committee meeting, Monday, August 7 at 3:00 p.m.; Executive Committee meeting, Monday, August 7 at 3:30 p.m.; regular Board meeting, Wednesday, August 9 at 3:00 p.m.; and Public Hearing, Wednesday, August 9 at 6:00 p.m.

**Consider approval to cancel the Conservation Committee and Executive Committee meetings scheduled on August 7, 2023**

Mr. Zach Jacob moved to cancel the Conservation Committee and Executive Committee meetings scheduled for August 7, 2023. Following a second by Mr. John Taylor, the motion was approved by those present as follows:

Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

**Closed meeting**

Mr. Rushton proposed to convene a closed meeting at 4:41 p.m. to discuss information provided during a procurement process. Ms. Sherrie Ohrn moved to go into closed session for the discussion. Following a second by Ms. Karen Lang, the motion was approved by those present as follows:

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Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

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The closed meeting convened at 4:46 p.m. with the following Trustees present: Mr. Reed Gibby, Mr. Zach Jacob, Ms. Karen Lang, Ms. Sherrie Ohrn, Ms. Dawn Ramsey, Mr. Corey Rushton, Mr. John Taylor, and Ms. Barbara Townsend. Also present were: Alan Packard, General Manager; Jacob Young, Deputy General Manager; Matt Olsen, Assistant General Manager; Shazelle Terry, Assistant General Manager; Mark Stratford, General Counsel; Dave Martin, Chief Financial Officer; and Beverly Parry, Executive Assistant.

No votes or actions were taken during the closed meeting.

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**Open meeting**

The open meeting reconvened at 5:06 p.m.

**Consider authorization to award an engineering services contract for Comprehensive Capital Improvements Plan Development Process**

Mr. Young recommended authorization to award an engineering services contract for Comprehensive Capital Improvements Plan Development Process to Brown and Caldwell in the amount of \$394,000.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to authorize the award of an engineering services contract to Brown and Caldwell in the amount of \$394,00 for the Comprehensive Capital Improvements Plan Development Process. Following a second by Ms. Barbara Townsend, the motion was approved by those present as follows:

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Mr. Gibby –aye	Mr. Jacob – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – aye	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

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**Adjourn**

Mr. Rushton called for a motion to adjourn. Mr. Zach Jacob moved to adjourn. Following a second by Ms. Barbara Townsend, the meeting adjourned at 5:08 p.m.

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Corey L. Rushton, Chair of the Board of Trustees

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Alan E. Packard, District Clerk

**JORDAN VALLEY WATER CONSERVANCY DISTRICT  
TRUSTEES EXPENSES REPORT  
JULY 2023**

Meeting			Executive Committee Meeting July 10, 2023	Board Meeting July 12, 2023	Per Diem To Date for 2023 (Maximum 12)	Total Miles	Mileage \$.62 per mile	Total Per Diem	Total Amount
<b>Trustee</b>									
Gibby, Reed			X	X	11	60.0	\$37.20	\$ 60	\$97.20
Jacob, Zach			X	X	4	28.0	\$17.36	\$ 120	\$137.36
Lang, Karen			X	X	3	42.0	\$26.04	\$ -	\$26.04
Ohrn, Sherrie			X	X	6	54.0	\$33.48	\$ 60	\$93.48
Ramsey, Dawn			X	X	5	20.0	\$12.40	\$ -	\$12.40
Rushton, Corey			X	X	0	40.0	\$24.80	\$ -	\$24.80
Sudbury, Mick			X	X	0	58.0	\$35.96	\$ -	\$35.96
Taylor, John			X	X	0	17.2	\$10.66	\$ -	\$10.66
Townsend, Barbara			X	X	3	40.0	\$24.80	\$ -	\$24.80
<b>Total</b>									<b>\$462.70</b>

# **CORE MISSION REPORTS**

# **WATER SUPPLY UPDATE**

## JORDAN VALLEY WATER CONSERVANCY DISTRICT

*Monthly Summary of Water Deliveries in Acre Feet*

July 2023

### Municipal and Industrial (M&I) Water Deliveries

Wholesale System	This Month	Previous Year	% Change	YTD	YTD Prev Year	YTD % Change	Fiscal YTD	Fiscal YTD Prev Year	Fiscal YTD % Change
Bluffdale City	596.68	536.94	11%	1,958.40	1,927.36	2%	596.68	536.94	11%
Copperton Improvement District	0.00	11.16	-100%	0.00	11.16	-100%	0.00	11.16	-100%
Draper City	831.34	751.82	11%	2,399.08	2,360.09	2%	831.34	751.82	11%
Granger-Hunter Improvement District	2,913.28	2,982.15	-2%	10,338.30	10,798.27	-4%	2,913.28	2,982.15	-2%
Herriman City <sup>3</sup>	1,413.23	1,192.53	19%	3,326.57	3,438.92	-3%	1,413.23	1,192.53	19%
Hexcel Corporation	95.35	81.55	17%	575.30	464.45	24%	95.35	81.55	17%
Kearns Improvement District	1,287.78	1,163.28	11%	4,099.95	4,137.08	-1%	1,287.78	1,163.28	11%
Magna Water District	66.96	69.62	-4%	474.95	467.70	2%	66.96	69.62	-4%
Midvale City	485.72	480.54	1%	1,813.80	1,450.32	25%	485.72	480.54	1%
Riverton City	714.15	615.28	16%	3,153.97	2,838.76	11%	714.15	615.28	16%
South Jordan City <sup>3</sup>	3,152.08	2,909.91	8%	9,335.53	9,146.71	2%	3,152.08	2,909.91	8%
City of South Salt Lake	90.42	59.08	53%	742.05	563.33	32%	90.42	59.08	53%
Taylorville-Bennion Improvement District	369.38	287.59	28%	2,773.07	2,566.26	8%	369.38	287.59	28%
Utah Div. of Fac. Const. and Mgmt.	34.61	15.84	119%	150.86	259.67	-42%	34.61	15.84	119%
WaterPro, Inc.	394.10	269.82	46%	821.01	801.31	2%	394.10	269.82	46%
City of West Jordan <sup>3</sup>	3,627.02	3,416.19	6%	11,249.97	11,482.55	-2%	3,627.02	3,416.19	6%
White City Water Improvement District	0.00	0.00		0.00	0.00		0.00	0.00	
Willow Creek Country Club <sup>6</sup>	78.09	79.88	-2%	176.17	176.77	0%	78.09	79.88	-2%
<b>Wholesale System Subtotal</b>	<b>16,150.19</b>	<b>14,923.19</b>	<b>8%</b>	<b>53,388.99</b>	<b>52,890.72</b>	<b>1%</b>	<b>16,150.19</b>	<b>14,923.19</b>	<b>8%</b>
Retail System <sup>2</sup>	0.00	1,170.54	0%	0.00	3,952.60	0%	0.00	1,170.54	0%
<b>Total Wholesale &amp; Retail</b>	<b>16,150.19</b>	<b>14,923.19</b>	<b>8%</b>	<b>53,388.99</b>	<b>52,890.72</b>	<b>1%</b>	<b>16,150.19</b>	<b>14,923.19</b>	<b>8%</b>

### Other M&I Deliveries

MWDSLS (Treated and Transported) <sup>4</sup>	1,981.48	1,835.21	8%	4,864.35	5,394.90	-10%	1,981.48	1,835.21	8%
District Use (Non-revenue) <sup>5</sup>	99.49	96.56	3%	340.41	341.06	0%	99.49	96.56	3%
<b>Other M&amp;I Subtotal</b>	<b>2,080.96</b>	<b>1,931.77</b>	<b>8%</b>	<b>5,204.76</b>	<b>5,735.96</b>	<b>-9%</b>	<b>2,080.96</b>	<b>1,931.77</b>	<b>8%</b>
<b>Total M&amp;I Deliveries</b>	<b>18,662.17</b>	<b>18,025.49</b>	<b>4%</b>	<b>61,939.71</b>	<b>62,579.28</b>	<b>-1%</b>	<b>18,662.17</b>	<b>18,025.49</b>	<b>4%</b>

### Irrigation and Raw Water Deliveries

Welby Jacob Water Users	5,697.23	5,852.10	-3%	13,987.02	15,063.17	-7%	5,697.23	5,852.10	-3%
<b>Total Irrigation and Raw Water</b>	<b>5,697.23</b>	<b>5,852.10</b>	<b>-3%</b>	<b>13,987.02</b>	<b>15,063.17</b>	<b>-7%</b>	<b>5,697.23</b>	<b>5,852.10</b>	<b>-3%</b>
<b>Total Deliveries</b>	<b>24,359.39</b>	<b>23,877.59</b>	<b>2%</b>	<b>75,926.73</b>	<b>77,642.45</b>	<b>-2%</b>	<b>24,359.39</b>	<b>23,877.59</b>	<b>2%</b>

<sup>1</sup> The City of South Salt Lake contract is based on a fiscal year. All other contracts are based on a calendar year.

<sup>2</sup> Retail deliveries are finalized after billing. Preliminary estimates using AMI data are made for the month previous to today. Missing values from downed towers.

<sup>3</sup> Contract amount is minimum purchase plus remediated water.

<sup>4</sup> Water treated and transported for MWDSLS by JWCD is delivered to Salt Lake City at 2100 South.

<sup>5</sup> District Use (Non-revenue) includes water consumed in breaks, reservoir washing, fires, irrigation and facility potable water.

<sup>6</sup> Willow Creek Country Club average annual usage is estimated at 350 acre-feet.



# Jordan Valley Water Conservancy District

## Wholesale Contract Progress (af)

July 2023

■ Actual % of Contract  
■ Projected<sup>3</sup> % of Contract

Agency Name	Contract Type	Actual % of Contract	Projected <sup>3</sup> % of Contract	Contract Value (af)	Actual Value (af)	Actual %	Projected Value (af)	Projected %
Bluffdale City	Conventional	54%	95%	3,600	1,958	54%	3,437	95%
	Deferred Water <sup>4</sup>	0%		71	0	0%		
Draper City	Conventional	63%	116%	3,800	2,399	63%	4,401	116%
Granger-Hunter Improvement District	Conventional	56%	102%	18,500	10,338	56%	18,814	102%
Herriman City	Conventional	58%	99%	5,200	3,040	58%	5,139	99%
	Deferred Water <sup>4</sup>	0%		8	0	0%		
	Remediated <sup>2</sup>	43%	80%	667	286	43%	534	80%
Hexcel Corporation	Conventional	80%	120%	720	575	80%	864	120%
Kearns Improvement District	Conventional	55%	100%	7,500	4,100	55%	7,476	100%
Magna Water District	Conventional	58%	99%	800	464	58%	794	99%
	Deferred Water <sup>4</sup>	100%		11	11	100%		
Midvale City	Conventional	59%	106%	3,085	1,814	59%	3,280	106%
Riverton City	Conventional	79%	130%	4,000	3,154	79%	5,194	130%
South Jordan City	Conventional	58%	104%	15,000	8,763	58%	15,626	104%
	Remediated <sup>2</sup>	43%	80%	1,333	572	43%	1,066	80%
City of South Salt Lake <sup>1</sup>	Conventional	9%	103%	1,020	90	9%	1,046	103%
Taylorsville-Bennion Improvement District	Conventional	59%	101%	4,700	2,773	59%	4,743	101%
	Deferred Water <sup>4</sup>	100%		0	0	100%		
Utah Division of Facilities Construction and Management	Conventional	28%	57%	548	151	28%	310	57%
	Deferred Water <sup>4</sup>	0%		82	0	0%		
WaterPro, Inc.	Conventional	86%	147%	950	821	86%	1,400	147%
City of West Jordan	Conventional	57%	103%	18,500	10,606	57%	18,976	103%
	Remediated <sup>2</sup>	43%	80%	1,500	644	43%	1,199	80%

<sup>1</sup>All contracts are on a calendar year except for City of South Salt Lake which is on a fiscal year.

<sup>2</sup>Remediated water is credited first as it becomes available.

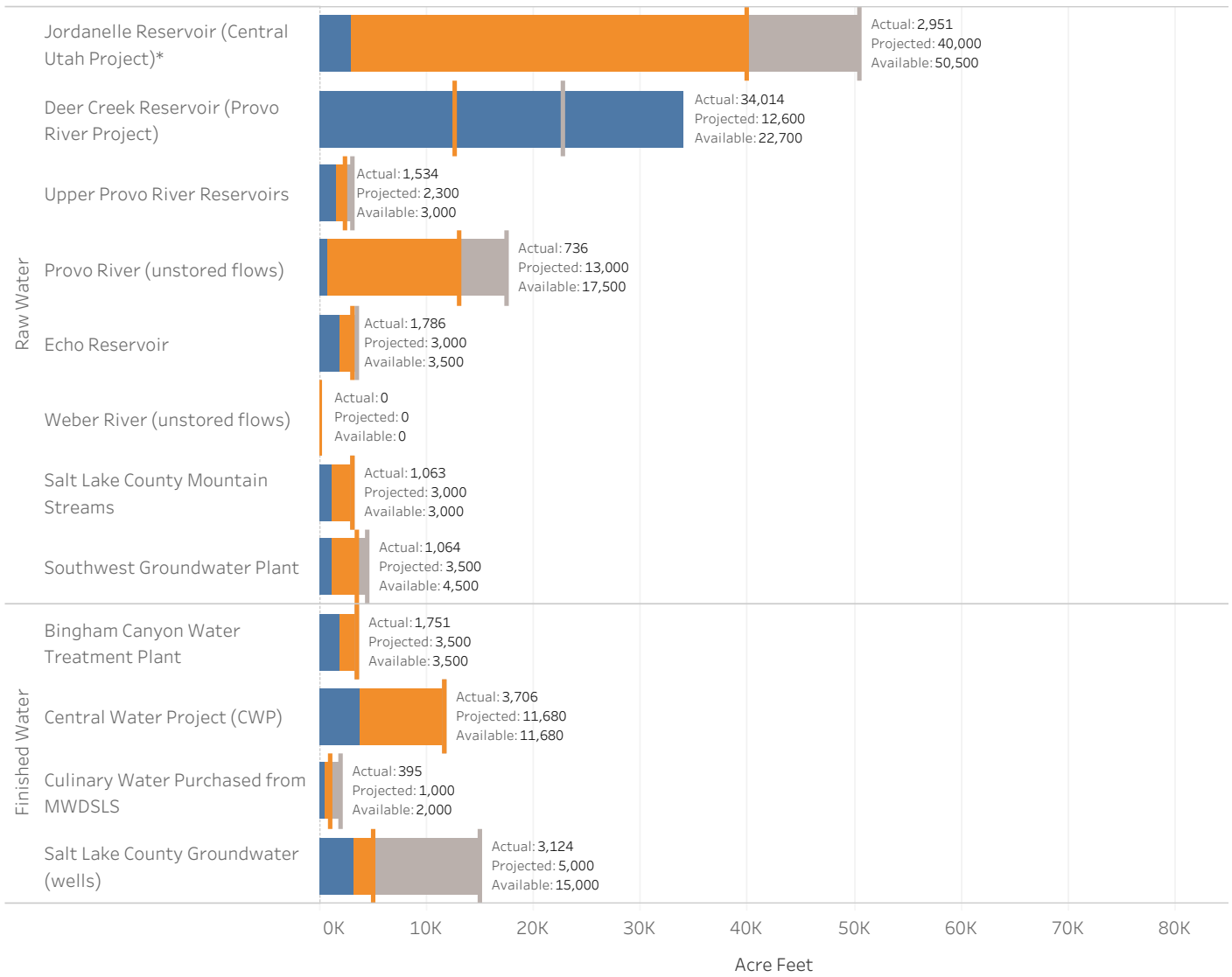
<sup>3</sup>Projected deliveries are calculated as an average monthly delivery over the previous three years for months left in the contract year.

<sup>4</sup>Non-delivered portion of minimum purchase contract that may be deferred to future years as outlined in Section 1.8 of the Rules and Regulations for Wholesale Water Service.

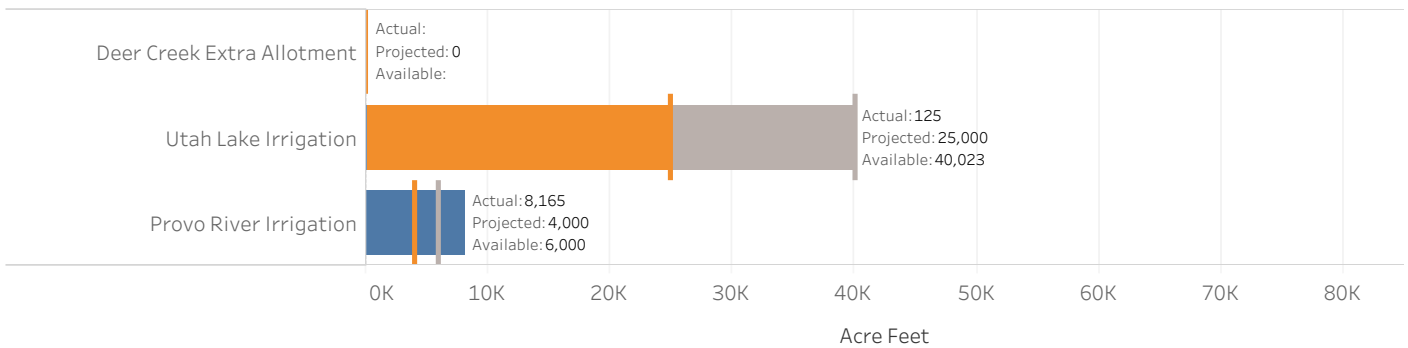
# Jordan Valley Water Conservancy District

■ Actual  
■ Projected  
■ Available

M&I Water Sources (June 30, 2023)  
Water Year 2023 (November 1, 2022 - October 31, 2023)



Irrigation Water Sources (June 30, 2023)  
Irrigation Season 2023 (April 15, 2023 - October 15, 2023)



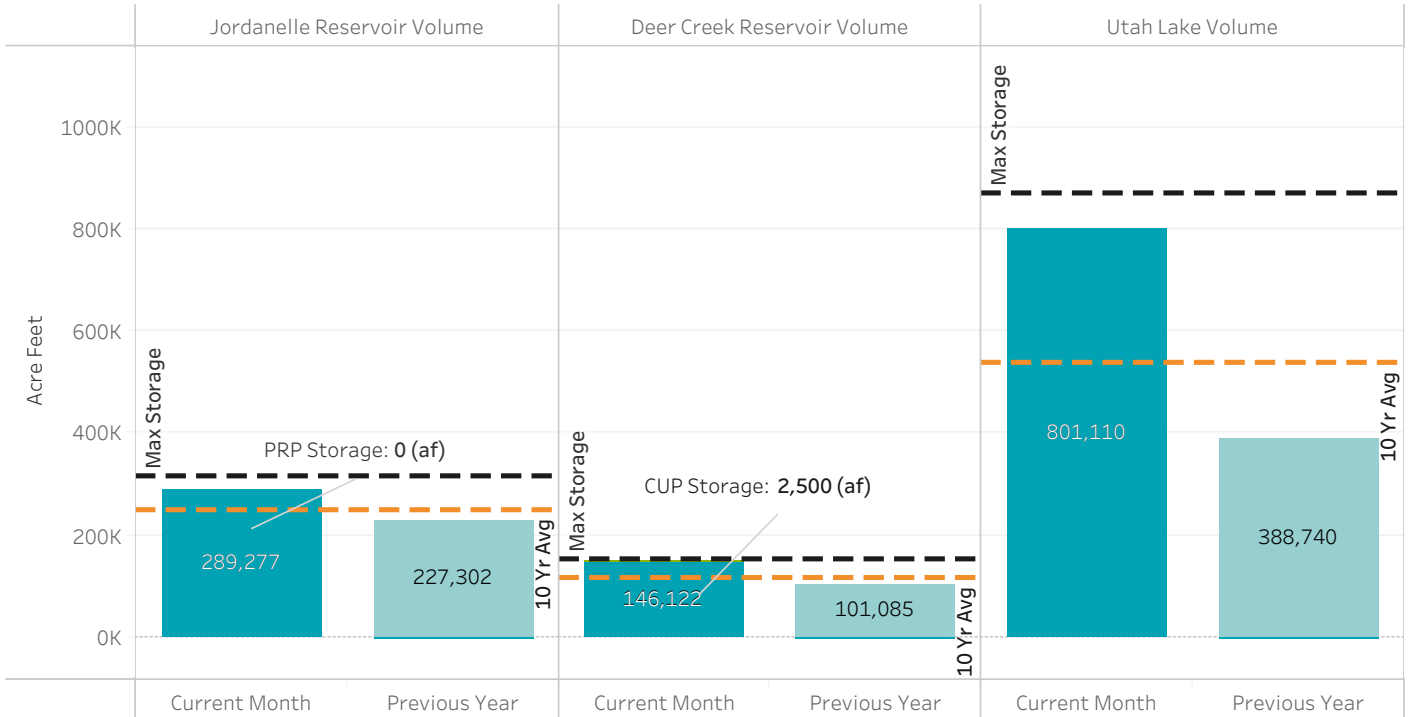
\*Central Utah Project may include holdover water from the previous year.

# Jordan Valley Water Conservancy District

## Provo River Reservoirs Update

August 1, 2023

- Current Month
- Other Storage
- Previous Year



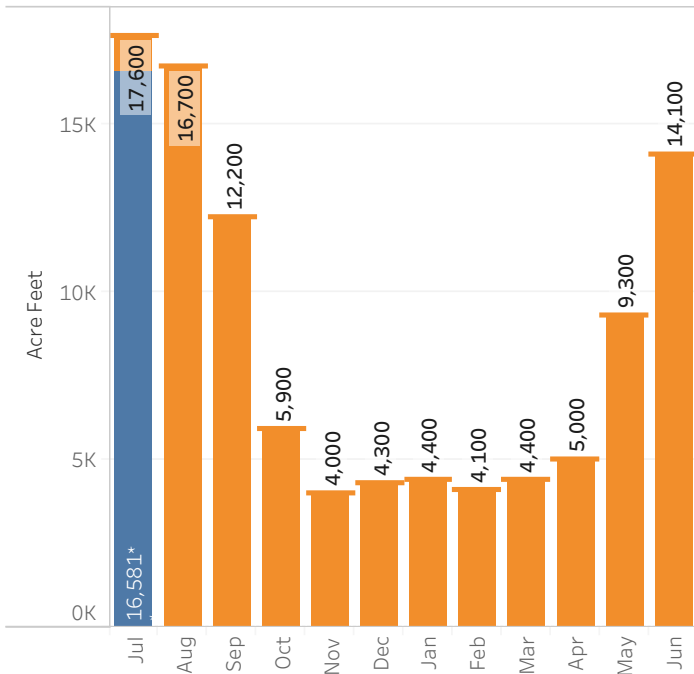
10 Yr Avg for Jordanelle Reservoir may not include all ten years. The available data for Jordanelle Reservoir begins with April, 2014.

### Wholesale + Retail Actual & Projected Deliveries

FY 2024

Through July 2023

- Actual
- Projected

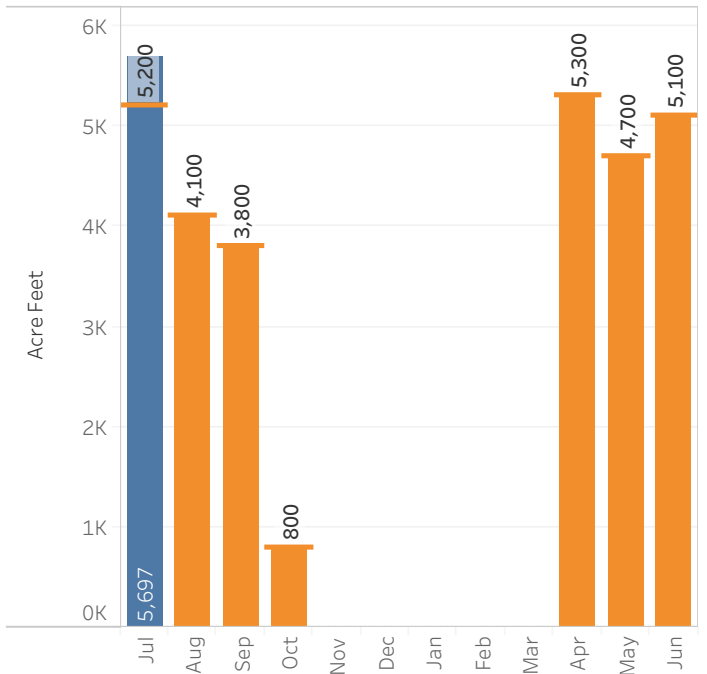


### Irrigation Actual & Projected Deliveries

FY 2024

Through July 2023

- Actual
- Projected



\*This number is an estimate due to current technical difficulties getting the Retail delivery number. The Wholesale deliveries for July are 16,150 AF

# **WATER QUALITY UPDATE**



JORDAN VALLEY WATER  
CONSERVANCY DISTRICT

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Board Meeting  
August 9, 2023

# Water Quality Update

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## Utah Watersheds Council Status



## Watershed Councils Act & Implementation

In 2020, the Utah Legislature passed the [Watershed Councils Act](#) (HB 166), which authorized and directed the Division of Water Resources to create the [Utah Watersheds Council](#) (a state council) and **twelve local watershed councils**. The intent of the act is to “develop diverse and balanced stakeholder forums for discussion of water policy and resource issues at watershed and state levels that are not vested with regulatory, infrastructure financing, or enforcement powers or responsibilities.”

The [Utah Watersheds Council](#) will encompass the entire state and facilitate the establishment of the 12 local watershed councils. 11 local watershed councils will be developed according to the Division of Water Resources’ hydrologic basin map . A 12th local watershed council will be organized for the Great Salt Lake Basin\*.

In 2021, the division hired [The Langdon Group](#) to assist with implementation of the act. This webpage was created to provide basic information about the authorized watershed councils and to comply with the requirements of the [Watershed Councils Act](#).

For general inquiries, email [watershedcouncils@utah.gov](mailto:watershedcouncils@utah.gov).



### 12 Local Watershed Councils

- Bear River
- Cedar/Beaver
- Great Salt Lake\*
- Jordan River
- Kanab Creek/Virgin River
- Sevier River
- Southeast Colorado River
- Uintah
- Utah Lake
- Weber River
- West Colorado
- West Desert

\*The [Great Salt Lake Watershed Council](#) will be comprised of the **five watersheds** that drain into Great Salt Lake. **These include** the Bear River, Weber River, Jordan River, Utah Lake, and West Desert watershed councils.



□ 11 Utah Watershed Councils  
■ Great Salt Lake Watershed Council

## 12 Local Watershed Councils

**Bear River** – Certified July 13, 2023

**Cedar/Beaver** – Currently Organizing/Taking Nominations

**Great Salt Lake\*** – Not Yet Established

**Jordan River** – Certified July 13, 2023

**Kanab Creek/Virgin River** – Currently Organizing/Taking Nominations

**Sevier River** – Currently Organizing/Taking Nominations

**Southeast Colorado River** – Currently Organizing/Taking Nominations

**Uintah** – Currently Organizing/Taking Nominations

**Utah Lake** – Certified on July 13, 2023

**Weber River** – Certified on July 13, 2023

**West Colorado** – Currently Organizing/Taking Nominations

**West Desert** – Currently Organizing/Taking Nominations

\*The **GSL Watershed Council** will be comprised of the five watersheds that drain into Great Salt Lake (Bear River, Weber River, Jordan River, Utah Lake, and West Desert watershed councils)



## Welcome to the Utah Lake Watershed Council page!

The **Utah Lake Watershed Council** is one of the [12 local watershed councils](#) that will operate in Utah.

### Current Status

The Utah Lake Local Watershed Council was certified by the Utah Watersheds Council in accordance with the statutory requirements of the [Utah Watershed Councils Act](#) on July 13th, 2023.

### Purpose

Local watershed councils are created to encourage and facilitate discussion and collaboration of water-related issues and concerns among the stakeholders within the watershed. As feasible, the watershed council will facilitate communication and coordination among the following interests:

- Agriculture
- Industry
- Utah tribal nations
- Public water suppliers
- Water planning and research institutions
- Water quality
- Fish and wildlife
- Water dependent habitat and environments
- Watershed management
- Mutual irrigation companies
- Local sponsors of reclamation projects

Each local watershed council will designate one representative to serve on the [Utah Watersheds Council](#), where issues of concern can be brought to the attention of the Legislature and governor.



Jordanelle Reservoir. Photo by Aaron Fortin | Janet Quinney Lawson Institute of Land, Water, and Air.





# JVWCD Participation

- Utah Watersheds Council
  - Mark Stratford
- Jordan River Watershed Council
  - Shazelle Terry
- Utah Lake Watershed Council
  - Shazelle Terry
  - Provo River Watershed Council



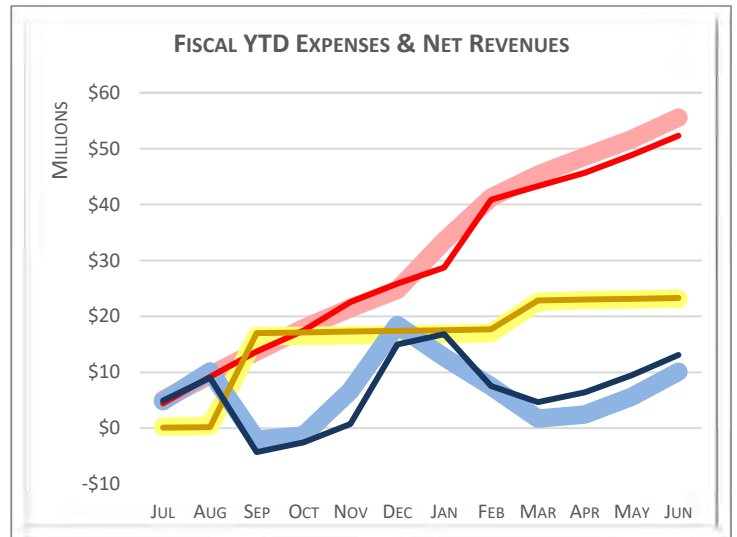
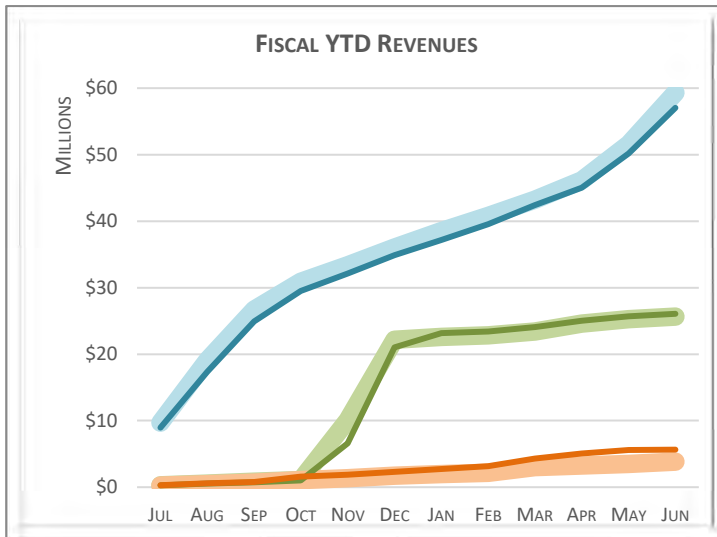
# **STANDING COMMITTEE REPORTS**

# **FINANCE UPDATE**

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**FINANCIAL REPORT SUMMARY – JUNE 2023**

**MONTHLY AND YEAR-TO-DATE OPERATING SUMMARY**

	Legend	JUNE 2023	FY 22/23 Y-T-D	FY 22/23 BUDGET
<b>REVENUES</b>				
Water Sales Revenue	<span style="color: #00A0C0;">—</span>	\$ 6,882,174	\$ 57,039,456	\$ 59,313,072
Property Tax Revenue	<span style="color: #6B8E23;">—</span>	375,034	26,069,244	25,650,346
All Other Revenue	<span style="color: #E67E22;">—</span>	392,633	5,647,224	3,842,393
		<b>7,649,841</b>	<b>88,755,925</b>	<b>88,805,811</b>
<b>EXPENSES</b>				
Operating Expenses	<span style="color: #E74C3C;">—</span>	3,485,402	52,320,885	55,552,984
Bond Debt Service	<span style="color: #F1C40F;">—</span>	149,682	23,301,345	23,164,500
<b>Net Revenues after Debt Service</b>	<span style="color: #003366;">—</span>	<b>\$ 4,014,757</b>	<b>\$ 13,133,695</b>	<b>\$ 10,088,327</b>



**OTHER FINANCIAL HIGHLIGHTS**

<b>FUND BALANCES</b>	
Revenue	\$ 12,436,478
Operation & Maintenance	16,010,502
General Equipment	373,104
Retail Deposit Account	206,980
Bond Proceeds	4,824,320
Capital Projects	6,845,351
Replacement Reserve	17,975,308
Development Fee	192,395
Other Reserves	14,293,967
Bond Reserves	5,095,152
	<b>\$ 78,253,556</b>

<b>LONG-TERM DEBT INFORMATION</b>	
Outstanding Bonds and Notes Payable - 06/30/2023	\$ 307,190,022
<u>Average Annual Debt Payments Next 10-Years</u>	
Principal Payments	\$ 14,738,515
Interest Payments	16,516,500
	<b>\$ 31,255,015</b>
<u>Projected Next Future Bond Issue</u>	
Bond Issue Date	January 2024
Bond Issue Amount	\$ 100,000,000

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**INCOME STATEMENT - JUNE 2023 (100%)**

**MODIFIED ACCRUAL BASIS - UNAUDITED**

	JUNE 2023	FY 22/23 Y-T-D	FY 22/23 BUDGET	% OF BUDGET	JUNE 2022	FY 21/22 Y-T-D	FY 21/22 BUDGET	% OF BUDGET
<b>REVENUES</b>								
Metered Sales of Water								
- Wholesale	\$ 6,301,823	\$ 50,652,918	\$ 52,554,723	96%	\$ 6,481,880	\$ 47,904,129	\$ 51,303,595	93%
- Retail	580,352	6,386,538	6,758,349	94%	458,408	6,097,941	7,514,783	81%
Impact Fees	2,907	205,960	512,000	40%	122,920	336,820	407,000	83%
General Property Tax	375,034	26,069,244	25,650,346	102%	314,014	24,193,178	23,230,051	104%
Other - Investment Income, etc.	332,694	3,461,331	1,087,300	318%	87,981	557,884	548,900	102%
Other - Misc.	57,032	1,979,933	2,243,093	88%	62,629	1,729,928	1,605,000	108%
<b>Total Revenues</b>	<b>7,649,841</b>	<b>88,755,925</b>	<b>88,805,811</b>	<b>100%</b>	<b>7,527,833</b>	<b>80,819,881</b>	<b>84,609,329</b>	<b>96%</b>
<b>OPERATING EXPENSES *</b>								
Water Purchases	408,482	18,545,362	18,615,784	100%	269,058	18,163,161	17,672,551	103%
Operations and Maintenance	1,109,281	10,092,799	11,621,168	87%	810,251	8,389,374	10,678,691	79%
General and Administrative	419,261	5,072,577	5,728,341	89%	384,955	4,651,756	4,874,489	95%
Payroll Related	1,548,377	18,610,148	19,587,691	95%	1,448,992	17,753,475	17,949,637	99%
<b>Total Operating Expenses</b>	<b>3,485,402</b>	<b>52,320,885</b>	<b>55,552,984</b>	<b>94%</b>	<b>2,913,256</b>	<b>48,957,766</b>	<b>51,175,368</b>	<b>96%</b>
<b>Net Revenues Available for Debt Service</b>	<b>4,164,439</b>	<b>36,435,040</b>	<b>33,252,827</b>	<b>110%</b>	<b>4,614,577</b>	<b>31,862,114</b>	<b>33,433,961</b>	<b>95%</b>
Bond Debt Service	149,682	23,301,345	23,164,500	101%	112,010	22,565,150	22,357,783	101%
<b>Net Revenues after Debt Service</b>	<b>4,014,757</b>	<b>13,133,695</b>	<b>10,088,327</b>		<b>4,502,567</b>	<b>9,296,964</b>	<b>11,076,178</b>	
Transfer of Revenue Stabilization Funds	-	8,402,108	8,402,108	100%	-	5,590,263	5,590,263	100%
<b>Net Revenues</b>	<b>\$ 4,014,757</b>	<b>\$ 21,535,803</b>	<b>\$ 18,490,435</b>		<b>\$ 4,502,567</b>	<b>\$ 14,887,227</b>	<b>\$ 16,666,441</b>	
* See Exhibit 2 for summary of expenses by line item.								
<b>NON-OPERATING EXPENSES (REVENUES)</b>								
Capital Replacement Projects	\$ 558,436	\$ 8,586,998	\$ 21,837,862	39%	\$ 1,145,028	\$ 5,435,492	\$ 16,275,869	33%
Capital Projects	4,668,226	34,985,217	32,456,659	108%	1,208,281	8,685,124	14,240,579	61%
Development Fee	148,215	737,207	512,000	144%	-	-	407,000	0%
General Equipment	103,093	657,517	903,100	73%	62,526	790,718	727,510	109%
Self Insurance Claims	13,328	27,736	100,000	28%	47,264	111,971	100,000	0%
Bond Cost of Issuance	-	-	250,000		-	560,548	350,000	
<b>Subtotal</b>	<b>5,491,297</b>	<b>44,994,674</b>	<b>56,059,621</b>	<b>80%</b>	<b>2,463,099</b>	<b>15,583,852</b>	<b>32,100,958</b>	<b>49%</b>
Cap Proj Grants & Other Contrib	-	(1,085,934)	(2,849,431)	38%	-	(899,968)	(2,281,758)	39%
(Gain) / Loss on Sale of Assets	(22,800)	(1,607,081)	-		-	(43,070)	-	
Bond Cost of Issuance Proceeds	-	-	(250,000)		-	(560,548)	(350,000)	
<b>Subtotal</b>	<b>(22,800)</b>	<b>(2,693,014)</b>	<b>(3,099,431)</b>	<b>87%</b>	<b>-</b>	<b>(1,503,586)</b>	<b>(2,631,758)</b>	<b>57%</b>
<b>Total Non-operating Expenses (Revenues)</b>	<b>\$ 5,468,497</b>	<b>\$ 42,301,660</b>	<b>\$ 52,960,190</b>		<b>\$ 2,463,099</b>	<b>\$ 14,080,267</b>	<b>\$ 29,469,200</b>	<b>48%</b>

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**OPERATING EXPENSES SUMMARY - JUNE 2023 (100%)**

**MODIFIED ACCRUAL BASIS - UNAUDITED**

DESCRIPTION	JUNE 2023	FY 22/23 Y-T-D	FY 22/23 BUDGET	% OF BUDGET	JUNE 2022	FY 21/22 Y-T-D	FY 21/22 BUDGET	% OF BUDGET
Water Purchases	\$ 408,482	\$ 17,317,542	\$ 17,402,067	100%	\$ 269,058	\$ 16,981,855	\$ 16,656,830	102%
Water Stock Assessments	-	1,227,820	1,213,717	101%	-	1,181,305	1,015,721	116%
<b>Total Water Purchases</b>	<b>408,482</b>	<b>18,545,362</b>	<b>18,615,784</b>	100%	<b>269,058</b>	<b>18,163,160</b>	<b>17,672,551</b>	103%
Building & Grounds Maint	55,881	383,696	389,512	99%	49,884	325,303	398,254	82%
General Property & Leases	24,092	132,185	210,482	63%	8,719	93,274	206,732	45%
Repair & Replacement	109,005	1,194,876	1,230,499	97%	113,621	814,358	1,194,680	68%
Scheduled Maintenance	49,024	445,786	552,539	81%	48,596	469,970	557,766	84%
Tools & Supplies	16,425	292,156	338,911	86%	40,698	250,802	257,794	97%
Treatment - Chemicals	425,212	2,257,501	2,780,169	81%	253,418	1,395,558	2,028,470	69%
Treatment - Lab, Studies & Quality	33,774	509,356	607,499	84%	29,506	275,232	587,195	47%
Utilities - JVWTP	26,763	350,676	347,460	101%	26,486	330,532	307,740	107%
Utilities - SERWTP	8,183	129,690	118,842	109%	10,386	114,486	107,044	107%
Utilities - SWGWTP & RO Wells	62,288	458,767	734,702	62%	31,949	435,512	772,776	56%
Utilities - Wells	64,192	1,185,313	1,334,878	89%	54,710	1,460,891	1,130,331	129%
Utilities - Boosters	176,751	1,666,272	1,663,712	100%	98,008	1,354,097	1,875,568	72%
Utilities - JNPS & JA	2,115	525,171	784,314	67%	3,695	565,359	785,514	72%
Utilities - Other	18,180	220,000	203,549	108%	10,950	203,848	196,198	104%
Utility Location (Blue Stakes)	3,632	32,950	28,050	117%	3,696	29,449	28,050	105%
Vehicle & Gen. Equip. - Fuel	15,509	212,349	180,060	118%	18,614	177,694	143,690	124%
Vehicle & Gen. Equip. - Parts	18,254	96,055	115,990	83%	7,314	93,009	100,889	92%
<b>Total Operations &amp; Maintenance</b>	<b>1,109,281</b>	<b>10,092,799</b>	<b>11,621,168</b>	87%	<b>810,251</b>	<b>8,389,374</b>	<b>10,678,691</b>	79%
Bond Fees	19,478	426,479	424,000	101%	16,907	341,130	409,500	83%
Computer Supplies	90,125	753,537	822,775	92%	33,460	784,366	828,026	95%
Conservation Programs	177,902	1,285,713	1,567,873	82%	228,004	980,594	970,200	101%
General & Administrative	8,865	226,868	211,950	107%	12,697	207,774	192,955	108%
General Insurance	-	1,114,009	1,031,351	108%	-	964,879	876,114	110%
Legal & Auditing Fees	29,889	396,804	481,650	82%	37,494	415,572	482,650	86%
Office / Mailing / Safety	29,973	256,049	277,858	92%	29,587	244,567	256,686	95%
Professional Consulting Services	26,150	251,574	316,350	80%	10,896	286,786	276,000	104%
Public Relations	11,046	108,544	192,925	56%	4,584	217,515	194,635	112%
Training & Education	25,834	252,999	401,609	63%	11,326	208,573	387,723	54%
<b>Total General &amp; Administrative</b>	<b>419,261</b>	<b>5,072,577</b>	<b>5,728,341</b>	89%	<b>384,955</b>	<b>4,651,756</b>	<b>4,874,489</b>	95%
Payroll Related	1,548,377	18,610,148	19,587,691	95%	1,448,992	17,753,475	17,949,637	99%
<b>Total Operating Expenses</b>	<b>\$ 3,485,402</b>	<b>\$ 52,320,885</b>	<b>\$ 55,552,984</b>	94%	<b>\$ 2,913,256</b>	<b>\$ 48,957,766</b>	<b>\$ 51,175,368</b>	96%

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**METERED SALES OF WHOLESALE WATER - JUNE 2023**

**MODIFIED ACCRUAL BASIS - UNAUDITED**

WHOLESALE MEMBER AGENCY	CURRENT MONTH			FISCAL YTD		
	JUNE 2023	JUNE 2022	INCREASE / (DECREASE)	JUNE 2023	JUNE 2022	INCREASE / (DECREASE)
Bluffdale	\$ 259,427	\$ 236,504	\$ 22,923	\$ 1,956,975	\$ 1,799,848	\$ 157,128
Div of Fac Const & Mgnt	12,928	14,456	(1,529)	170,720	225,179	(54,458)
Draper	325,487	312,617	12,870	2,247,720	2,160,530	87,189
Granger-Hunter	1,248,537	1,397,268	(148,731)	10,662,740	10,712,601	(49,862)
Herriman	525,741	664,812	(139,071)	3,761,632	3,442,573	319,060
Hexcel Corporation	39,646	33,023	6,623	392,754	327,970	64,784
Kearns	491,706	511,752	(20,046)	4,242,126	4,064,012	178,114
Magna	28,029	28,112	(84)	337,489	330,273	7,216
Midvale	233,735	154,446	79,289	1,714,875	1,249,684	465,190
Riverton	294,163	271,471	22,692	2,786,786	2,364,347	422,439
South Jordan	1,288,384	1,261,141	27,243	8,543,740	8,905,798	(362,059)
South Salt Lake	48,232	27,695	20,537	441,994	428,466	13,528
Taylorville-Bennion	130,005	90,721	39,285	1,985,827	1,835,028	150,799
WaterPro, Inc.	-	-	-	277,340	295,969	(18,629)
West Jordan	1,371,094	1,472,388	(101,293)	11,106,714	10,029,753	1,076,961
White City	50	50	-	600	600	-
Willow Creek Country Club	4,658	5,423	(765)	22,887	27,468	(4,581)
<b>TOTALS</b>	<u>\$ 6,301,823</u>	<u>\$ 6,481,880</u>	<u>\$ (180,057)</u>	<u>\$ 50,652,918</u>	<u>\$ 48,200,098</u>	<u>\$ 2,452,820</u>

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**FUND BALANCES - JUNE 2023**

**CASH BASIS - UNAUDITED**

	Operating Funds			
	Revenue	Operation and	General	Retail
	Fund *	Maintenance	Equipment	Deposit
		Fund *	Fund	Account
<b>Beginning Cash Balance</b>	\$ 9,967,489.12	\$ 16,844,788.33	\$ 474,232.34	\$ 205,180.00
<b>CASH RECEIPTS:</b>				
Operations	4,588,937.74	361,784.12	-	3,300.00
Interest	39,887.27	78,540.83	1,964.55	-
Bond	-	-	-	-
Transfers	-	2,000,000.00	-	-
<b>Total Cash Receipts</b>	<b>4,628,825.01</b>	<b>2,440,324.95</b>	<b>1,964.55</b>	<b>3,300.00</b>
<b>CASH DISBURSEMENTS:</b>				
Operations	10,154.83	3,274,611.29	-	1,500.00
Capital	-	-	103,093.04	-
Debt Service	149,681.65	-	-	-
Other	-	-	-	-
Transfers	2,000,000.00	-	-	-
<b>Total Disbursements</b>	<b>2,159,836.48</b>	<b>3,274,611.29</b>	<b>103,093.04</b>	<b>1,500.00</b>
<b>Net Change in Cash</b>	<b>2,468,988.53</b>	<b>(834,286.34)</b>	<b>(101,128.49)</b>	<b>1,800.00</b>
<b>Ending Cash Balance</b>	<b>\$ 12,436,477.65</b>	<b>\$ 16,010,501.99</b>	<b>\$ 373,103.85</b>	<b>\$ 206,980.00</b>
* Minimum Balance or Reserve	\$ 5,791,125.00	\$ 7,400,000.00	\$ -	\$ -



**JORDAN VALLEY WATER CONSERVANCY DISTRICT  
FUND BALANCES - JUNE 2023**

**CASH BASIS - UNAUDITED**

Capital Funds		
Capital Replacement Reserve Fund	Capital Projects Fund	Bond Projects Fund

<b>Beginning Cash Balance</b>	<b>\$ 18,457,282.33</b>	<b>\$ 5,925,788.27</b>	<b>\$ 10,678,595.78</b>
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**CASH RECEIPTS:**

Operations	-	-	-
Interest	76,461.10	24,548.16	49,575.06
Bond	-	-	-
Transfers	-	5,903,850.56	-
<b>Total Cash Receipts</b>	<b><u>76,461.10</u></b>	<b><u>5,928,398.72</u></b>	<b><u>49,575.06</u></b>

**CASH DISBURSEMENTS:**

Operations	-	-	-
Capital	558,435.66	4,816,440.80	-
Debt Service	-	-	-
Other	-	-	-
Transfers	-	-	5,903,850.56
<b>Total Disbursements</b>	<b><u>558,435.66</u></b>	<b><u>4,816,440.80</u></b>	<b><u>5,903,850.56</u></b>

<b>Net Change in Cash</b>	<b><u>(481,974.56)</u></b>	<b><u>1,111,957.92</u></b>	<b><u>(5,854,275.50)</u></b>
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<b>Ending Cash Balance</b>	<b><u>\$ 17,975,307.77</u></b>	<b><u>\$ 7,037,746.19</u></b>	<b><u>\$ 4,824,320.28</u></b>
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* Minimum Balance or Reserve	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
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## JORDAN VALLEY WATER CONSERVANCY DISTRICT FUND BALANCES - JUNE 2023

### CASH BASIS - UNAUDITED

	Reserve Funds		Restricted Funds		Total
	Other Reserve Funds *	Self Insurance Fund *	Revenue Stabilization Fund	Total Bond Debt Service Reserve Funds *	Total All Funds *
<b>Beginning Cash Balance</b>	\$ 390,980.09	\$ 5,209,160.40	\$ 8,648,128.80	\$ 5,092,477.28	<b>\$ 81,894,102.74</b>
<b><u>CASH RECEIPTS:</u></b>					
Operations	-	1,079.34	-	-	4,955,101.20
Interest	1,619.67	21,579.46	35,825.72	2,674.24	332,676.06
Bond	-	-	-	-	-
Transfers	-	-	-	-	7,903,850.56
<b>Total Cash Receipts</b>	<b>1,619.67</b>	<b>22,658.80</b>	<b>35,825.72</b>	<b>2,674.24</b>	<b>13,191,627.82</b>
<b><u>CASH DISBURSEMENTS:</u></b>					
Operations	-	14,406.98	-	-	3,300,673.10
Capital	-	-	-	-	5,477,969.50
Debt Service	-	-	-	-	149,681.65
Other	-	-	-	-	-
Transfers	-	-	-	-	7,903,850.56
<b>Total Disbursements</b>	<b>-</b>	<b>14,406.98</b>	<b>-</b>	<b>-</b>	<b>16,832,174.81</b>
<b>Net Change in Cash</b>	<b>1,619.67</b>	<b>8,251.82</b>	<b>35,825.72</b>	<b>2,674.24</b>	<b>(3,640,546.99)</b>
<b>Ending Cash Balance</b>	<b>\$ 392,599.76</b>	<b>\$ 5,217,412.22</b>	<b>\$ 8,683,954.52</b>	<b>\$ 5,095,151.52</b>	<b>\$ 78,253,555.75</b>
* Minimum Balance or Reserve	\$ 392,599.76	\$ 5,217,412.22	\$ -	\$ 5,095,151.52	\$ 23,896,288.50

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**FUND BALANCES - JUNE 2023**

**INVESTMENT SUMMARY**

	Institution/Account	Fund	Date Invested	Maturity Date	Interest Rate	Principal Invested	
Operating Funds	Zions Bank - Checking/Sweep Account	Revenue	06/01/23	06/30/23	4.75%	\$ 3,159,158.04	
	Paypal Account - Garden Revenue	Revenue	06/01/23	06/30/23	0.00%	5,795.90	
	Wells Fargo Bank - Savings Account	Revenue	06/01/23	06/30/23	0.10%	310,983.49	
	Express Bill Pay Deposit Account	Revenue	06/01/23	06/30/23	0.00%	150,036.69	
	CUWCD Series B-4 Revenue Bonds	Revenue	06/20/13	10/01/34	5.28%	1,670,000.00	
	Public Treasurers Investment Fund	Revenue	06/01/23	06/30/23	5.18%	7,140,503.53	
	<b>Subtotal - Revenue Funds</b>						<b>12,436,477.65</b>
	Zions Bank - Checking/Sweep Account	O&M	06/01/23	06/30/23	4.75%	1,526,177.27	
	Public Treasurers Investment Fund	O&M	06/01/23	06/30/23	5.18%	14,484,324.72	
	<b>Subtotal - O&amp;M Funds</b>						<b>16,010,501.99</b>
Public Treasurers Investment Fund	General Equipment	06/01/23	06/30/23	5.18%	373,103.85		
Retail Deposit Account	Retail Deposit	06/01/23	06/30/23	0.00%	206,980.00		
<b>Total Operating Funds</b>						<b>\$ 29,027,063.49</b>	
Capital Funds	Public Treasurers Investment Fund	Capital Replacement Reserve	06/01/23	06/30/23	5.18%	\$ 17,975,307.77	
	Public Treasurers Investment Fund	Capital Projects	06/01/23	06/30/23	5.18%	6,845,351.21	
	Public Treasurers Investment Fund	Bond Project Funds	06/01/23	06/30/23	5.18%	4,824,320.28	
	Public Treasurers Investment Fund	Development Fee	06/01/23	06/30/23	5.18%	192,394.98	
	<b>Total Capital Funds</b>						<b>\$ 29,837,374.24</b>
Reserve Funds	Public Treasurers Investment Fund	Self Insurance	06/01/23	06/30/23	5.18%	\$ 5,217,412.22	
	Public Treasurers Investment Fund	JVWTP Maintenance	06/01/23	06/30/23	5.18%	95,285.65	
	Public Treasurers Investment Fund	Bond R&R	06/01/23	06/30/23	5.18%	172,197.73	
	Public Treasurers Investment Fund	JA Maintenance	06/01/23	06/30/23	5.18%	125,116.38	
	Public Treasurers Investment Fund	Revenue Stabilization	06/01/23	06/30/23	5.18%	8,683,954.52	
	<b>Total Reserve Funds</b>						<b>\$ 14,293,966.50</b>
Restricted Funds	Zions Bank (Trustee) - US Treasury Notes	B-1 Bond Debt Serv Res	Varies	Varies	0.57%	\$ 4,933,422.67	
	Zions Bank (Trustee) - US Treasury Notes	2009C Bond Debt Serv Res	Varies	Varies	0.57%	161,728.85	
	<b>Total Restricted Funds</b>						<b>\$ 5,095,151.52</b>
<b>TOTAL ALL FUNDS</b>						<b>\$ 78,253,555.75</b>	

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
BALANCE SHEET - JUNE 2023

**MODIFIED ACCRUAL BASIS - UNAUDITED**

	JUNE 2023	JUNE 2022
<b>ASSETS</b>		
<i>Current Assets:</i>		
Cash & Cash Equivalents (Note 1)	\$ 68,338,651	\$ 60,905,913
Accounts Receivable	9,217,031	5,277,313
Inventory	654,868	615,769
Total Current Assets	78,210,551	66,798,994
<i>Restricted Assets:</i>		
Cash & Investments	9,919,472	48,935,106
<i>Long-Term Assets:</i>		
Long-Term Receivables	-	-
Other Assets	8,565,423	2,753,730
Property, Plant & Equipment (Net)	592,479,636	557,787,381
Total Long-Term Assets	601,045,059	560,541,111
<b>Total Assets</b>	<b>\$ 689,175,082</b>	<b>\$ 676,275,211</b>
<b>LIABILITIES &amp; FUND EQUITY</b>		
<i>Current Liabilities:</i>		
Accounts Payable	\$ 0	\$ 21,444
Other Current Liabilities	1,499,908	1,502,748
Total Current Liabilities	1,499,908	1,524,192
<i>Long-Term Liabilities:</i>		
Bonds and Notes Payable	307,190,022	322,141,033
Other Long-Term Liabilities	13,590,161	10,330,783
Total Long-Term Liabilities	320,780,183	332,471,816
<b>Total Liabilities</b>	322,280,091	333,996,008
<b>Total Net Position</b>	366,894,991	342,279,203
<b>Total Liabilities &amp; Net Position</b>	<b>\$ 689,175,082</b>	<b>\$ 676,275,211</b>

Note 1: Cash and cash equivalents totalling \$39,287,525 have been committed for; replacement reserve \$17,975,308, capital projects \$6,845,351, development fee \$192,395, general equipment \$373,104, self insurance reserve \$5,217,412 and revenue stabilization fund \$8,683,955.

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**IMPACT FEE SUMMARY - JUNE 2023**

**CASH BASIS - UNAUDITED**

<u>Date</u>	<u>Payee</u>	<u>Subdivision/Lot#</u>	<u>Amount</u>
06/12/23	Cross Construction	2635 E Robidoux Rd, Sandy	\$ 2,907.00

**Total Fees Collected June** \$ 2,907.00

**Total Fees Collected Fiscal YTD** \$ 205,960.00

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## CHECK REGISTER - REVENUE ACCOUNT

For the Period June 01, 2023 Through June 30, 2023

CHECK NO.	CHECK DATE	VENDOR NAME	CHECK AMOUNT
72011	6/1/23	200210412 IRA, EQUITY TRUST COMPANY CU:	\$22.37
72012	6/1/23	DUCKWORTH, MITCHELL DOUGLAS	112.04
72013	6/1/23	ELEGANTE, TORY	327.48
72014	6/1/23	KAY, DEIDRE	64.04
72015	6/1/23	KIMBALL, DAVID D	12.45
72016	6/1/23	OVERLY, CHARLES JOSHUA	48.42
72017	6/6/23	BREWER, ADRIAN	49.36
72018	6/6/23	EYRE, KAREN B	90.20
72019	6/6/23	LONGHURST, HUNTER	37.00
72020	6/6/23	THOMAS, SUSAN	VOID
72021	6/6/23	MONAHAN, GWYNNE	33.44
72022	6/6/23	PULLAN, DEREK	44.65
72023	6/22/23	200210412 IRA, EQUITY TRUST COMPANY CU:	41.86
72024	6/22/23	BOCKELIE, MICHAEL JOHN	105.86
72025	6/22/23	BOYD, HOLLY	30.26
72026	6/22/23	CASADAY, KERRY	31.10
72027	6/22/23	HUTLER, KEVIN	80.40
72028	6/22/23	PARSONS, JOSHUA & STEPHANIE	83.88
72029	6/22/23	TAYLOR, BRENT	47.17
72030	6/22/23	WOLLSCHLEGER, ERIN	17.26
72031	6/23/23	THOMAS, SUSAN	40.68

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## CHECK REGISTER - REVENUE ACCOUNT

For the Period June 01, 2023 Through June 30, 2023

CHECK NO.	CHECK DATE	VENDOR NAME	CHECK AMOUNT
72032	6/28/23	BACK, SUSAN M	\$214.98
72033	6/28/23	BERRIE, MICHAEL	6.34
72034	6/28/23	GERALD BURDETTE & BARBARA TURNER LL	58.98
72035	6/28/23	KOSHKARYAN, VARDAN	109.42
72036	6/28/23	ORCHARD APTS LLC	107.62
72037	6/28/23	SERFASS, KARI	9.32
72038	6/29/23	KIDD RENEE	1,704.78
REPORT TOTAL:			<u><u>\$3,531.36</u></u>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT# DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
178980	6/7/23	<b>ALPHA COMMUNICATIONS SITES INC</b> 91000570 5530 SITE LEASE	191.45	<b>\$191.45</b>
178981	6/7/23	<b>ANIXTER INC</b> 11000160 6010 3910 HEADQUARTERS CAMPUS SITE IMPRO	31,332.42	<b>31,332.42</b>
178982	6/7/23	<b>CHILD SUPPORT SERVICES</b> 11000200 2135 Payroll Run 1 - Warrant 053123	529.00	<b>529.00</b>
178983	6/7/23	<b>DOMINION ENERGY</b> 75500590 5420 3200 W 6200 S 1	56.61	<b>56.61</b>
178984	6/7/23	<b>ELLIOTT AUTO SUPPLY COMPANY INC</b> 81000570 5330 OIL FILTERS,FUEL FILTERS,WIPER ARM.	138.77	<b>138.77</b>
178985	6/7/23	<b>FULL SPECTRUM ANALYTICS INC</b> 78000590 5720 HAAS DETECTOR SERVICE	3,645.00	<b>3,645.00</b>
178986	6/7/23	<b>HOUSE OF PUMPS</b> 81071570 5360 SUMP PUMPS FOR PUMPING OUT CHLORINE	319.50	<b>319.50</b>
178987	6/7/23	<b>JORDAN SCHOOL DISTRICT</b> 62000570 5270 FIELD TRIP REIMBURSEMENT - RIVERSIDE EI	265.00	<b>265.00</b>
178988	6/7/23	<b>LEGAL SHIELD</b> 11000200 2135 MAY 2023	1,322.75	<b>1,322.75</b>
178989	6/7/23	<b>MCGUIRE BEARING COMPANY</b> 81000570 5360 SPROCKET FOR MAINT. GATE	12.19	<b>12.19</b>
178990	6/7/23	<b>NAPA GENUINE AUTO PARTS COMPANY</b> 81000570 5330 REPAIR PARTS 81072570 5360 COOLANT FOR THE GENERATOR AT SERWTF	492.29 24.17	<b>516.46</b>
178991	6/7/23	<b>NATIONAL BENEFIT SERVICES HRA</b> 11000200 2135 PAYROLL 053123	1,402.84	<b>1,402.84</b>
178992	6/7/23	<b>NATIONAL BENEFIT SERVICES HRA</b> 11000200 2135 HRA ADMIN FEES MAY 2023	377.00	<b>377.00</b>
178993	6/7/23	<b>O'REILLY AUTOMOTIVE INC</b> 81000570 5330 CABIN AIR FILTER, FOR SKID STEER.	20.92	<b>20.92</b>
178994	6/7/23	<b>PERFORMANCE TRUCK COUNTRY</b> 81000570 5340 FUEL CHARGE FOR #737 DIAGNOSTIC RUN T	100.00	<b>100.00</b>
178995	6/7/23	<b>PFM ASSET MANAGEMENT LLC</b> 51000650 5280 MONTHLY INVESTMENT ADVISOR FEE	627.36	<b>627.36</b>
178996	6/7/23	<b>REPUBLIC SERVICES INC</b> 62000570 5350 EDUCATION 71071570 5350 JWWT 72072570 5350 SERWTF 73073570 5350 SWGWTF 83000570 5350 MAINTENANCE 51000650 5350 ADMIN	1,203.18 368.97 241.24 324.76 553.16 197.69	<b>2,889.00</b>
178997	6/7/23	<b>RHINO PUMPS</b> 83000570 5380 PUMP AND MOTOR REHABILITATION	32,513.96	<b>32,513.96</b>



# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
<b>178998</b>	<b>6/7/23</b>	<b>RIVERTON CHEVROLET</b>			<b>\$45,083.95</b>
		81000198 6010	NEW CHERROLET 1500 TRUCK TO REPLACE	45,083.95	
<b>178999</b>	<b>6/7/23</b>	<b>ROCKY MOUNTAIN POWER</b>			<b>75,418.02</b>
		70101590 5410	557994860012	495.32	
		73000590 5410	377120460037	13,159.99	
		75212590 5410	311522760553	293.69	
		75213590 5410	311522760223	2,498.69	
		75215590 5410	311522760579	7,095.48	
		75216590 5410	311522760561	7,483.70	
		75217590 5410	311522760512	5,048.33	
		75301590 5410	333822660010	29.70	
		75305590 5410	175509260139	31.42	
		75308590 5410	175509260386	1,341.47	
		75314590 5410	333107260015	21.83	
		75316590 5410	175509260048	230.67	
		75316590 5410	175509260055	124.18	
		75317590 5410	311522760017	2,453.00	
		75319590 5410	376190160014	604.01	
		75320590 5410	326593760019	515.91	
		75320590 5410	326716960017	18,166.11	
		75324590 5410	175509260121	2,598.96	
		75325590 5410	911749030019	429.10	
		75327590 5410	377120460045	277.71	
		75328590 5410	175509260329	434.07	
		75338590 5410	311522760199	1,055.03	
		75339590 5410	311522760298	277.60	
		75340590 5410	311522760074	543.51	
		75507590 5410	175509260196	692.20	
		75513590 5410	913799040021	710.54	
		75611590 5410	311522760025	15.10	
		75615590 5410	377120460094	18.88	
		75703590 5410	322497360014	84.43	
		80000570 5410	377120460037	4,343.70	
		51000650 5410	377120460037	4,343.69	
<b>179000</b>	<b>6/7/23</b>	<b>SANDY CITY</b>			<b>50.94</b>
		75300590 5430	1784 CREEK RD	14.98	
		75300590 5430	1787 CREEK RD	8.98	
		75300590 5430	7618 S 700 E	26.98	
<b>179001</b>	<b>6/7/23</b>	<b>SCANTRON CORPORATION</b>			<b>276.00</b>
		51005650 5290	SCANTRON ANNUAL SOFTWARE FEE	276.00	
<b>179002</b>	<b>6/7/23</b>	<b>STANDARD PLUMBING SUPPLY</b>			<b>127.09</b>
		81000570 5380	COPPER FITINS AND UNIONS FOR 36 AND 10	127.09	
<b>179003</b>	<b>6/7/23</b>	<b>TERESA BELL</b>			<b>483.75</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	483.75	
<b>179004</b>	<b>6/7/23</b>	<b>UTAH COMMUNICATIONS INC</b>			<b>80.00</b>
		91000570 5530	MAINTENANCE CONTRACTS	80.00	
<b>179005</b>	<b>6/7/23</b>	<b>UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY</b>			<b>1,320.00</b>
		11000186 6010 4276	11800 SOUTH ZONE C RESERVOIR	1,320.00	
<b>179006</b>	<b>6/7/23</b>	<b>WE CARE! - HANDYMAN</b>			<b>2,000.00</b>
		52000570 5400	REPAIRS TO RENTAL PROPERTY	1,100.00	
		52000570 5400	ROOF REPAIR TO RENTAL PROPERTY	900.00	

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

**For the Period June 01, 2023 Through June 30, 2023**

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
179007	6/7/23	<b>YVETTE AMPARO</b> 51000650 5290	ASSOCIATION FOR TALENT CONFERENCE	1,460.73	<b>\$1,460.73</b>
179008	6/15/23	<b>ACCURINT</b> 51000650 5170	MONTHLY PEOPLE SEARCH SERVICE	225.00	<b>225.00</b>
179009	6/15/23	<b>ALLSTREAM</b> 70100590 5450 71000590 5450 72000590 5450 51000650 5450	15305 S 3200 W 15305 S 3200 W 15305 S 3200 W 8215 S 1300 W	69.85 949.40 70.51 1,057.42	<b>2,147.18</b>
179010	6/15/23	<b>BONNEVILLE INDUSTRIAL SUPPLY COMPANY</b> 83000570 5310	DRILL BITS	139.76	<b>139.76</b>
179011	6/15/23	<b>CANYONS SCHOOL DISTRICT</b> 62000570 5270	SCHOOL BUS REIMBURSEMENT- MIDVALLEY	188.52	<b>188.52</b>
179012	6/15/23	<b>CHILD SUPPORT SERVICES</b> 11000200 2135	PAYROLL 061523	529.00	<b>529.00</b>
179013	6/15/23	<b>COLE-PARMER INSTRUMENT COMPANY</b> 71000590 5720	PAC PERFORMANCE TESTING	292.83	<b>292.83</b>
179014	6/15/23	<b>CONSTRUCTION TESTING &amp; ENGINEER INC</b> 11000188 6010 4204	ZONE "D" CHEMICAL FEED FACILIT	715.00	<b>715.00</b>
179015	6/15/23	<b>DOMINION ENERGY</b> 75300590 5420 75300590 5420	2400 CREEK RD 8200 S 1000 E	17.19 16.10	<b>33.29</b>
179016	6/15/23	<b>GENEVA ROCK PRODUCTS INC</b> 82000570 5380	ROADBASE, ASPHALT MILLS	1,101.76	<b>1,101.76</b>
179017	6/15/23	<b>GLOVER NURSERY</b> 83000570 5350	GRASSES AND BUSHES TO REPALCE DEAD C	426.79	<b>426.79</b>
179018	6/15/23	<b>GRANITE SCHOOL DISTRICT</b> 62000570 5270	SCHOOL BUS REIMBURSEMENT- 4 SCHOOLS	1,342.00	<b>1,342.00</b>
179019	6/15/23	<b>GRANITE SCHOOL DISTRICT</b> 62000570 5270	SCHOOL BUS REIMBURSEMENT- COPPER HI	220.00	<b>220.00</b>
179020	6/15/23	<b>GRANITE SCHOOL DISTRICT</b> 62000570 5270	SCHOOL BUS REIMBURSEMENT- SILVER HILL	165.00	<b>165.00</b>
179021	6/15/23	<b>GRANITE SCHOOL DISTRICT</b> 62000570 5270	SCHOOL BUS REIMBURSEMENT- MORNINGS	330.00	<b>330.00</b>
179022	6/15/23	<b>HAZEN &amp; SAWYER, P. C</b> 11000182 6010 4255	JVWTP BASINS 1-2 SEISMIC AND C	250,483.75	<b>250,483.75</b>
179023	6/15/23	<b>JEFF BETTON</b> 51000650 5290	ASSP 2022	1,392.71	<b>1,392.71</b>
179024	6/15/23	<b>JEFF KING</b> 70000590 5290	ISC CONFERENCE	176.88	<b>176.88</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
179025	6/15/23	<b>JORDAN SCHOOL DISTRICT</b> 62000570 5270	FIELD TRIP REIMBURSEMENT - HERRIMAN EI	889.55	<b>\$889.55</b>
179026	6/15/23	<b>JORDAN SCHOOL DISTRICT</b> 62000570 5270	FIELD TRIP REIMBURSEMENT - BLACKRIDGE	810.49	<b>810.49</b>
179027	6/15/23	<b>JORDAN SCHOOL DISTRICT</b> 62000570 5270	FIELD TRIP REIMBURSEMENT - BASTIAN ELE	518.23	<b>518.23</b>
179028	6/15/23	<b>LEHI CITY CORPORATION</b> 70101590 5410 70101590 5410	1250 E SR92 NE CORNER SR92	39.51 30.59	<b>70.10</b>
179029	6/15/23	<b>MERIDIAN TITLE</b> 52000570 5400	TITLE REPORT & ASSOCIATED FEES	632.00	<b>632.00</b>
179030	6/15/23	<b>MICHELE GUY</b> 80000570 5290	ENGAGE 23	981.98	<b>981.98</b>
179031	6/15/23	<b>NAPA GENUINE AUTO PARTS COMPANY</b> 81000570 5330	REPAIR PARTS	261.59	<b>261.59</b>
179032	6/15/23	<b>O'REILLY AUTOMOTIVE INC</b> 81000570 5330	OIL FILTER	25.26	<b>25.26</b>
179033	6/15/23	<b>RAY QUINNEY &amp; NEBEKER</b> 51000650 5284	15038-91	250.00	<b>250.00</b>
179034	6/15/23	<b>REAMS FOOD STORES</b> 80000570 5260	SAFETY BOOTS FOR NEW HIRE	148.50	<b>148.50</b>
179035	6/15/23	<b>REID FULLER</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	1,093.75	<b>1,093.75</b>
179036	6/15/23	<b>TOOLSHEED INC</b> 81071570 5360	PROPANE FOR THE FORKLIFT	190.79	<b>190.79</b>
179037	6/15/23	<b>ROCKY MOUNTAIN POWER</b> 72211590 5410 72211590 5410 75101590 5410 75201590 5410 75300590 5430 75302590 5410 75303590 5410 75306590 5410 75307590 5410 75326590 5410 75331590 5410 75336590 5410 75503590 5410 75516590 5410 75612590 5410 75620590 5410 75701590 5410 75745590 5410 75771590 5410	321644760019 913799040088 261824160012 175509260113 253216260013 333821260010 333819860011 333119160013 175509260204 913799040013 175509260337 261824160053 235992060014 227856660146 377131660021 227856660138 253216260013 311522760504 557994860020	17.35 17.46 1,549.35 19.48 72.00 401.64 126.07 175.75 41.05 314.90 606.96 7,248.96 12,993.04 16,533.72 13.92 274.12 10.86 35.57 33.13	<b>40,485.33</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
179038	6/15/23	<b>SALT LAKE CEMENT CUTTING INC</b> 82000570 5380	ROADCUTS	1,040.00	<b>\$1,040.00</b>
179039	6/15/23	<b>SOUTH VALLEY SEWER DISTRICT</b>			<b>569.18</b>
		71000590 5430	15305 S 3200 W	110.17	
		72000590 5430	11574 WYNDCASTLE NEW	30.97	
		72000590 5430	11574 WYNDCASTLE OLD	25.00	
		75501590 5430	10621 S 1300 W	50.38	
		75501590 5430	10932 S 2700 W	50.38	
		75501590 5430	11059 S 1300 W	50.38	
		75501590 5430	3145 W 11400 S	50.38	
		75501590 5430	3257 CURRENT CREEK	50.38	
		75501590 5430	9816 S 1300 W	100.76	
		75501590 5430	9911 S 2700 W	50.38	
179040	6/15/23	<b>STANDARD PLUMBING SUPPLY</b> 83000570 5350	PARTS TO FIX THE URINAL IN THE ADMIN BUI	170.99	<b>170.99</b>
179041	6/15/23	<b>UTAH STATE TAX COMMISSION</b> 11000200 2240	PAYROLL 061523	43,474.19	<b>43,474.19</b>
179042	6/15/23	<b>UTAH WATER CONSERVATION FORUM</b>			<b>VOID</b>
179043	6/15/23	<b>VALLEY DESIGN &amp; CONSTRUCTION</b> 11000160 6010 4014	OLD BINGHAM HWY EQUIPMENT STOR	235,777.70	<b>235,777.70</b>
179044	6/15/23	<b>WE CARE! - HANDYMAN</b> 52000570 5400	MATERIAL COSTS FOR REPAIRS TO	1,250.00	<b>3,950.00</b>
		52000570 5400	REPAIRS TO RENTAL PROPERTY	2,700.00	
179045	6/15/23	<b>WIDDISON WELL SERVICES INC.</b> 11000180 6010 4242	WELL REDEVELOPMENT & TEST PUMP	107,676.80	<b>107,676.80</b>
179046	6/22/23	<b>CENTURYLINK / LUMEN</b>			<b>3,076.85</b>
		90000650 5230	VARIOUS LOCATIONS	485.57	
		90071650 5230	VARIOUS LOCATIONS	485.57	
		90072650 5230	VARIOUS LOCATIONS	962.68	
		90101650 5230	VARIOUS LOCATIONS	1,143.03	
179047	6/22/23	<b>COTTONWOOD IMPROVEMENT DISTRICT</b> 75300590 5430	9785 S EASTDELL	60.00	<b>60.00</b>
179048	6/22/23	<b>DAVID BERATTO</b> 80000570 5290	ASSP 2022	1,364.80	<b>1,364.80</b>
179049	6/22/23	<b>DOMINION ENERGY</b>			<b>2,001.20</b>
		72000590 5420	11574 WYNDCASTLE ACTI	363.19	
		72000590 5420	11574 WYNDCASTLE FILT	1,575.59	
		75300590 5420	1200 E 9400 S	24.58	
		75300590 5420	4770 NANILOA	21.51	
		75300590 5420	8153 S 700 E	16.33	
179050	6/22/23	<b>DRAPER CITY</b> 75300590 5430	108 E 11400 S	7.00	<b>7.00</b>
179051	6/22/23	<b>EPPIE TRUJILLO</b> 80000570 5290	ACE 23	1,429.92	<b>1,429.92</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

**For the Period June 01, 2023 Through June 30, 2023**

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
179052	6/22/23	<b>FISHER SCIENTIFIC</b> 78000196 6010	GC SYSTEM FOR HAAS ANALYSIS	57,724.15	<b>\$57,724.15</b>
179053	6/22/23	<b>HIGH PURITY STANDARDS</b> 78000590 5720	METALS SUPPLIES	425.00	<b>425.00</b>
179054	6/22/23	<b>JEANETTE PERRY</b> 60000650 5290	ACE 23	1,324.28	<b>1,324.28</b>
179055	6/22/23	<b>JOE &amp; SALLY PLICKA FAMILY TRUST</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	3,862.91	<b>3,862.91</b>
179056	6/22/23	<b>JORDAN SCHOOL DISTRICT</b> 62000570 5270	FIELD TRIP REIMBURSEMENT - OQUIRRH ELI	251.14	<b>251.14</b>
179057	6/22/23	<b>LAYTON CITY</b> 52000570 5400	997 W GENTILE	79.80	<b>79.80</b>
179058	6/22/23	<b>LINDE GAS &amp; EQUIPMENT</b> 78000590 5720	GASSES FOR LAB INSTRUMENTS	269.38	<b>269.38</b>
179059	6/22/23	<b>LORRIE ANN COWLES</b> 90000650 5290	ENGAGE 23	305.17	<b>305.17</b>
179060	6/22/23	<b>POSTMASTER</b> 60000650 5250	RETAIL BILLING POSTAGE	3,900.00	<b>3,900.00</b>
179061	6/22/23	<b>RAY QUINNEY &amp; NEBEKER</b> 51000650 5284	15038-162	3,286.00	<b>3,286.00</b>
179062	6/22/23	<b>ROBERT SQUIRE</b> 90000650 5290	ACE 23	1,782.11	<b>1,782.11</b>
179063	6/22/23	<b>ROCKY MOUNTAIN POWER</b>			<b>80,780.64</b>
		52000570 5400	311522760124	23.15	
		52000570 5400	311522760132	22.29	
		52000570 5400	311522760405	14.23	
		75208590 5410	175509260014	13.96	
		75209590 5410	175509260253	82.28	
		75304590 5410	175509260162	90.71	
		75315590 5410	175509260105	74.35	
		75341590 5410	311522760603	181.88	
		75504590 5410	266289460013	26,021.57	
		75505590 5410	175509260295	27,159.99	
		75506590 5410	175509260238	8,845.26	
		75509590 5410	25982210018	7,692.91	
		75512590 5410	175509260360	10,295.53	
		75602590 5410	227856660013	57.76	
		75609590 5410	175509260022	26.35	
		75621590 5410	311522760157	33.66	
		75622590 5410	311522760181	27.45	
		75631590 5410	311522760462	37.54	
		75635590 5410	377131660047	19.77	
		75706590 5410	311522760611	60.00	
179064	6/22/23	<b>SANDY CITY</b>			<b>26.94</b>
		75300590 5430	1147 WEBSTER	8.98	
		75300590 5430	1443 E 9400 S	17.96	

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
179065	6/22/23	<b>SAVIDTRI THANASILP</b> 78000590 5290	AGILENT TRAINING	1,971.44	<b>\$1,971.44</b>
179066	6/22/23	<b>SHERRIE OHRN</b> 51000660 5290	ACE 23	1,383.94	<b>1,383.94</b>
179067	6/22/23	<b>SOUTH JORDAN CITY</b> 52000570 5400 75501590 5430 75501590 5430	10305 S 3200 W LAND 10932 S 2700 WAY 9911 S 2700 W LAND	34.80 60.00 30.00	<b>124.80</b>
179068	6/22/23	<b>STEFANI WALKER</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	890.54	<b>890.54</b>
179069	6/22/23	<b>UNITED RENTALS INC</b> 80000570 5290	EXCAVATION SAFETY	1,320.00	<b>1,320.00</b>
179070	6/22/23	<b>UTAH DEPT OF WORKFORCE SERVICE</b> 51000650 5165	UNEMPLOYMENT INSURANCE-CONTRIBUTIO	338.10	<b>338.10</b>
179071	6/22/23	<b>UTAH DIVISION OF GOV.OPERATIONS</b> 81000570 5340	MAY FLEET FUEL BILL	15,308.00	<b>15,308.00</b>
179072	6/22/23	<b>UTAH WATER CONSERVATION FORUM</b> 60000650 5290 62000570 5290	ANNUAL CONFERENCE REGISTRATION ANNUAL CONFERENCE REGISTRATION	240.00 480.00	<b>720.00</b>
179073	6/22/23	<b>WEST VALLEY CITY</b> 75300590 5430	VARIOUS LOCATIONS	186.00	<b>186.00</b>
179074	6/22/23	<b>ZAYO GROUP LLC</b> 90000650 5230	8215 S 1300 W	1,577.91	<b>1,577.91</b>
179075	6/22/23	<b>ZIONS BANK</b> 51000650 5286	2014A BOND ANNUAL TRUSTEE FEE	2,600.00	<b>2,600.00</b>
179076	6/28/23	<b>B.D. BUSH EXCAVATION, INC</b> 11000188 6010 4190	3300 S PIPELINE REPLACEMENT	332,775.50	<b>332,775.50</b>
179077	6/28/23	<b>BECK CONSTRUCTION &amp; EXCAVATION</b> 82000570 5380	EMERGENCY REPAIR 4160 S 300 W ASBESTC	46,817.00	<b>46,817.00</b>
179078	6/28/23	<b>BLUE STAR GAS</b> 81000570 5340	PROPANE FOR FORK LIFTS	100.57	<b>100.57</b>
179079	6/28/23	<b>BONNEVILLE INDUSTRIAL SUPPLY COMPANY</b> 83000570 5310	CORDLESS PRUNING SHEERS AND MULTI-TC	867.40	<b>867.40</b>
179080	6/28/23	<b>CHRISTENSEN &amp; JENSEN PC</b> 51000650 5284 51000650 5284	GENERAL GENERAL ADJUDICATION	390.00 400.00	<b>790.00</b>
179081	6/28/23	<b>COLE-PARMER INSTRUMENT COMPANY</b> 72000590 5720	(3) CONDUCTIVITY STANDARD 447 (2) HYDRC	148.35	<b>148.35</b>
179082	6/28/23	<b>CRS CONSULTING ENGINEERS INC</b> 11000180 6010 4213 52000570 5400	SWGWTP DEEP WELL ASSESSMENT SURVEY WORK ON DISTRICT PROPERTY	3,537.50 2,414.50	<b>5,952.00</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

For the Period June 01, 2023 Through June 30, 2023

<b>PAYMENT NO.</b>	<b>PAYMENT DATE</b>	<b>VENDOR NAME</b>	<b>ACCOUNT#</b>	<b>DESCRIPTION</b>	<b>INVOICE AMOUNT</b>	<b>PAYMENT AMOUNT</b>
179083	6/28/23	<b>DAVID &amp; CHRISTINE MCKNIGHT</b>	62000570 5670	FLIP YOUR STRIP PAYMENT	456.25	<b>\$456.25</b>
179084	6/28/23	<b>DOMINION ENERGY</b>	71000590 5420	15305 S 3200 W	3,879.76	<b>3,879.76</b>
179085	6/28/23	<b>GRANGER HUNTER IMPROVEMENT</b>	62000570 5670	MEMBER AGENCY GRANT - GHID	64,000.00	<b>64,000.00</b>
179086	6/28/23	<b>GRANITE SCHOOL DISTRICT</b>	62000570 5270	SCHOOL BUS REIMBURSEMENT- FOX HILLS I	374.00	<b>374.00</b>
179087	6/28/23	<b>HOUSE OF PUMPS</b>	81073570 5380	FOOT VALVE FOR THE CLEARWELL PUMP RC	125.51	<b>125.51</b>
179088	6/28/23	<b>INTERIOR SOLUTIONS</b>	71000590 5220	OFFICE FURNITURE	5,075.00	<b>5,075.00</b>
179089	6/28/23	<b>INTERMOUNTAIN FARMERS ASSOCIATION</b>	83000570 5350	GRASS SEED FOR 13TH AND 108TH	79.98	<b>79.98</b>
179090	6/28/23	<b>JASON &amp; TASHA LOWERY FAMILY TRUST</b>	62000570 5670	FLIP YOUR STRIP PAYMENT	471.86	<b>471.86</b>
179091	6/28/23	<b>JUSTIN &amp; JENNIFER DIAL</b>	62000570 5670	LOCALSCAPES REWARDS PAYMENT	393.67	<b>393.67</b>
179092	6/28/23	<b>LEGAL SHIELD</b>	11000200 2135	PAYROLL	1,305.80	<b>1,305.80</b>
179093	6/28/23	<b>MARCELO ANGLADE</b>	52000650 5290	ACE 23	1,414.88	<b>1,414.88</b>
179094	6/28/23	<b>MCGUIRE BEARING COMPANY</b>	81071570 5380	SLUDGE PUMP BEARINGS	136.72	<b>136.72</b>
179095	6/28/23	<b>MERIDIAN TITLE</b>	52000570 5400	TITLE REPORT ON PROPERTY	300.00	<b>300.00</b>
179096	6/28/23	<b>MILLBURN LAWN &amp; LANDSCAPE</b>	83000570 5360	NATURAL TERRAIN MAINTENANCE GR	1,250.00	<b>1,250.00</b>
179097	6/28/23	<b>OLD MILL VILLAGE HOA</b>	52000570 5400	OLD MILL HOA 2023 SECOND QUARTER DUES	3,800.00	<b>3,800.00</b>
179098	6/28/23	<b>PORTER PAINTS</b>	82101570 5360	PAINT FOR JA2 AQUEDUCT VAULTS	319.04	<b>319.04</b>
179099	6/28/23	<b>REED GIBBY</b>	62000570 5670	LOCALSCAPES REWARDS PAYMENT	600.59	<b>600.59</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
<b>179100</b>	<b>6/28/23</b>	<b>ROCKY MOUNTAIN POWER</b>			<b>\$112,982.93</b>
		71000590 5410	175509260287	22,773.41	
		72000590 5410	175509260188	6,153.47	
		75202590 5410	287176760018	33.61	
		75203590 5410	175509260063	11.47	
		75216590 5410	311522760561	4,998.81	
		75218590 5410	311522760546	1,154.23	
		75301590 5410	333822660010	4,888.98	
		75304590 5410	333110060014	4,263.56	
		75308590 5410	175509260386	101.71	
		75314590 5410	333107260015	10.86	
		75317590 5410	175509260170	33.04	
		75317590 5410	311522760017	193.81	
		75318590 5410	175509260220	35.45	
		75319590 5410	376190160014	203.81	
		75320590 5410	326593760019	73.52	
		75325590 5410	911749030019	132.25	
		75328590 5410	175509260329	228.70	
		75330590 5410	913799040047	185.73	
		75334590 5410	311522760215	197.32	
		75335590 5410	261824160038	103.18	
		75337590 5410	261824160046	199.09	
		75338590 5410	311522760199	304.65	
		75339590 5410	311522760298	174.32	
		75340590 5410	311522760074	324.96	
		75501590 5410	175509260030	230.55	
		75513590 5410	913799040021	208.80	
		75514590 5410	227856660120	19,948.56	
		75515590 5410	175509260410	45,303.25	
		75517590 5410	329228560010	58.60	
		75605590 5410	175509260246	14.29	
		75607590 5410	175509260352	46.61	
		75608590 5410	175509260394	30.10	
		75613590 5410	227856660039	60.08	
		75615590 5410	377120460094	18.36	
		75619590 5410	311522760470	20.59	
		75623590 5410	311522760165	22.35	
		75624590 5410	311522760173	13.48	
		75626590 5410	311522760033	20.43	
		75629590 5410	377220560033	18.78	
		75630590 5410	311522760363	23.51	
		75632590 5410	311522760454	31.12	
		75633590 5410	377120460102	10.69	
		75634590 5410	311522760629	15.72	
		75704590 5410	175509260261	20.47	
		75746590 5410	311522760030	37.19	
		75773590 5410	227856660021	49.46	
<b>179101</b>	<b>6/28/23</b>	<b>ROSEMOUNT INC</b>			<b>1,986.02</b>
		91000570 5310	REPLACE LEVEL TRANSMITTER FOR 47 & 60	1,986.02	
<b>179102</b>	<b>6/28/23</b>	<b>SALT LAKE CITY SCHOOL DISTRICT</b>			<b>161.00</b>
		62000570 5270	BUS REIMBURSEMENT - ESCALANTE ELEMEI	161.00	
<b>179103</b>	<b>6/28/23</b>	<b>SAM CHOVAN</b>			<b>243.75</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	243.75	
<b>179104</b>	<b>6/28/23</b>	<b>SELECTHEALTH</b>			<b>241,630.20</b>
		11000200 2135	PAYROLL	241,630.20	



# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

**For the Period June 01, 2023 Through June 30, 2023**

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
179105	6/28/23	<b>STANDARD PLUMBING SUPPLY</b> 83000570 5350	PARTS FOR PRESSURE REDUCING VALVE RE	40.27	\$40.27
179106	6/28/23	<b>UTAH BUREAU OF CRIMINAL IDENTIFICATION</b> 51000650 5170	EMPLOYEES BACKGROUND CHECK	133.00	133.00
179107	6/28/23	<b>UTAH LANDSCAPE SUPPLY</b> 82000570 5380	SOD FOR MLB RESTORATION	26.40	26.40
179108	6/28/23	<b>UTAH WILDFLOWER CO,LLC</b> 62000570 5670 62000570 5670	LOCALSCAPES CONTRACTOR REWARDS LOCALSCAPES DESIGNER REWARDS	1,364.25 151.58	1,515.83
179109	6/28/23	<b>VERIZON WIRELESS</b> 90000650 5230 90000650 5230 90071650 5230 90071650 5230 90072650 5230 90072650 5230 90077650 5230 90101650 5230 90101650 5230	VERIZON AMI BILL VERIZON WIRELESS IPAD BILL VERIZON AMI BILL VERIZON WIRELESS PHONE & DATA ACCESS VERIZON AMI BILL VERIZON WIRELESS PHONE & DATA ACCESS VERIZON WIRELESS PHONE & DATA ACCESS VERIZON WIRELESS PHONE & DATA ACCESS VERIZON AMI BILL VERIZON WIRELESS PHONE & DATA ACCESS	50.14 136.98 24.99 65.05 24.98 25.04 84.22 24.99 1,369.01	1,805.40
179110	6/28/23	<b>WIDDISON WELL SERVICES INC.</b> 11000180 6010 4242	WELL REDEVELOPMENT & TEST PUMP	30,305.00	30,305.00
179111	6/28/23	<b>ZIONS BANK</b> 51000650 5286	QUARTERLY REMARKETING FEE FOR B1 BO	9,181.38	9,181.38
179112	6/29/23	<b>ROCKY MOUNTAIN POWER</b> 51000650 5410 73000590 5410 75200590 5410 75200590 5410 75200590 5410 75200590 5410 75200590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75300590 5410 75600590 5410 75600590 5410 75600590 5410 75600590 5410 75700590 5410 75700590 5410 80000570 5410	377120460037 377120460037 175509260196 311522760223 311522760512 311522760579 325517860012 326716960017 333119160013 333819860011 377120460045 175509260048 175509260055 175509260121 175509260139 311522760553 311522760066 377120460078 311522760025 311522760041 253216260013 364292260015 377120460037	3,996.42 13,090.42 370.88 243.83 2,584.19 3,707.08 65.84 78.41 91.15 63.55 61.78 152.39 11,474.74 1,314.32 14.52 165.96 17.10 18.14 15.96 15.93 83.69 46.52 3,996.43	41,669.25
179113	6/29/23	<b>SANDY CITY</b> 75300590 5430	2580 E 9800 S	88.90	88.90
179114	6/29/23	<b>US BANK FINANCIAL</b> 11000200 2132	PCARDS 052523-062623	26,557.91	26,557.91

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

**For the Period June 01, 2023 Through June 30, 2023**

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
<b>504042</b>	<b>EFT 6/2/23</b>	<b>BATEMAN MOBIL 1 LUBE EXPRESS</b>			<b>\$533.84</b>
		81000570 5360	EMISSION TESTS AND OIL CHANGE.	295.89	
		81000570 5360	EMISSION TESTS, FOR 714, 734	72.00	
		81000570 5360	OIL CHANGE,AND 2 EMISSIONS.	165.95	
<b>504043</b>	<b>EFT 6/2/23</b>	<b>BARRETT BUSINESS SERVICES, INC</b>			<b>20,517.07</b>
		52000650 5280	TEMP EMPLOYEES TIME	3,820.07	
		62000570 5350	TEMP EMPLOYEES TIME	12,877.26	
		62000570 5670	TEMP EMPLOYEES TIME	3,819.74	
<b>504044</b>	<b>EFT 6/2/23</b>	<b>CACHE VALLEY ELECTRIC</b>			<b>1,072.50</b>
		90000650 5230	NEW CISCO PHONE SYSTEM LICENSES	1,072.50	
<b>504045</b>	<b>EFT 6/2/23</b>	<b>CHEMTECH-FORD INC</b>			<b>86.00</b>
		77073590 5770	WATER QUALITY ANALYSIS	86.00	
<b>504046</b>	<b>EFT 6/2/23</b>	<b>ELECSYS INTERNATIONAL CORPORATION</b>			<b>310.00</b>
		90000650 5230	ELECSYS CATHODIC PROTECTION MONTHLY	60.00	
		90101650 5230	ELECSYS CATHODIC PROTECTION MONTHLY	250.00	
<b>504047</b>	<b>EFT 6/2/23</b>	<b>ERIKS NORTH AMERICA</b>			<b>289.37</b>
		81000570 5330	HOSES AND FITTINGS FOR PRESSURE WASH	138.67	
		81000570 5330	OIL DRAIN LINES FOR WATER TRAILERS.	150.70	
<b>504048</b>	<b>EFT 6/2/23</b>	<b>EXPRESS AUTO GLASS INC</b>			<b>399.00</b>
		81000570 5330	WINDSHIELD FOR 411	399.00	
<b>504049</b>	<b>EFT 6/2/23</b>	<b>FERGUSON ENTERPRISES LLC</b>			<b>277.26</b>
		75001570 5380	GASKETS AND BOLT PACKS	277.26	
<b>504050</b>	<b>EFT 6/2/23</b>	<b>INFINITY CORROSION GROUP INC</b>			<b>758.20</b>
		83000570 5380	LEAD TESTING FOR DISTRIBUTION VAULTS G	758.20	
<b>504051</b>	<b>EFT 6/2/23</b>	<b>JEFF HOWCROFT</b>			<b>1,070.47</b>
		62000570 5670	LOCALSCAPES REWARDS PAYMENT	1,070.47	
<b>504052</b>	<b>EFT 6/2/23</b>	<b>METROPOLITAN WATER DISTRICT</b>			<b>39,664.35</b>
		70000510 5810	MWDLSL APRIL 2023 WATER DELIVERIES	39,664.35	
<b>504053</b>	<b>EFT 6/2/23</b>	<b>MICHAEL &amp; AMY MARTY FAMILY TRUST</b>			<b>522.50</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	522.50	
<b>504054</b>	<b>EFT 6/2/23</b>	<b>PILOT THOMAS LOGISTICS</b>			<b>1,645.37</b>
		75000570 5360	DIESEL FUEL	1,645.37	
<b>504055</b>	<b>EFT 6/2/23</b>	<b>POLYDYNE INC</b>			<b>36,349.20</b>
		71000590 5710	JVWTP CATIONIC POLYMER	36,349.20	
<b>504056</b>	<b>EFT 6/2/23</b>	<b>ROSS THOMPSON</b>			<b>698.25</b>
		62000570 5670	LOCALSCAPES REWARDS PAYMENT	698.25	
<b>504057</b>	<b>EFT 6/2/23</b>	<b>SWC HEALTH WORKS INC</b>			<b>3,368.00</b>
		71000590 5260	RESPIRATOR MEDICAL CLEARANCES & QUAI	452.00	
		72000590 5260	RESPIRATOR MEDICAL CLEARANCES & QUAI	65.00	
		73000590 5260	RESPIRATOR MEDICAL CLEARANCES & QUAI	130.00	
		75000590 5260	RESPIRATOR MEDICAL CLEARANCES & QUAI	633.00	
		78000590 5260	RESPIRATOR MEDICAL CLEARANCES & QUAI	390.00	
		80000570 5260	RESPIRATOR MEDICAL CLEARANCES & QUAI	1,438.00	
		91000570 5260	RESPIRATOR MEDICAL CLEARANCES & QUAI	260.00	

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504058	EFT 6/2/23	<b>THATCHER COMPANY</b>			<b>\$74,868.59</b>
		71000590 5710	JVWTP CHLORINE FOR FY23	26,400.00	
		71000590 5710	JVWTP FLUORIDE FOR FY23	15,148.59	
		71000590 5710	JVWTP PACL FOR FY23	33,320.00	
504059	EFT 6/2/23	<b>TIRE WORLD</b>			<b>2,472.27</b>
		81000570 5330	TIRES FOR DUMP AND SERVICE TRUCK	2,472.27	
504060	EFT 6/2/23	<b>UTAH BARRICADE COMPANY INC</b>			<b>198.33</b>
		80000570 5260	SAFETY CONES	198.33	
504061	EFT 6/2/23	<b>UTAH YAMAS CONTROLS INC</b>			<b>498.00</b>
		90101650 5230	SECURITY SYSTEM REPAIR AT THE TERMINA	498.00	
504062	EFT 6/2/23	<b>WHEELER</b>			<b>6,205.68</b>
		81000570 5330	NEW TRACKS FOR 279D COMPACT TRACK LC	5,455.16	
		81000570 5330	SKID STEER SWEEPER PARTS	750.52	
504063	EFT 6/9/23	<b>AGILENT TECHNOLOGIES INC</b>			<b>756.40</b>
		78000590 5720	HAA5 CONSUMABLES	756.40	
504064	EFT 6/9/23	<b>APPLIED GEOTECHNICAL ENGINEERING</b>			<b>1,827.50</b>
		11000188 6010 4270	2023 DISTRIBUTION PIPELINE REPLACEMEN	1,827.50	
504065	EFT 6/9/23	<b>BARRETT BUSINESS SERVICES, INC</b>			<b>9,864.12</b>
		52000650 5280	TEMP EMPLOYEES TIME	1,472.80	
		62000570 5350	TEMP EMPLOYEES TIME	6,497.72	
		62000570 5670	TEMP EMPLOYEES TIME	1,893.60	
504066	EFT 6/9/23	<b>BOWEN COLLINS &amp; ASSOCIATES</b>			<b>10,233.05</b>
		11000180 6010 4242	WELL DEVELOPMENT & TEST PUMPIN	10,233.05	
504067	EFT 6/9/23	<b>CHEMTECH-FORD INC</b>			<b>2,628.00</b>
		77000590 5770	WATER QUALITY ANALYSIS	2,178.01	
		77071590 5770	WATER QUALITY ANALYSIS	182.01	
		77072590 5770	WATER QUALITY ANALYSIS	31.99	
		77073590 5770	WATER QUALITY ANALYSIS	86.01	
		77075590 5770	WATER QUALITY ANALYSIS	149.98	
504068	EFT 6/9/23	<b>DAVID POWERS LIVING TRUST</b>			<b>491.25</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	491.25	
504069	EFT 6/9/23	<b>ELIAS MANGAN</b>			<b>50.00</b>
		51000650 5130	WELLNESS PROGRAM/MAY GYM PROMO	50.00	
504070	EFT 6/9/23	<b>EMILY KENNER</b>			<b>50.00</b>
		51000650 5130	TEMP EMPLOYEES WELLNESS PARTICIPATIC	50.00	
504071	EFT 6/9/23	<b>ERIK WHITE</b>			<b>3,585.35</b>
		62000570 5670	LOCALSCAPES REWARDS PAYMENT	3,585.35	
504072	EFT 6/9/23	<b>ERIKS NORTH AMERICA</b>			<b>35.00</b>
		81071570 5380	STAINLESS CLAMPS FOR THE CHLORINE VAL	35.00	
504073	EFT 6/9/23	<b>FERGUSON ENTERPRISES LLC</b>			<b>349.45</b>
		11000182 6010 4289	JVWTP FILTER & CHEMICAL UPGRADES	349.45	
504074	EFT 6/9/23	<b>FERGUSON ENTERPRISES LLC</b>			<b>124.46</b>
		75001570 5380	10 INCH BOLT PACK AND GASKET	124.46	

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

For the Period June 01, 2023 Through June 30, 2023

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504075	EFT 6/9/23	<b>RICHARD BILLINGS</b> 83101570 5350	GOPHER REMOVAL AT 12300 SOUTH ON THE	500.00	<b>\$500.00</b>
504076	EFT 6/9/23	<b>HACH COMPANY</b> 91000570 5310 91000570 5310	CL2 REAGENT PH BUFFER SOLUTION 10.01 & CL2 REAGENT	323.76 64.36	<b>388.12</b>
504077	EFT 6/9/23	<b>HANSEN ALLEN &amp; LUCE INC</b> 11000180 6010 4280 11000188 6010 4204	EQUIPPING OF 76&7 AND 78&10 WE ZONE D CHEMICAL FEED FACILITY	18,604.17 7,030.40	<b>25,634.57</b>
504078	EFT 6/9/23	<b>HARN RO SYSTEMS INC</b> 73000590 5710	AVISTA VITEC4000 SCALE INHIBIT	21,271.07	<b>21,271.07</b>
504079	EFT 6/9/23	<b>HARRINGTON INDUSTRIAL PLASTICS LLC</b> 81000570 5360 81072570 5380	FITTINGS AND PIPE FOR NEWBEARY FLORID GASKETS FOR CHLORINE SYSTEM	182.36 171.90	<b>354.26</b>
504080	EFT 6/9/23	<b>HDR ENGINEERING INC</b> 51000650 5280	WATER RATE STUDY UPDATE	9,004.50	<b>9,004.50</b>
504081	EFT 6/9/23	<b>IDEXX LABORATORIES INC</b> 78000590 5720	MICRO SUPPLIES	9,242.02	<b>9,242.02</b>
504082	EFT 6/9/23	<b>INTERNATIONAL DIOXIDE INC</b> 71000590 5710	JVWTP SODIUM CHLORITE FOR FY23	26,216.78	<b>26,216.78</b>
504083	EFT 6/9/23	<b>JACOBS ENGINEERING GROUP INC</b> 11000186 6010 4276	11800 SOUTH ZONE C RESERVOIR	19,956.37	<b>19,956.37</b>
504084	EFT 6/9/23	<b>JUSTIN HORSLEY</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	219.13	<b>219.13</b>
504085	EFT 6/9/23	<b>LARRY H MILLER FORD</b> 81000570 5330	MOULDINGS FOR 716	423.80	<b>423.80</b>
504086	EFT 6/9/23	<b>MEGAN HILL</b> 51000650 5130	MAY 2023 GYM PROMO	50.00	<b>50.00</b>
504087	EFT 6/9/23	<b>MERINDA CUTLER</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	125.00	<b>125.00</b>
504088	EFT 6/9/23	<b>MOUNTAINLAND SUPPLY COMPANY</b> 75002570 5380 11000184 6010 4083	3 QTY: SENSUS 2 INCH ONMI METER 10200 SOUTH ZONE B PIPELINE	2,409.30 323.14	<b>2,732.44</b>
504089	EFT 6/9/23	<b>MURRAY CITY CORPORATION</b> 82000570 5380	MURRAY PERMITS 4083 S 500 W & 6040 S LU	500.00	<b>500.00</b>
504090	EFT 6/9/23	<b>NATIONAL TRENCH SAFETY</b> 82000570 5380	TRENCH PLATES 3300 S 250 W MAINLINE BRE	705.38	<b>705.38</b>
504091	EFT 6/9/23	<b>NATIONAL TRENCH SAFETY</b> 82000570 5380	TRAFFIC PLATES FOR 4165 S 300 W	1,259.14	<b>1,259.14</b>
504092	EFT 6/9/23	<b>PLATT ELECTRIC SUPPLY INC</b> 81071570 5360	BULBS FOR THE LIGHT POLES JVWTP	203.36	<b>203.36</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504093	EFT 6/9/23	<b>POLYDYNE INC</b> 71000590 5710	JVWTP CATIONIC POLYMER	6,603.30	<b>\$6,603.30</b>
504094	EFT 6/9/23	<b>RYAN LILYWHITE</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	1,143.94	<b>1,143.94</b>
504095	EFT 6/9/23	<b>SARAH GORDON</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	760.50	<b>760.50</b>
504096	EFT 6/9/23	<b>SMITH &amp; EDWARDS</b> 80000570 5260	SAFETY BOOTS - NEW HIRE	114.95	<b>114.95</b>
504097	EFT 6/9/23	<b>SNAP-ON INDUSTRIAL</b> 81000570 5310	87 PIECE TORX HEX BIT SET FOR THE SHOP.	336.65	<b>336.65</b>
504098	EFT 6/9/23	<b>SPRINKLER SUPPLY COMPANY</b> 81072570 5380 83000570 5350	PVC REDUCER BUSHINGS FOR SERWTP BATTERY CONTROLLER AND PVC PARTS FOF	11.63 134.95	<b>146.58</b>
504099	EFT 6/9/23	<b>STAPLES BUSINESS ADVANTAGE</b> 51000650 5220	OFFICE SUPPLIES	697.72	<b>697.72</b>
504100	EFT 6/9/23	<b>SWIRE COCA-COLA USA</b> 51000650 5170	COKE PRODUCTS	196.92	<b>196.92</b>
504101	EFT 6/9/23	<b>THATCHER COMPANY</b> 71000590 5710 71000590 5710	JVWTP FLUORIDE FOR FY23 JVWTP PACL FOR FY23	15,121.76 15,455.40	<b>30,577.16</b>
504102	EFT 6/9/23	<b>THE DATA CENTER</b> 60000650 5250	MAY 2023 1ST & 2ND BILLING	5,224.48	<b>5,224.48</b>
504103	EFT 6/9/23	<b>TIRE WORLD</b> 81000570 5330	TWO FRONT TIRES, FOUR TRAILER TIRES	1,838.64	<b>1,838.64</b>
504104	EFT 6/9/23	<b>VANGUARD CLEANING SYSTEMS OF UTAH</b> 83000570 5360 83071570 5360 83072570 5360 83073570 5360	JANITORIAL SERVICES (FISCAL YE JANITORIAL SERVICES (FISCAL YE JANITORIAL SERVICES (FISCAL YE JANITORIAL SERVICES (FISCAL YE	4,953.50 1,502.25 577.80 396.90	<b>7,430.45</b>
504105	EFT 6/9/23	<b>VWR INTERNATIONAL INC</b> 78000590 5720 78000590 5720	CREDIT HAAS CHEMICAL AND GLASSWARE	-200.83 632.80	<b>431.97</b>
504106	EFT 6/9/23	<b>WHEELER</b> 81000570 5330	LOCKNUTS, SCREWS,WIRE BRUSH KIT FOR	546.39	<b>546.39</b>
504107	EFT 6/9/23	<b>WILLIAM &amp; JULIE DAVIS LIVING TRUST</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	1,704.53	<b>1,704.53</b>
504108	EFT 6/9/23	<b>WW GRAINGER</b> 72000590 5310 81071570 5380 82000570 5310 82000570 5310	8 ELECTRICAL EXTENSION CORDS HEATER CONTROL MODUAL FOR FLORIDE BI PAINT MARKING WAND TACK OIL SPRAYER FOR ASPHALTING	582.24 181.06 85.63 100.59	<b>949.52</b>
504109	EFT 6/16/23	<b>AARON &amp; HEATHER MILLER</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	1,392.50	<b>1,392.50</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504110	EFT 6/16/23	<b>AARON SWEAT</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	821.88	<b>\$821.88</b>
504111	EFT 6/16/23	<b>ADVANCED ENGINEERING &amp; ENVIRONMENTAL SERVICES</b> 11000182 6010 4284	SERWTP POLYMER SYSTEM UPGRADES	13,375.00	<b>13,375.00</b>
504112	EFT 6/16/23	<b>AIRGAS USA, LLC</b> 81000570 5310	WELDING GUN SHIELD AND PLASMA CUTTING	142.28	<b>142.28</b>
504113	EFT 6/16/23	<b>BARRETT BUSINESS SERVICES, INC</b> 52000650 5280 62000570 5350 62000570 5670	TEMP EMPLOYEES TIME TEMP EMPLOYEES TIME TEMP EMPLOYEES TIME	1,887.02 6,075.01 1,518.90	<b>9,480.93</b>
504114	EFT 6/16/23	<b>BOWEN COLLINS &amp; ASSOCIATES</b> 11000188 6010 4190	3300 SOUTH PIPELINE REPLACEMENT	4,050.00	<b>4,050.00</b>
504115	EFT 6/16/23	<b>BRINKMANN INSTRUMENTS, INC</b> 78000590 5720	LAB SAMPLE VIALS	2,226.85	<b>2,226.85</b>
504116	EFT 6/16/23	<b>CACHE VALLEY ELECTRIC</b> 90000650 5230 90071650 5230 90072650 5230 90101650 5230	RENEW MERAKI ADVANCED SECURITY LICEN RENEW MERAKI ADVANCED SECURITY LICEN RENEW MERAKI ADVANCED SECURITY LICEN RENEW MERAKI ADVANCED SECURITY LICEN	7,417.88 6,623.10 3,311.55 3,311.55	<b>20,664.08</b>
504117	EFT 6/16/23	<b>CAROLLO ENGINEERS INC</b> 11000182 6010 4289	JVWTP FILTER AND CHEMICAL FEED	104,011.82	<b>104,011.82</b>
504118	EFT 6/16/23	<b>CHEMTECH-FORD INC</b> 77073590 5770	WATER QUALITY ANALYSIS	1,057.00	<b>1,057.00</b>
504119	EFT 6/16/23	<b>COMMERCIAL LIGHTING SUPPLY INC</b> 83000570 5350 83071570 5350 83072570 5350	LIGHT BULB RECYCLING AND NEW LIGHT BU LIGHT BULB RECYCLING AND NEW LIGHT BU LIGHT BULB RECYCLING AND NEW LIGHT BU	1,829.00 1,000.00 700.00	<b>3,529.00</b>
504120	EFT 6/16/23	<b>CORRIO CONSTRUCTION, INC.</b> 11000188 6010 4204	ZONE D CHEMICAL FEED FACILITY	100,214.15	<b>100,214.15</b>
504121	EFT 6/16/23	<b>DALE AND JOAN ROND</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	869.97	<b>869.97</b>
504122	EFT 6/16/23	<b>DANIELLE EATON</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	225.00	<b>225.00</b>
504123	EFT 6/16/23	<b>DELL MARKETING LP</b> 90000650 5230 90071650 5230 90072650 5230	PURCHASE REPLACEMENT LAPTOPS PURCHASE REPLACEMENT LAPTOPS PURCHASE REPLACEMENT LAPTOPS	35,336.96 1,450.75 1,450.75	<b>38,238.46</b>
504124	EFT 6/16/23	<b>FERGUSON ENTERPRISES LLC</b> 75000570 5380	GASKET KIT	10.62	<b>10.62</b>
504125	EFT 6/16/23	<b>FOLIAGE, INC</b> 51000650 5350	PLANT SERVICES	420.00	<b>420.00</b>
504126	EFT 6/16/23	<b>GRITTON &amp; ASSOCIATES</b> 81000570 5380	BOILER CIRCULATION PUMP FOR THE DISTR	1,083.00	<b>1,083.00</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504127	EFT 6/16/23	<b>HACH COMPANY</b>			<b>\$263.33</b>
		91000570 5310	FLOW SENSOR & PH STORAGE SOLUTION	83.01	
		91071570 5310	FLOW SENSOR & PH STORAGE SOLUTION	180.32	
504128	EFT 6/16/23	<b>INDUSTRIAL SUPPLY</b>			<b>348.22</b>
		83000570 5310	RAIN GEAR AND BOOTS FOR LIAM,CHASE AN	348.22	
504129	EFT 6/16/23	<b>JASON GRIDER</b>			<b>368.75</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	368.75	
504130	EFT 6/16/23	<b>KILGORE COMPANIES, LLC</b>			<b>5,080.36</b>
		82000570 5380	ASPHALT, CONCRETE, SPOILS, FILL	3,148.88	
		83000570 5350	SANTA FE PEBBLES FOR LANDSCAPE ALONG	1,931.48	
504131	EFT 6/16/23	<b>KONECRANES, INC.</b>			<b>703.00</b>
		81071570 5360	CHLORINE HOIST DIAGNOSIS	703.00	
504132	EFT 6/16/23	<b>KWIK KOPY PRINTING</b>			<b>435.00</b>
		60000650 5250	RETAIL STATEMENT SHELLS 2ND PR	435.00	
504133	EFT 6/16/23	<b>MARCUS G FAUST PC</b>			<b>3,000.00</b>
		51000650 5284	PROFESSIONAL CONSULTING SERVICES	3,000.00	
504134	EFT 6/16/23	<b>METROPOLITAN WINDOW CLEANING OF UTAH LLC</b>			<b>3,575.20</b>
		83000570 5360	WINDOW CLEANING SERVICES	2,225.20	
		83073570 5360	WINDOW CLEANING SERVICES	1,350.00	
504135	EFT 6/16/23	<b>MOUNTAINLAND POWER EQUIPMENT</b>			<b>3,126.36</b>
		81000570 5330	SNOW PLOW BLADES	3,126.36	
504136	EFT 6/16/23	<b>MOUNTAINLAND SUPPLY COMPANY</b>			<b>2,375.67</b>
		75002570 5380	SENSUS MXU520 RADIOS	2,375.67	
504137	EFT 6/16/23	<b>MOWER MEDIC</b>			<b>1,795.00</b>
		83000570 5310	TORO SNOW BLOWERS AND POLE PRUNER	1,205.00	
		83071570 5310	TORO SNOW BLOWERS AND POLE PRUNER	590.00	
504138	EFT 6/16/23	<b>NELSON BROTHERS CONSTRUCTION COMPANY</b>			<b>118,285.45</b>
		11000184 6010 4275	INSTALL PUMP #1 AT OLD BINGHAM	118,285.45	
504139	EFT 6/16/23	<b>PRO PARKING LOT PAINTING</b>			<b>500.00</b>
		83000570 5380	EDUCATION CENTER SAFETY CURB PAINTING	500.00	
504140	EFT 6/16/23	<b>QUICK QUACK</b>			<b>259.90</b>
		83000570 5360	TRIAL CAR WASHES FOR FLEET VEHICLES	259.90	
504141	EFT 6/16/23	<b>REBECCA DEVITO</b>			<b>468.75</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	468.75	
504142	EFT 6/16/23	<b>ROLFE EXCAVATING AND CONSTRUCTION</b>			<b>104,690.00</b>
		11000188 6010 4270	2023 DISTRIBUTION PIPELINE REP	104,690.00	
504143	EFT 6/16/23	<b>RON BRACKEN</b>			<b>1,206.25</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	1,206.25	
504144	EFT 6/16/23	<b>ROYAL WHOLESALE ELECTRIC</b>			<b>2,374.56</b>
		91000570 5310	REPLACE CLO2 ETHERNET SWITCHES	1,229.92	
		91000570 5310	RTU PARTS FOR ROSECREST CHLORI	1,144.64	

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504145	EFT 6/16/23	<b>READING TRUCK EQUIPMENT,LLC</b> 81000570 5330	SNOW PLOW BLADES	1,097.09	<b>\$1,097.09</b>
504146	EFT 6/16/23	<b>SPRINKLER SUPPLY COMPANY</b> 82000570 5380 83072570 5350	SPRINKLER REPAIR PARTS FORM MLB SPRINKLER HEADS	15.41 1,243.11	<b>1,258.52</b>
504147	EFT 6/16/23	<b>STATE FIRE</b> 83071570 5360 83071570 5360	JVWTP FIRE ALARM INSPECTION JVWTP FIRE SUPPRESSION INSPECTIONS	625.00 715.00	<b>1,340.00</b>
504148	EFT 6/16/23	<b>STEVE REGAN COMPANY</b> 83000570 5350 83071570 5350 83072570 5350 83101570 5350	HERBICIDES (KILLZALL,TRIPLET,BROMICIL & HERBICIDES (KILLZALL,TRIPLET,BROMICIL & HERBICIDES (KILLZALL,TRIPLET,BROMICIL & HERBICIDES (KILLZALL,TRIPLET,BROMICIL &	653.54 500.00 1,000.00 1,000.00	<b>3,153.54</b>
504149	EFT 6/16/23	<b>THATCHER COMPANY</b> 71000590 5710 71000590 5710 72000590 5710 72000590 5710 75000590 5710	JVWTP CHLORINE FOR FY23 JVWTP PACL FOR FY23 12% SODIUM HYPOCHLORITE PURCHASES FLUORIDE PURCHASES SODIUM HYPOCHLORITE FOR DIST.	45,600.00 13,871.17 14,803.51 6,895.88 5,656.39	<b>86,826.95</b>
504150	EFT 6/16/23	<b>TRANS-JORDAN CITIES</b> 83000570 5350	GREEN AND MIXED WASTE	52.86	<b>52.86</b>
504151	EFT 6/16/23	<b>TYLER HUISH</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	2,109.16	<b>2,109.16</b>
504152	EFT 6/16/23	<b>UTAH LAKE WATER USERS ASSOCIATION INC</b> 70000510 5810	ULWUA MAY 2023 MAINTENANCE	1,746.76	<b>1,746.76</b>
504153	EFT 6/16/23	<b>VANCON INC</b> 11000182 6010 4070	JVWTP BLOWER ROOM ACOUSTICAL I	66,744.75	<b>66,744.75</b>
504154	EFT 6/16/23	<b>WHEELER</b> 81000570 5530 81000570 5530	LEASE FOR COMPACT TRACK LOADER 279. LEASE FOR PLATE COM[ACTOR AND HYDRAL	8,800.00 1,750.00	<b>10,550.00</b>
504155	EFT 6/16/23	<b>WNA SERVICES CO.</b> 51000650 5170	UTAH NEWS TRACKER READING CHARGE	150.00	<b>150.00</b>
504156	EFT 6/16/23	<b>WW GRAINGER</b> 81000570 5330	DIAPHRAGM PUMP FOR CAR WASH BAY	384.09	<b>384.09</b>
504157	EFT 6/23/23	<b>ACCUSTANDARD INC</b> 78000590 5720	METALS STANDARDS	554.08	<b>554.08</b>
504158	EFT 6/23/23	<b>AMANDA MCDONALD</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	999.21	<b>999.21</b>
504159	EFT 6/23/23	<b>ARIKA HERNANDEZ</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	875.00	<b>875.00</b>
504160	EFT 6/23/23	<b>BARRETT BUSINESS SERVICES, INC</b> 52000650 5280 62000570 5350 62000570 5670	TEMP EMPLOYEES TIME TEMP EMPLOYEES TIME TEMP EMPLOYEES TIME	1,610.88 6,261.37 1,582.81	<b>9,455.06</b>



# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504161	EFT 6/23/23	<b>BLUE ALCHEMY GARDENS, LLC</b> 62000570 5670	LOCALSCAPES CONTRACTOR REWARDS	11,790.13	<b>\$11,790.13</b>
504162	EFT 6/23/23	<b>CENTRAL UTAH WATER CONSERVANCY DISTRICT</b> 70000510 5810	CUWCD CWP WATER DELIVERIES MAY 2023	367,071.20	<b>367,071.20</b>
504163	EFT 6/23/23	<b>CHRISTOPHER &amp; SUZANNE FASSLER REVOCABLE TRUS</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	485.00	<b>485.00</b>
504164	EFT 6/23/23	<b>DEANNA CARTER</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	305.00	<b>305.00</b>
504165	EFT 6/23/23	<b>FINLINSON &amp; FINLINSON PLLC</b> 51000650 5284	PREP 60	16,563.00	<b>16,563.00</b>
504166	EFT 6/23/23	<b>HACH COMPANY</b> 72000590 5720	TESTING SUPPLIES FOR LAB	751.77	<b>751.77</b>
504167	EFT 6/23/23	<b>SARAH JEAN HALTERMAN</b> 60000650 5280	GRAPHIC DESIGN WORK FY 2022-2023 - MAY	2,960.00	<b>2,960.00</b>
504168	EFT 6/23/23	<b>HBME</b> 51000650 5282	INTERNAL AUDIT WORK FOR FY 2022	6,000.00	<b>6,000.00</b>
504169	EFT 6/23/23	<b>HYDRO SPECIALTIES COMPANY LLC</b> 75001570 5380	ULTRA-SONIC METER	4,822.22	<b>4,822.22</b>
504170	EFT 6/23/23	<b>INDUSTRIAL PROCESS TECHNOLOGIES</b> 73073570 5360	204QTY CARTRIDGE FILTERS FOR BYPASS	22,342.70	<b>22,342.70</b>
504171	EFT 6/23/23	<b>INSIGHT PUBLIC SECTOR INC</b> 90000650 5230 90073650 5230	PURCHASE REPLACEMENT LAPTOPS PURCHASE REPLACEMENT LAPTOPS	3,851.03 1,005.85	<b>4,856.88</b>
504172	EFT 6/23/23	<b>INTERNATIONAL DIOXIDE INC</b> 71000590 5710 71071570 5360	JVWTP SODIUM CHLORITE FOR FY23 CHECK VALVE AND REBUILD KITS FOR CHLO	25,287.96 1,976.83	<b>27,264.79</b>
504173	EFT 6/23/23	<b>JAMES &amp; SUZANNE ROSE TRUST</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	13,100.14	<b>13,100.14</b>
504174	EFT 6/23/23	<b>LONITA LARSEN</b> 62000570 5670	LOCALSCAPES REWARDS PAYMENT	4,426.51	<b>4,426.51</b>
504175	EFT 6/23/23	<b>METRON FARNIER</b> 75002570 5380	METRON 1.5 INCH METER	654.30	<b>654.30</b>
504176	EFT 6/23/23	<b>METROPOLITAN WINDOW CLEANING OF UTAH LLC</b> 83071570 5360 83072570 5360	WINDOW CLEANING SERVICES WINDOW CLEANING SERVICES	1,719.90 508.00	<b>2,227.90</b>
504177	EFT 6/23/23	<b>MOUNTAINLAND SUPPLY COMPANY</b> 90000650 5230	SENSUS AMI DATA EXPORT SERVICE	2,000.00	<b>2,000.00</b>
504178	EFT 6/23/23	<b>MURRAY CITY CORPORATION</b> 75309590 5410	350 E 4500 S	76.60	<b>76.60</b>
504179	EFT 6/23/23	<b>TAYLOR MEADOWS</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	718.75	<b>718.75</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
<b>504180</b>	EFT 6/23/23	<b>THATCHER COMPANY</b>			<b>\$42,070.21</b>
		71000590 5710	JVWTP FLUORIDE FOR FY23	12,727.76	
		71000590 5710	JVWTP PACL FOR FY23	14,601.23	
		72000590 5710	12% SODIUM HYPOCHLORITE PURCHASES	14,741.22	
<b>504181</b>	EFT 6/23/23	<b>THE DATA CENTER</b>			<b>1,783.38</b>
		60000650 5250	JUNE 2023 BILLING	1,783.38	
<b>504182</b>	EFT 6/23/23	<b>TIRE WORLD</b>			<b>268.58</b>
		81000570 5330	FOAM FILL TIRES TERRAIN CUT J/D	268.58	
<b>504183</b>	EFT 6/23/23	<b>TODD &amp; FAWN BIRD</b>			<b>274.38</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	274.38	
<b>504184</b>	EFT 6/23/23	<b>UNIQUE AUTO BODY</b>			<b>2,788.16</b>
		51000000 6210	REPAIRS TO CITIZEN'S VEHICLE HIT BY EMPL	2,788.16	
<b>504185</b>	EFT 6/23/23	<b>UTAH YAMAS CONTROLS INC</b>			<b>6,966.05</b>
		11000186 6010 4198	RESERVOIR CHLORINE BOOSTERS	6,966.05	
<b>504186</b>	EFT 6/23/23	<b>VEOLIA WTS SERVICES USA, INC</b>			<b>119.00</b>
		78000590 5720	DEIONIZED WATER SUPPLY	119.00	
<b>504187</b>	EFT 6/23/23	<b>WW GRAINGER</b>			<b>90.42</b>
		75000590 5310	DUCT TAPE	23.74	
		80000570 5260	PPE	66.68	
<b>504188</b>	EFT 6/30/23	<b>AARON BREEN</b>			<b>328.13</b>
		62000570 5670	FLIP YOUR STRIP PAYMENT	328.13	
<b>504189</b>	EFT 6/30/23	<b>ACCUSTANDARD INC</b>			<b>223.84</b>
		71000590 5720	PAC PERFORMANCE TESTING	223.84	
<b>504190</b>	EFT 6/30/23	<b>ALEXANDER MENDELSON</b>			<b>1,910.56</b>
		62000570 5670	LOCALSCAPES REWARDS PAYMENT	1,910.56	
<b>504191</b>	EFT 6/30/23	<b>ARBOR GARDNER BINGHAM JUNCTION OFFICE 5, L.C.</b>			<b>30,054.29</b>
		62000570 5670	LANDSCAPE LEADERSHIP GRANT	30,054.29	
<b>504192</b>	EFT 6/30/23	<b>BARRETT BUSINESS SERVICES, INC</b>			<b>9,377.71</b>
		52000650 5280	TEMP EMPLOYEES TIME	1,610.88	
		62000570 5350	TEMP EMPLOYEES TIME	5,916.55	
		62000570 5670	TEMP EMPLOYEES TIME	1,850.28	
<b>504193</b>	EFT 6/30/23	<b>BLUE STAKES OF UTAH</b>			<b>3,631.50</b>
		82000570 5390	BLUE STAKES OF UTAH	3,631.50	
<b>504194</b>	EFT 6/30/23	<b>BOWEN COLLINS &amp; ASSOCIATES</b>			<b>33,357.68</b>
		11000140 6010 4150	JA-1 AND SECL CONDITION ASSESS	170.25	
		11000175 6010 4257	JA-1 AND SECL CONDITION ASSESS	467.33	
		11000186 6010 4231	5200 WEST 6200 SOUTH RESERVOIR	32,720.10	
<b>504195</b>	EFT 6/30/23	<b>BRAD BOREN</b>			<b>1,887.50</b>
		51000650 5180	TUITION REIMBURSEMENT	1,887.50	
<b>504196</b>	EFT 6/30/23	<b>BRIANNE MAY</b>			<b>2,016.33</b>
		62000570 5670	LOCALSCAPES REWARDS PAYMENT	2,016.33	

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504197	EFT 6/30/23	<b>BROWN AND CALDWELL CORP.</b> 11000140 6010 4294	LCRR SERVICE LINE INVENTORY	3,889.00	<b>\$3,889.00</b>
504198	EFT 6/30/23	<b>CARENOW</b> 51000650 5170	NEW HIRE & RANDOM DRUG TESTING	271.00	<b>271.00</b>
504199	EFT 6/30/23	<b>CDW GOVERNMENT INC</b> 90000650 5230	VISIO STANDARD FOR JACOB YOUNG	202.14	<b>202.14</b>
504200	EFT 6/30/23	<b>CHEMTECH-FORD INC</b> 77000590 5770 77071590 5770 77072590 5770 77073590 5770 77075590 5770	WATER QUALITY ANALYSIS WATER QUALITY ANALYSIS WATER QUALITY ANALYSIS WATER QUALITY ANALYSIS WATER QUALITY ANALYSIS	4,234.96 1,276.02 402.02 172.02 2,477.98	<b>8,563.00</b>
504201	EFT 6/30/23	<b>CHRIS &amp; KATIE ENGLISH LIVING TRUST</b> 62000570 5670 62000570 5670	FLIP YOUR STRIP PAYMENT LOCALSCAPES REWARDS PAYMENT	427.50 1,515.84	<b>1,943.34</b>
504202	EFT 6/30/23	<b>CODALE ELECTRIC SUPPLY INC</b> 82000570 5380	2" RIDGID CONDUIT CLAMPS & FASTENERS 6	30.61	<b>30.61</b>
504203	EFT 6/30/23	<b>COMFORT SYSTEMS USA</b> 81071570 5380	DIAGNOSE ROOF TOP CHILLER	452.00	<b>452.00</b>
504204	EFT 6/30/23	<b>CORE &amp; MAIN</b> 82000570 5380	FIRE HYDRANT R&R 4882 W MURDOCK PEAK	5,372.94	<b>5,372.94</b>
504205	EFT 6/30/23	<b>DERRICK DUKATZ</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	1,212.50	<b>1,212.50</b>
504206	EFT 6/30/23	<b>DIAMOND RENTAL LLC</b> 82000570 5380	CORE DRILL & BIT RENTALS, SUMPLINES IN \	684.00	<b>684.00</b>
504207	EFT 6/30/23	<b>DREW &amp; BONNIE GILLES</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	287.50	<b>287.50</b>
504208	EFT 6/30/23	<b>ELECSYS INTERNATIONAL CORPORATION</b> 90000650 5230 90101650 5230	ELECSYS CATHODIC PROTECTION MONTHLY ELECSYS CATHODIC PROTECTION MONTHLY	60.00 250.00	<b>310.00</b>
504209	EFT 6/30/23	<b>ERIKS NORTH AMERICA</b> 83000570 5350	PART TO PIX THE GARDEN DRINKING FOUNT.	8.20	<b>8.20</b>
504210	EFT 6/30/23	<b>FALGUNI DHARODIYA</b> 62000570 5670	FLIP YOUR STRIP PAYMENT	220.00	<b>220.00</b>
504211	EFT 6/30/23	<b>HACH COMPANY</b> 72000590 5720 72000590 5720 73000590 5720	LAB SUPPLIES PORTABLE TURBIDITY METER FOR LAB CHLORINE RESIDUAL POWDER AND DISPENS	190.58 1,614.64 400.82	<b>2,206.04</b>
504212	EFT 6/30/23	<b>SARAH JEAN HALTERMAN</b> 60000650 5280	GRAPHIC DESIGN WORK FY 2022-2023 - JUNE	895.00	<b>895.00</b>
504213	EFT 6/30/23	<b>HANSEN ALLEN &amp; LUCE INC</b> 11000188 6010 4204 52000650 5280	ZONE D CHEMICAL FEED FACILITY JVWCD/SANDY CITY RETAIL SYSTEM	5,993.25 2,261.00	<b>8,254.25</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

For the Period June 01, 2023 Through June 30, 2023

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
504214	EFT 6/30/23	HARRINGTON INDUSTRIAL PLASTICS LLC 81000570 5380	PVC FITTINGS FOR THE FLORIDE VAULT NEW	189.13	\$189.13
504215	EFT 6/30/23	INSIGHT PUBLIC SECTOR INC 90000650 5230 90073650 5230	PURCHASE REPLACEMENT LAPTOPS PURCHASE REPLACEMENT LAPTOPS	8,460.72 2,209.87	10,670.59
504216	EFT 6/30/23	INTERMOUNTAIN CONCRETE SPECIALTIES 82000570 5380	XYPEX WATER STOP GROUT FOR 4700 S 60T	171.63	171.63
504217	EFT 6/30/23	JAMES & SUZANNE ROSE TRUST 62000570 5670	FLIP YOUR STRIP PAYMENT	343.75	343.75
504218	EFT 6/30/23	JONATHON THOMAS 62000570 5670	FLIP YOUR STRIP PAYMENT	525.00	525.00
504219	EFT 6/30/23	KARLA STIRLING 62000570 5670	FLIP YOUR STRIP PAYMENT	965.62	965.62
504220	EFT 6/30/23	KILGORE COMPANIES, LLC 83000570 5350	CONCRETE FOR THE BASKETBALL HOOP	223.00	223.00
504221	EFT 6/30/23	MOUNTAIN WEST PIPE & SUPPLY 71071570 5360	Y Strainers for chlorine dioxide water line	639.59	639.59
504222	EFT 6/30/23	MOUNTAINLAND SUPPLY COMPANY 81000570 5380 83000570 5350	COPPER FITTINGS THREAD ROD AND BALL V PRESSURE REDUCING VALVE FOR GARDEN	145.68 73.44	219.12
504223	EFT 6/30/23	MOWER MEDIC 83000570 5350	WEED WHACKER PARTS	236.73	236.73
504224	EFT 6/30/23	MURRAY CITY CORPORATION 82000570 5380	EXCAVATION PERMIT MURRAY CITY MLB 571	200.00	200.00
504225	EFT 6/30/23	NATIONAL FLOOD & FIRE NETWORK 51000000 6210	4/9/23 HYDRANT LEAK CLEANUP - 4 TOWNHC	11,603.82	11,603.82
504226	EFT 6/30/23	OLYMPUS SAFETY & SUPPLY LLC 80000570 5260	23 HI-VIS SAFETY VESTS	379.50	379.50
504227	EFT 6/30/23	PLATT ELECTRIC SUPPLY INC 91000570 5310	PANEL PARTS FOR NEW 36 & 102 B	1,191.76	1,191.76
504228	EFT 6/30/23	POLYDYNE INC 71000590 5710	CLARIFLOC C-308P	36,846.00	36,846.00
504229	EFT 6/30/23	PROFESSIONAL PEST CONTROL LLC 83000570 5350 83073570 5350 83100570 5350	JUNE PEST CONTROL JUNE PEST CONTROL JUNE PEST CONTROL	185.00 50.00 85.00	320.00
504230	EFT 6/30/23	ROYAL WHOLESALE ELECTRIC 91000570 5310	REPAIR PLC AT BLUFFDALE PUMP S	2,289.28	2,289.28
504231	EFT 6/30/23	RYAN LILYWHITE 62000570 5670	LOCALSCAPES REWARDS PAYMENT	716.95	716.95

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYMENT REGISTER - O&M ACCOUNT

*For the Period June 01, 2023 Through June 30, 2023*

PAYMENT NO.	PAYMENT DATE	VENDOR NAME ACCOUNT#	DESCRIPTION	INVOICE AMOUNT	PAYMENT AMOUNT
<b>504232</b>	<b>EFT 6/30/23</b>	<b>SPRINKLER SUPPLY COMPANY</b>			<b>\$525.01</b>
		71071570 5360	2" PVC FOR CHLORINE DIOXIDE	14.72	
		81071570 5380	1/2 INCH TO 1/4 INCH PVC FOR CHEMICAL FE	6.62	
		82000570 5380	2" PVC & FITTINGS SUMPLINE REBUILD 6700	155.03	
		83000570 5350	BATTERY OPERATED SPRINKLER CLOCKS AN	348.64	
<b>504233</b>	<b>EFT 6/30/23</b>	<b>THATCHER COMPANY</b>			<b>33,612.49</b>
		71000590 5710	JVWTP CHLORINE FOR FY23	19,200.00	
		72000590 5710	12% SODIUM HYPOCHLORITE PURCHASES	14,412.49	
<b>504234</b>	<b>EFT 6/30/23</b>	<b>TRANS-JORDAN CITIES</b>			<b>152.86</b>
		83000570 5350	GREEN AND MIXED WASTE	152.86	
<b>504235</b>	<b>EFT 6/30/23</b>	<b>VANCON INC</b>			<b>3,760,948.57</b>
		11000182 6010 4277	JVWTP BASINS 3-6 UPGRADES	3,640,170.32	
		11000184 6010 4199	10200 S 3600 W PUMP STATION	120,778.25	
<b>504236</b>	<b>EFT 6/30/23</b>	<b>VIEW 8, L.C</b>			<b>6,729.20</b>
		62000570 5670	LANDSCAPE LEADERSHIP GRANT	6,729.20	
<b>504237</b>	<b>EFT 6/30/23</b>	<b>WATERFORD SERVICES, LLC</b>			<b>4,682.78</b>
		75000590 5710	24 QTY BUCKETS SHIPPED TO JVWCD	4,682.78	
<b>504238</b>	<b>EFT 6/30/23</b>	<b>WAXIE SANITARY SUPPLY</b>			<b>1,062.28</b>
		83000570 5350	JANITORIAL SUPPLIES	1,062.28	
<b>504239</b>	<b>EFT 6/30/23</b>	<b>WW GRAINGER</b>			<b>365.25</b>
		71000590 5310	POOL NETS FOR BASINS	365.25	
<b>REPORT TOTAL:</b>					<b>\$7,703,055.67</b>

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PAYROLL CHECKS, ACH & WIRE TRANSFER REGISTER - O&M ACCOUNT

For the Period June 01, 2023 Through June 30, 2023

PAYMENT DATE	PAYMENT TYPE	VENDOR NAME	DESCRIPTION	PAYMENT AMOUNT
6/5/2023	ACH	EMPLOYEE	EMPLOYEE DIRECT DEPOSITS	372,393.04
6/5/2023	ACH	IRS	FEDERAL & MEDICARE TAXES	58,434.18
6/5/2023	ACH	URS	STATE RETIREMENT	93,122.56
6/5/2023	ACH	HEALTHQUITY	EMPLOYEE H.S.A. CONTRIBUTIONS	13,967.05
6/5/2023	ACH	CIGNA HEALTHCARE	EMPLOYEE DENTAL & LIFE INS	17,279.70
6/5/2023	ACH	FIDELITY	SUB SOCIAL SECURITY CONTRIB.	58,254.60
6/6/2023	ACH	EMPLOYEES	EMPLOYEE RECOGNITION / SAFETY	427.41
6/13/2023	ACH	EMPLOYEES	EMPLOYEE RECOGNITION / SAFETY	237.07
6/16/2023	ACH	EMPLOYEES	EMPLOYEE RECOGNITION / SAFETY	295.65
6/20/2023	ACH	EMPLOYEES	EMPLOYEE RECOGNITION / SAFETY	2,294.77
6/20/2023	ACH	EMPLOYEE	EMPLOYEE DIRECT DEPOSITS	360,492.18
6/20/2023	ACH	IRS	FEDERAL & MEDICARE TAXES	55,746.36
6/20/2023	ACH	URS	STATE RETIREMENT	90,568.39
6/20/2023	ACH	HEALTHQUITY	EMPLOYEE H.S.A. CONTRIBUTIONS	13,812.05
6/20/2023	ACH	CIGNA HEALTHCARE	EMPLOYEE DENTAL & LIFE INS	17,210.61
6/20/2023	ACH	FIDELITY	SUB SOCIAL SECURITY CONTRIB.	56,678.83
6/21/2023	ACH	EMPLOYEES	EMPLOYEE RECOGNITION / SAFETY	98.55
6/26/2023	ACH	EMPLOYEES	TERMINATED EMPLOYEES CASHOUT	4,184.63
REPORT TOTAL:				\$ 1,215,497.63

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PURCHASE CARD TRANSACTIONS

For the Period 6/1/2023 Through 6/30/2023

DATE	CARD HOLDER	VENDOR NAME	DESCRIPTION	GL	AMOUNT
6/1/2023	PAUL MATTINSON	AMZN MKTP US*XH3AO2493	KICKDOWN DOOR STOPPER, DOOR HOLDER	78000590 5720	10.85
6/1/2023	BEVERLY PARRY	VILLAGE BAKER INC	PERFORMANCE EVALUATION LUNCH - BEVERLY PARRY	51000650 5170	19.86
6/1/2023	LAINA MCGINTY	APPLICANTPRO.COM	APPLICANTPRO	51000650 5170	49.00
6/1/2023	MICHAEL LORENC	THE HOME DEPOT #4410	PARTS FOR VEGGIE GARDEN ARCHES	62000570 5350	62.96
6/1/2023	MICHAEL LORENC	THE HOME DEPOT #4410	STEEL POSTS FOR VEGGIE GARDEN ARCH	62000570 5350	19.60
6/1/2023	BRADLEY BOREN	HOMEDEPOT.COM	COMPACT BLOWER, NUT DRIVERS,VACUUM BIT SET AND DRILL-IMPACT FOR TRUCKS 748, 745, AND 755.	83000570 5350	898.00
6/1/2023	BRADLEY BOREN	HOMEDEPOT.COM	COMPACT BLOWER, NUT DRIVERS,VACUUM BIT SET AND DRILL-IMPACT FOR TRUCKS 748, 745, AND 755.	83000570 5350	300.97
6/1/2023	BRADLEY BOREN	HOMEDEPOT.COM	COMPACT BLOWER, NUT DRIVERS,VACUUM BIT SET AND DRILL-IMPACT FOR TRUCKS 748, 745, AND 755.	83000570 5310	29.88
6/2/2023	MICHAEL LORENC	THE HOME DEPOT #4410	PARTS FOR VEGGIE GARDEN ARCH	62000570 5350	42.40
6/2/2023	DAVID HYDE	AMZN MKTP US*FN2DW7GG3	MOTOR START CAPACITORS FOR ICE MACINE	81000570 5380	15.10
6/2/2023	DAVID HYDE	AMZN MKTP US*4I6AG1TM3	MOTOR START CAPACITORS FOR ICE MACINE	81000570 5360	14.39
6/2/2023	BRADLEY BOREN	HOMEDEPOT.COM	NUT DRVERS AND CHISEL SET FOR TRUCK 755	83000570 5350	41.97
6/2/2023	BRADLEY BOREN	HOMEDEPOT.COM	NUT DRVERS AND CHISEL SET FOR TRUCK 755	83000570 5310	49.99
6/2/2023	ALEX MITCHELL	THE HOME DEPOT #4410	GENERAL TOOLS TO CLEAN CARTRIDGE FILTER PRESSURE VESSELS	73000590 5310	35.43
6/5/2023	MICHAEL LORENC	THE HOME DEPOT #4410	MISC NEEDS, DUST MASKS, BUNGEE CORDS, HOSE CLAMPS..	62000570 5350	116.58
6/5/2023	DANIEL CLAYPOOL	THE HOME DEPOT #4410	PUTTY KNIVES AND IMPACT BITS FOR SERVICE TRUCKS	81000570 5310	71.91
6/5/2023	BEVERLY PARRY	VILLAGE BAKER INC	PERFORMANCE EVALUATION LUNCH-JACOB YOUNG	51000650 5170	21.07
6/5/2023	LAINA MCGINTY	AMZN MKTP US	REFUND FOR A SERVICE AWARD/DELIVERY ISSUES	51000650 5170	-32.99
6/5/2023	JOSHUA SHREWSBURY	AMZN MKTP US*ZY2YE4SM3	CHAIR AND WHITE BOARDS	72000590 5220	309.99
6/5/2023	JACKIE BUHLER	UPS*BILLING CENTER	PAYING INVOICE #0000A3278X203, AND #0000A3278X193, AND #0000A3278X213	51000650 5250	54.17
6/6/2023	LAINA MCGINTY	HARMONS - S. JORDAN	BOARD MEETING REFRESHMENTS	51000660 5220	129.72
6/7/2023	ALLEN CURTIS	THE HOME DEPOT #4402	FITTINGS FOR REPAIR 45TH AND 11TH	81000570 5380	25.41
6/7/2023	ALLEN CURTIS	THE HOME DEPOT #4410	OLD CHEM FEED DOOR LATCH	81072570 5380	28.59

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PURCHASE CARD TRANSACTIONS

For the Period 6/1/2023 Through 6/30/2023

DATE	CARD HOLDER	VENDOR NAME	DESCRIPTION	GL	AMOUNT
6/7/2023	BRADLEY BOREN	AMZN MKTP US*UJ0NZ99X3	BUCKLE UP AND DRIVE SAFE SIGN FOR BECKSTEAD LANE	83000570 5350	24.99
6/7/2023	MICHAEL LORENC	SPRINKLER SUPPLY	FUNNY PIPE COUPLERS, MEASURING TAPE	62000570 5350	37.32
6/7/2023	ALLEN CURTIS	ACE HDW AT HIDDEN VALLEY	BOLTS FOR HATCH	81072570 5380	4.18
6/7/2023	ALLEN CURTIS	ACE HDW AT HIDDEN VALLEY	BOLTS FOR HATCH AT SERWTP	81072570 5380	9.75
6/7/2023	JORDAN TOMSIC	THE HOME DEPOT #4410	PARTS FOR THE BINGHAM CANYON VAULT THAT FLOODED	91000570 5310	127.42
6/8/2023	MINDY KEELING	VILLAGE BAKER INC	FOOD FOR PREP60 MEETING 6-6-23	51000650 5170	98.00
6/8/2023	TIMOTHY RAINBOLT	SMITHS MRKTP #4495	AWARDS PROGRAM KIMMERLE 060723	11000200 2290	100.00
6/8/2023	LAINA MCGINTY	VILLAGE BAKER INC	BOARD MEETING REFRESHMENTS	51000660 5220	225.44
6/8/2023	LAINA MCGINTY	AMZN MKTP US*3J3F408J3	1 YEAR SERVICE AWARD FOR CALEB CHRISTENSEN	51000650 5170	30.35
6/8/2023	MICHAEL BROWN	THE HOME DEPOT #8566	PARTS TO FIX VENT OUTSIDE OF WADES OFFICE SO THE BIRDS WOULD NOT GET IN.	83071570 5350	55.23
6/8/2023	JACKIE BUHLER	ODP BUS SOL LLC # 101080	BANKER BOXES FOR THE VAULT	51000650 5220	26.75
6/8/2023	BRYAN SMITH	AMZN MKTP US*PP4YJ9LB3	TAG OUT LOCK OUT CENTER	72000590 5260	179.99
6/9/2023	CASEY CANNON	AMZN MKTP US*QB56N8UE3 AM	TRUCK BOX	81000570 5330	118.26
6/9/2023	CASEY CANNON	AMZN MKTP US*DS9DU2MT3	36 INCH TRAFFIC CONES	75000590 5260	711.43
6/9/2023	BEVERLY PARRY	APPLE SPICE MURRAY	GM TOUR LUNCH	51000650 5170	59.96
6/12/2023	BRYAN SMITH	AWWA.ORG	AWWA TRAINING BOOKS FOR SERWTP	72000590 5290	1,482.62
6/12/2023	JORDAN TOMSIC	THE HOME DEPOT #4402	GROUNDING SUPPLIES FOR THE NEW FLOW METER AT 6400 SOUTH AND 1700 WEST	91000570 5310	34.63
6/12/2023	JORDAN TOMSIC	THE HOME DEPOT #4410	GROUNDING PARTS FOR THE NEW FLOW METER AT CEMETERY VAULT 64TH AND 17TH	91000570 5310	69.30
6/12/2023	ALISHA KIMMERLE	AMZN MKTP US*FJ2RZ7Q73 AM	SUPPLIES FOR SERVICE AWARD LUNCHEONS	70000590 5170	159.71
6/12/2023	ALICIA SEKILLER	GAYLORD OPRY RESORT	ENGAGE LUCITY CONFERENCE HOTEL CHARGE FOR LORRIE COWLES	90000650 5290	980.76
6/12/2023	TERESA ATKINSON	PROGRESS SOFTWARE (TELER	TERLERIK ORDER#TK-2022-107740 \$299 1 YEAR	90000650 5230	299.00
6/12/2023	TERESA ATKINSON	MICROSOFT#G024554141	AZURE MAY 2023 G024554141 \$1,523.81	90000650 5230	1,523.81
6/12/2023	SHANE SWENSEN	WCF INSURANCE PAYMENT	WCF INSURANCE REQUIRED FOR 3300 SOUTH PIPELINE UTA RAIL CROSSING	11000188 6010	102.99
6/12/2023	BEVERLY PARRY	VILLAGE BAKER INC	PERFORMANCE EVALUATION LUNCH - DAVE MARTIN	51000650 5170	14.36
6/13/2023	SHAUN MOSER	SPRINKLER SUPPLY	MARKING PAINT AND DRIP IRRIGATION FOR PROGRAMS	62000570 5670	125.07
6/14/2023	MIKE RASMUSSEN	PAYPAL *SAFETY INSP	UTAH SAFETY INSPECTOR TEST FEE	81000570 5330	100.00



# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PURCHASE CARD TRANSACTIONS

For the Period 6/1/2023 Through 6/30/2023

DATE	CARD HOLDER	VENDOR NAME	DESCRIPTION	GL	AMOUNT
6/14/2023	LISA KASTELER	AMAZON.COM*KX1UB7M63	SIX 11X17 BINDERS FOR MAPS	80000570 5220	98.76
6/15/2023	JOSHUA SHREWSBURY	AMZN MKTP US*HG6XC9WT3	SOCKET AND SCREW DRIVER SETS	72000590 5310	87.00
6/15/2023	JOSHUA SHREWSBURY	AMZN MKTP US*5N8VR51N3	SOCKET AND SCREWDRIVER SETS	72000590 5310	89.07
6/15/2023	LAINA MCGINTY	IN *FITNESS MACHINE TECHN	WELLNESS PROGRAM/GYM EQUIPMENT MAINTENANCE	51000650 5130	429.00
6/15/2023	JEFFREY BETTON	AMERICAN WATER WORKS ASSO	AWWA ANNUAL MEMBERSHIP RENEWAL (NATIONAL & LOCAL SECTION) FOR JEFF BETTON	51000650 5290	255.00
6/15/2023	JEFFREY BETTON	WJ POLICE RECORDS	POLICE REPORT FOR 5/25/2023 INCIDENT WHERE A CITIZEN DROVE INTO OUR ADMIN CAMPUS MAIN GATE	51000000 6210	15.00
6/16/2023	JOSHUA SHREWSBURY	AMAZON.COM*NT0001AF3 AMZN	SOCKET AND SCREWDRIVER SETS	72000590 5310	194.10
6/16/2023	ALISHA KIMMERLE	AMZN MKTP US*K095G2KB3	CHAINS FOR CHEMICAL BOTTLE RESTRAINT	77000590 5750	7.59
6/16/2023	ALLEN CURTIS	THE HOME DEPOT #4409	PICTURE HANGING STRIPS FOR WHITE BOARD SERWTP	81072570 5380	22.47
6/16/2023	ALLEN CURTIS	THE HOME DEPOT #4409	FITTINGS FOR CHEMICAL FEED PUMPS AND FIRE HOSE BIBS	81072570 5380	34.63
6/16/2023	TIMOTHY RAINBOLT	SMITHS MRKTPL #4495	AWARDS PROGRAM KEELING 061523	11000200 2290	100.00
6/16/2023	TROY GARRETT	THE HOME DEPOT #4410	WATER BOTTLE FILLER FITTINGS FOR REPAIR	81000570 5360	14.39
6/16/2023	MICHAEL LORENC	SPRINKLER SUPPLY	RISERS FOR IRRIGATION PROJECT	62000570 5350	3.60
6/19/2023	MIKE RASMUSSEN	UTAHHIGHWAYPATROLOONLIN	VEHICLE INSPECTOR RENEWAL FEE	81000570 5330	7.00
6/19/2023	TROY GARRETT	THE HOME DEPOT #4410	PIPE NIPPLES FOR GATE REPAIR	81000570 5360	31.28
6/19/2023	TERESA ATKINSON	FIGMA MONTHLY RENEWAL	FIGMA SOFTWARE JUN 18 2023 TO JUL 18 2023 \$42.91	60000650 5270	42.91
6/19/2023	TERESA ATKINSON	AMZN MKTP US*7C2I47HC3 AM	AMAZON ORDER # 111-5451020-8662651 DAVID GREGORY - USB FLASH DRIVES \$22.67	90000650 5230	22.67
6/19/2023	BEVERLY PARRY	VILLAGE BAKER INC	PERFORMANCE EVALUATION LUNCH - SHAZELLE TERRY	51000650 5170	21.76
6/19/2023	DAVID HYDE	AMAZON.COM*F735H5HM3 AMZN	0-6 INCH MICROMETER SET	81000570 5310	113.00
6/19/2023	DAVID HYDE	AMZN MKTP US*CW30U9OQ3	PROPYLENE GLYCOL FOR HVAC SYSTEMS	81000570 5360	1,109.94
6/19/2023	DAVID HYDE	AMZN MKTP US*Y01YU4D83	BATTRIES FOR DIE GRINDERS	81000570 5310	185.00
6/19/2023	DAVID HYDE	AMZN MKTP US*I43TY6WI3	PVC FITTING SAVERS, T BORE GAGES, SHIMS, PIPE WRENCH, DRILL BIT SETS, ROTARY FILES,	81000570 5360	1,400.59
6/19/2023	DAVID HYDE	AMZN MKTP US*DV1TS44F3	ANGLE DIEGRINDER FOR SHOP AND FEILD WORK	81000570 5310	156.18
6/20/2023	TERESA ATKINSON	AMZN MKTP US*FI16U67R3	AMAZON ORDER # 111-2991179-2483468 DAVID GREGORY - CAR CHARGERS \$113.97	90000650 5230	113.97

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PURCHASE CARD TRANSACTIONS

For the Period 6/1/2023 Through 6/30/2023

DATE	CARD HOLDER	VENDOR NAME	DESCRIPTION	GL	AMOUNT
6/20/2023	TERESA ATKINSON	AMZN MKTP US*GH53N9QD3	AMAZON ORDER # 111-2529147-4986653 DAVID GREGORY - SURFACE POWER SUPPLY \$89.79	90000650 5230	89.79
6/21/2023	TROY GARRETT	METALMART CO	METAL FOR GATE REPAIR	81000570 5360	26.41
6/21/2023	TERESA ATKINSON	FACEBK TUG9PRXEF2	META ADS - CGP #6325960794183956-12655764 \$0.96	62000570 5270	0.96
6/21/2023	KYLE CHAPMAN	51 STANDARD PLUMBING	FITTINGS FOR 11TH & 45TH WELL PRV	91000570 5310	21.66
6/21/2023	KYLE CHAPMAN	AMAZON.COM*3V13X14T3 AMZN	PRESSURE REDUCING VALVE FOR 11TH & 45TH TURBIDITY	91000570 5310	61.43
6/21/2023	KYLE CHAPMAN	AMZN MKTP US*JW2PP6DN3	FITTINGS FOR 11TH & 45TH WELL PRV	91000570 5310	14.98
6/21/2023	DAVID HYDE	AMZN MKTP US*D64BJ6FU3	CIRCUIT BREAKER FINDER AND WIRE TRACER	81000570 5360	1,236.38
6/22/2023	ALEX MITCHELL	AMZN MKTP US*C79ZO2EU3	LOCK OUT AND TAG OUT KIT	73000590 5260	187.95
6/22/2023	TROY GARRETT	METALMART CO	METAL FOR GATE REPAIR	81000570 5380	13.90
6/22/2023	SHAUN MOSER	AMAZON.COM*VS32E9LI3 AMZN	TAPE FOR PLANT TAGS	62000570 5350	42.50
6/22/2023	KYLE CHAPMAN	LOWES #01133*	FITTINGS FOR 11TH & 45TH PRV	91000570 5310	28.66
6/22/2023	LISA KASTELER	USU LTAP	ATSSA FLAGGER CERTIFICATION	80000570 5260	845.00
6/22/2023	LISA KASTELER	USU LTAP	ATSSA FLAGGER CERTIFICATION- VAL COSSEY	75000590 5260	65.00
6/22/2023	MICHAEL LORENC	SPRINKLER SUPPLY	IRRIGATION VALVE SOLONIODES	62000570 5350	184.07
6/23/2023	ALISHA KIMMERLE	COSTCO WHSE#1441	SERVICE AWARD LUNCHEON SUPPLIES/FOOD	70000590 5170	323.12
6/23/2023	MICHAEL BROWN	THE HOME DEPOT 4410	PARTS TO FIX THE GARDEN DRINKING FOUNTAIN	83000570 5350	85.92
6/23/2023	TERESA ATKINSON	ROAMING HUNGER CATERIN	ROAMING HUNGER DRINK TRUCK RECIEPT#1624-9582 \$1640.46	60000650 5270	1,640.46
6/23/2023	KYLE CHAPMAN	LOWES #01133*	CAT6 COMMUNICATION WIRE FOR DISTRIBUTION BUILDING RUNS	91000570 5310	238.07
6/23/2023	CORY COLLINS	OTC BRANDS INC	PRIZES FOR GARDENS KIDS GAMES	62000570 5350	43.98
6/23/2023	LISA KASTELER	AMERICAN WATER WORKS ASSO	AWWA MEMBERSHIP RENEWAL FOR STEVEN CRAWFORD	80000570 5290	255.00
6/23/2023	LISA KASTELER	SMITHS MRKTPL #4495	REFRESHMENTS FOR JUNE 2023 SAFETY MEETING	51000650 5260	46.14
6/26/2023	ALISHA KIMMERLE	WAL-MART #3620	BBQ SUPPLIES FOR LUNCHEON	70000590 5170	17.38
6/26/2023	ALISHA KIMMERLE	SAMS CLUB#4730	SUPPLIES FOR LUNCHEON	70000590 5170	58.55
6/26/2023	LAINA MCGINTY	JUDY O'S FLORAL	FLORAL ARRANGMENT FOR AN EMPLOYEE	51000650 5170	70.00
6/26/2023	JEREMY TOONE	THE HOME DEPOT #8566	CLIPS FOR SAFTEY CHAINS ON STAIRS	71071570 5350	26.96
6/26/2023	TERESA ATKINSON	SQ *THIRST	THIRST DRINK TRUCK DEPOSIT RECIEPT #INVOICE #002084 \$746.58	60000650 5270	746.58
6/26/2023	CALIN PERRY	THE HOME DEPOT 4410	CURB AND GUTTER CONCRETE FORMS	83072570 5380	498.84
6/27/2023	EPIMENIO TRUJILLO	AMZN MKTP US*GX6HX5MP3	TRAILER ID TAG	81000570 5330	22.98

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PURCHASE CARD TRANSACTIONS

For the Period 6/1/2023 Through 6/30/2023

DATE	CARD HOLDER	VENDOR NAME	DESCRIPTION	GL	AMOUNT
6/27/2023	ALISHA KIMMERLE	AMZN MKTP US*EI3C03MO3	TABLECLOTHS FOR SERVICE AWARD LUNCHEON	70000590 5170	110.53
6/27/2023	LAINA MCGINTY	CABELA'S ONLINE U.S.	TAX REFUND FOR SERVICE AWARD	51000650 5170	-23.45
6/27/2023	LAINA MCGINTY	CABELA'S ONLINE U.S.	15 YEARS SERVICE AWARD FOR CLINT THURGOOD	51000650 5170	373.44
6/27/2023	LAINA MCGINTY	SP LEATHER-UP-US	15 YEARS SERVICE AWARD FOR ERIC POULSEN	51000650 5170	347.92
6/27/2023	NATHAN TALBOT	AMZN MKTP US*LI2T577V3	DUAL MONITOR ARM MOUNTS	75000590 5220	359.98
6/27/2023	NATHAN TALBOT	AMAZON.COM*EH7SQ4JI3	CPU UNDER DESK MOUNTS	75000192 6010	166.98
6/27/2023	NATHAN TALBOT	AMZN MKTP US*0F84S9SB3	QUAD MONITOR MOUNTS	75000192 6010	117.96
6/28/2023	EPIMENIO TRUJILLO	AMZN MKTP US*0E0067GG3	STEEL PUNCHES FOR ID TAGS	81000570 5330	15.90
6/28/2023	MINDY KEELING	INTERMOUNTAIN SECTION AWW	AWWA IMS ANNUAL CONF. REGISTRATION - JACOB YOUNG	51000650 5290	425.00
6/28/2023	MICHAEL BROWN	THE HOME DEPOT #4410	PARTS TO FIX THE HATCH LID AT SERWTP	83072570 5350	12.32
6/28/2023	TERESA ATKINSON	ISTOCKPHOTO	ISTOCK MEMBERSHIP 6-27-23 TO 6-27-24 \$900.90	60000650 5270	900.90
6/28/2023	BRADLEY BOREN	WM SUPERCENTER #3232	FOOD AND SUPPLIES FOR EQUIPMENT RODEO LUNCH	80000570 5170	71.13
6/28/2023	BRADLEY BOREN	WM SUPERCENTER #5763	FOOD AND SUPPLIES FOR EQUIPMENT RODEO LUNCH	80000570 5170	206.12
6/28/2023	BRADLEY BOREN	COSTCO WHSE #1019	FOOD AND SUPPLIES FOR EQUIPMENT RODEO LUNCH	80000570 5170	126.91
6/28/2023	MICHAEL LORENC	SPRINKLER SUPPLY	2 INCH IRRIGATION VALVES	62000570 5350	243.90
6/29/2023	JACKIE BUHLER	STERICYCLE INC/SHRED-IT	PAYING INVOICE #8003991566 AND #8004183710	51000650 5220	483.72
6/29/2023	JACKIE BUHLER	STERICYCLE INC/SHRED-IT	PAYING INVOICE #8003991566 AND #8004183710	71000590 5220	73.63
6/29/2023	JORDAN TOMSIC	THE HOME DEPOT #4409	TIMER FOR THE OUTSIDE LIGHT SO IT DOESNT GET LEFT ON AT NIGHT AND BLIND THE TRAFFIC	91000570 5310	50.52
6/29/2023	ALISHA KIMMERLE	WM SUPERCENTER #3620	ICE FOR LUNCHEON	70000590 5170	5.64
6/29/2023	MICHAEL BROWN	THE HOME DEPOT #4410	PARTS TO FIX HATCH LID AT SERWTP	83072570 5350	75.33
6/29/2023	MICHAEL BROWN	THE HOME DEPOT #4410	FOAM BOARD AND FLAT STRAP TO INSULATE HATCH LID AT SERWTP	83072570 5350	136.47
6/29/2023	YVETTE AMPARO	DREAMSTIME.COM	STOCK PHOTO FOR TRAINING	51005650 5290	25.00
6/29/2023	TERESA ATKINSON	CANVA* I03831-0782414	CANVA 2023 \$90.41	60000650 5270	90.25
6/29/2023	STEVEN CRAWFORD	SMITHS MRKTP #4495	LUNCHEON SUPPLIES - EQUIP RODEO	80000570 5170	29.82
6/30/2023	JORDAN TOMSIC	PLATT ELECTRIC 064	GUTTER AND PARTS FOR OPERATIONS CUBE CITY INSTALL OF POWER AND DATA	91000570 5310	154.70
6/30/2023	JORDAN TOMSIC	THE HOME DEPOT #4410	SURFACE MOUNT RACEWAY AND PARTS FOR OUTLETS IN THE OPERATIONS CUBE CITY MOVE	91000570 5310	133.56

# JORDAN VALLEY WATER CONSERVANCY DISTRICT

## PURCHASE CARD TRANSACTIONS

For the Period 6/1/2023 Through 6/30/2023

DATE	CARD HOLDER	VENDOR NAME	DESCRIPTION	GL	AMOUNT
6/30/2023	ALICIA SEKILLER	METROHM USA	METROHM COURSE TRAINING FOR KIM CASTELAN	78000590 5290	2,947.86
6/30/2023	TERESA ATKINSON	AMAZON.COM*VO1Q73KL3 AMZN	AMAZON ORDER # 111-8634678-8874634 - WIDE ANGLE CAMERA LENS - CYNTHIA \$2108.83	60000650 5270	2,108.83
6/30/2023	TERESA ATKINSON	TST* ORIGINAL PANCAKE HOU	OPH DEPT BFAST RECEIPT \$186.18	60000650 5170	186.18
6/30/2023	MATTHEW HINCKLEY	THE HOME DEPOT #4410	2x4's FOR CONTROL ROOM ENCLOSURE	75000570 5380	12.29
6/30/2023	LISA KASTELER	IN *LOUMIS CDL TESTING	CDL DRIVERS TEST FOR BRAXTON MYLER	80000570 5290	258.00

**TOTAL # OF TRANSACTIONS: 132**

**REPORT TOTAL: \$30,691.09**

# **CONSERVATION UPDATE**

ORDINANCE NO. 2023-27

**AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTIONS 17.06, 17.07, 17.10 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE, AND SECTION 5 OF THE DOWNTOWN FORM BASED CODE TO CORRECT TECHNICAL ERRORS, AMEND CERTAIN GENERAL DEVELOPMENT AND DESIGN STANDARDS, AND AMEND CERTAIN SUBDIVISION AND PLATTING STANDARDS.**

**WHEREAS**, the South Salt Lake City Council (the "City Council") is authorized by law to enact ordinances for the health, safety, and welfare of the City of South Salt Lake (the "City");

**WHEREAS**, the City Council is authorized by law to enact, amend, and repeal ordinances regulating land use and development within the City;

**WHEREAS**, City staff identified sections 17.06, 17.07, 17.10, in the South Salt Lake City Municipal Code, and section 5 of the Downtown Form Based Code where certain technical corrections needed to be resolved and where other amendments were proposed for the benefit of the City's land use regulations;

**WHEREAS**, the Planning Commission held a public hearing, pursuant to Utah Code §§ 10-9a-502 and 503 and South Salt Lake City Municipal Code Section 17.11.060, on June 15, 2023, where the public had notice and an opportunity to comment on the proposed amendments to the sections of the City's land use regulations;

**WHEREAS**, the Planning Commission, at the public hearing, found that the proposed amendments were consistent with the goals and objectives of the City's general plan and in the best interests of the City and forwarded a recommendation of approval to the City Council; and

**WHEREAS**, the City Council finds that a diversity of land uses is beneficial to the City, its residents, business members and visitors; and

**WHEREAS**, the City Council hereby determines that the amendments to sections: 17.06, 17.07, 17.10 of the South Salt Lake City Municipal Code and section 5 of the Downtown Form Based Code are in line with the City's interests in promoting prosperity, economic and orderly growth and improving the comfort, convenience and aesthetics of the City.

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of South Salt Lake as follows:

**SECTION I. Enactment.** Sections 17.06, 17.07, 17.10, of the South Salt Lake Municipal Code and section 5 of the Downtown Form Based Code, are hereby amended and attached hereto, and incorporated by reference in "Exhibit A".

**SECTION II. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION III. Conflict with Existing Ordinances, Resolutions, or Policies.** To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

**SECTION IV. Effective Date.** This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

DATED this 12<sup>th</sup> day of July 2023.

BY THE CITY COUNCIL:

Sharla Bynum  
Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	<u>Yes</u>
Huff	<u>Yes</u>
Mila	<u>Yes</u>
Pinkney	<u>Yes</u>
Siwik	<u>Yes</u>
Thomas	<u>Yes</u>
Williams	<u>Yes</u>

Transmitted to the Mayor's office on this 13 day of July 2023.

Ariel Andrus

Ariel Andrus, City Recorder

MAYOR'S ACTION: Approve



Dated this 14<sup>th</sup> day of July, 2023.

Cherie Wood  
Cherie Wood, Mayor

ATTEST:

Ariel Andrus

## Exhibit A

### Chapter 17.06 DEVELOPMENT STANDARDS

Sections:

#### ***ARTICLE I. GENERAL DEVELOPMENT STANDARDS***

##### **17.06.010 Site Development Plan and Development Lot Required.**

No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Parcel that does not conform to these regulations.

- A. The Applicant shall prepare Site Development plans consistent with the standards contained herein and shall pay for the design, evaluation, construction and inspection of any Public Improvements required.
- B. No one shall alter any terrain or remove any vegetation from the proposed Development Site or engage in any Site Development until an Applicant has obtained the necessary Development Permits.
- C. The Community Development Department shall review submitted plans for:
  - 1. Design;
  - 2. Conformity to the Master Plans;
  - 3. Compliance with this Title;
  - 4. Adequacy of Public Improvements serving the Lot; and
  - 5. Environmental quality of the Development Design.
- D. Plans of proposed Developments may be referred by the Community Development Department to any City department, special district, governmental board, bureau, utility company, and other agency that will provide public or private facilities and services to the Development for their information and comment. The Community Development Department shall coordinate comments received from public and private entities and share such comments with the Applicant.
- E. The City Engineer shall review and comment on the engineering plans and specifications for the improvements required for Site Development consist with this Title, the Construction Standards and Specifications for Public Improvements and other applicable ordinances and shall be responsible for determining the appropriate amount of an Infrastructure Improvement Assurance, Improvement Warranty, and any Guaranty should be, and for inspecting the required improvements for compliance with this Title.
- F. The City Attorney shall verify that the Infrastructure Improvement Assurance, Warranty and any other Guaranty provided by the Applicant is acceptable.

##### **17.06.020 Payment of fees.**

No permit shall be issued unless the Applicant has first paid to the City all applicable fees required and, as applicable and has reimbursed the City for all out of pocket costs incurred in review and enforcement of the Application. The amounts of all fees shall be listed in the fee schedule which may be amended from time to time by the City Council. Payment of fees does not affect the Applicant's obligation to construct and Dedicate Public Improvements or meet other obligations of Development approval.



### **17.06.030 Review required.**

Each person who proposes to Develop land shall first request a concept review from the Community Development Department. No Development shall be considered for approval until a written concept plan has been received from the Community Development Department. This provides the Applicant with an opportunity to consult with and receive assistance from the City regarding the regulations and design requirements applicable to the Development of property before submitting a complete Application.

### **17.06.040 General Site Development Standards.**

- A. For all Development, prior to issuance of a Building Permit, the Development Site must meet the following criteria:
  - 1. The proposed Development is on a legal Lot.
  - 2. All required curb and gutter must be installed unless the City allows such installation to be deferred until a later stage of the Development; if deferred, then the location and elevation of curb and gutter must be clearly marked in a manner acceptable to the City and the Applicant must have posted a Site Development Guaranty to secure installation of curb and gutter before a date certain;
  - 3. All underground utilities located under the Street or access way surface are installed and accepted by the City and appropriate agencies;
  - 4. Fire hydrants are fully operational in the area of the Development where permits are requested, with adequate culinary water lines fire flow to meet the demands of all properties served by the line;
  - 5. Streets or access ways are rough graded and provided with an all-weather surface acceptable to the City; and
  - 6. Continuous access to the area of the requested permit through the project is provided by an access, approved by the City, and improved with an all-weather surface.
- B. Limits of Disturbance/Vegetation Protection. A plan for vegetation protection during construction and for revegetation after construction is required. A security will be required to be posted to ensure compliance with the Limits of Disturbance plan.
  - 1. All Construction Activity must be contained within the Limits of Disturbance line, with the balance of the Property remaining undisturbed. Access to the Limits of Disturbance Area should be along the planned driveway.
  - 2. Building Pad lines may be specified on some Plats instead of Limits of Disturbance. If Building Pad lines are designated, no part of the new construction may lie outside of the Building Pad line.
  - 3. Limits of Disturbance must be designated in the field prior to commencement of excavation with temporary fencing approved by the Building Department.
- C. Final Grading Required. No Certificate of Occupancy shall be issued until Final Grading has been completed in accordance with the civil engineering plans approved with the final Subdivision Plat and the Lots recovered with top soil with an average depth of at least six inches (6") which shall contain no particles over two inches (2") in diameter over the entire Area of the Lot, except that portion covered by Buildings or included in Streets, or where the Grade has not been changed or natural vegetation damaged.
- D. Revegetation, Seed and Sod. All disturbed Areas on Lots shall be covered with topsoil and landscaped in accordance with Section 17.06.200.
- E. Debris and Waste. Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any Lot or Street at the time of issuance of a Certificate of Occupancy, and removal of same shall be required prior to issuance of any Certificate of Occupancy in a Subdivision, nor shall

any be left or deposited in any Area of the Subdivision at the time of expiration of the Infrastructure Improvement Assurance or acceptance of Dedication of Public Improvements, whichever is sooner.

- F. Maintenance. Until the Site Development is completed and accepted by the City and all appropriate agencies, the Owner/Applicant shall be responsible for the following in the area where Building Permits have been issued:
  - 1. Maintaining roads and access ways in a manner that allows continuous access for emergency vehicles; and
  - 2. Maintaining continuous flow capacities to all relevant hydrants in the Development.
- G. Guaranty. The Applicant shall issue a Guaranty to the reasonable satisfaction of the City Attorney that shall include an amount to ensure completion of all requirements contained in these regulations including, but not limited to, soil preservation, Final Grading, Lot drainage, Landscaping, lawn-grass seeding, removal of debris and waste, Fencing, and all other required Lot improvements.
  - 1. Governmental units to which a Guaranty applies may file in lieu of said contract or guaranties a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this Title.

#### **17.06.050 Site Development/Occupancy.**

Property Access Requirements. No Building Permit shall be issued on a Lot or Parcel that is not an improved Lot. There shall be no human occupancy of any Building until all required Infrastructure Improvements have been completed and an occupancy permit has been issued.

- A. Disclosure Required. It shall be unlawful for any person to transfer any portion of an approved Development prior to certificate of occupancy unless that person has advised the prospective buyer that occupancy permits will not be issued until all required improvements are completed.
- B. Occupancy Restrictions. Occupancy will not be allowed until the following conditions are met:
  - 1. All necessary utilities are installed: e.g., culinary water lines, sanitary sewer, quad duct, flood control facilities, electric power, natural gas, and telephone transmission lines;
  - 2. Finished road surfaces and pedestrian safety infrastructure are installed.
  - 3. All building code requirements are met as confirmed by the City Building Official.
  - 4. Public Safety and Utility Access. Throughout construction and occupancy, all land Uses and Structures shall maintain unobstructed public utility and safety vehicle access in accordance with Appendix D of the International Fire Code in effect in the state of Utah.

### ***ARTICLE II. PARKING, ACCESS, AND CIRCULATION REQUIREMENTS***

#### **17.06.110 Purpose.**

Off-Street Parking Areas and access management are an integral part of all land use categories in the City of South Salt Lake. Vehicle and bicycle parking, access, loading and circulation requirements are established to reduce Street congestion, traffic hazards, vehicle and pedestrian interaction and to develop standards for organized off-Street parking. The regulations in this Section are intended to complement design and Use standards found elsewhere in this Title.

### **17.06.120 General provisions.**

- A. Parking Area Development. The minimum off-Street Parking Stalls with adequate provisions for ingress and egress shall be provided at the time when one or more of the following improvements occur:
  - 1. New site Development.
  - 2. Structure Additions or Expansions. If a Building Permit is issued for an addition or expansion of a non-residential property that would increase the number of stalls required for the land Use.
  - 3. Parking areas, driveways, or drive lanes are expanded to include additional property or land area that was not included when the Development was originally approved.
  - 4. Change of Use to a more intensive Use of a Building through the addition of Dwelling Units, Floor Area, or seating capacity. When the Use of an existing Building or Structure is changed to a different type of Use, parking shall be provided in the amount required for such new Use.
  - 5. Shared Parking is proposed by two or more land Uses that have different parking patterns and peak parking demand hours. These Uses shall be able to use the off-Street Parking Stalls that are on the same parcel or within the condominium plat throughout the day to reduce the total demand for Parking Stalls.
  - 6. Existing hard surfacing is removed from the Parking Area and replaced with new hard surfacing as per Section 17.06.140(B).
- B. Existing parking and loading areas. If existing nonconforming parking and loading facilities are below the requirements as established in this Chapter, they shall not be further reduced.
- C. Floor Area. For the purposes of parking requirements, Floor Area shall be defined as the gross footage of the Building measured from the exterior corners. Parking ratios more than one-half will be rounded upward to the next highest whole number. Ratios less than one-half will be disregarded.
- D. Shared Parking. Property Owners and developers are encouraged to work out Shared Parking agreement with adjacent users, that have off-Street Parking Stalls that are on the same parcel or within the condominium plat, wherever possible according to the provisions for Shared Parking contained in Section 17.06.160(F).
- E. Continued obligation to provide Parking Stalls. Compliance with this Chapter is a continuing obligation so long as the Use continues. It shall be unlawful for any Owner of any Building or for any person responsible for providing parking to discontinue, eliminate or reduce a required Parking Area without providing some other approved vehicle Parking Area that meets the requirements of this Chapter, unless approval of the land use authority is obtained for the change in Parking Area.
- F. Nonconforming Parking Areas. The area and number of available Parking Stalls in nonconforming parking facilities shall not be further reduced. Any reconstruction, alteration or other change in Use shall be subject to the provisions of this Chapter.
- G. Parking for persons with disabilities. Parking Stalls for persons with disabilities shall meet the ADA and Uniform Federal Accessibility Standards, shall be provided in off-Street Parking Lot areas, and shall count towards fulfilling the minimum required automobile parking.
- H. Storage. All areas designated for off-Street parking, maneuvering, loading or Site Landscaping shall not be used for outdoor storage of materials, repair, dismantling or inventory.
- I. Nonconforming, unused or abandoned drive approaches. When the requirements listed in Subsection (A) are met, nonconforming, unused or abandoned curb cuts and other drive approaches serving property within any land use district shall be brought into compliance with the provisions of this Chapter.

- J. Shared drive approaches. Shared driveways between and among Lots or Parcels are allowed only if both Owners execute and record an easement in a form approved by the City to ensure access in perpetuity for both Lots or Parcels.
- K. No Tandem parking is allowed, **except for in an enclosed garage within the Townhome Overlay District.**

#### **17.06.130 Residential parking requirements and regulations.**

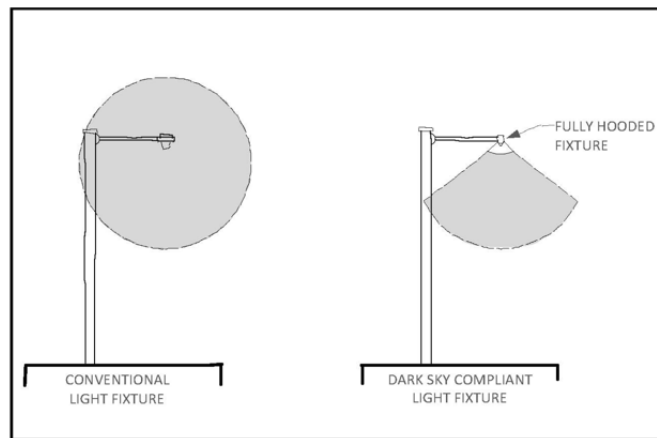
- A. Vehicles must be parked on a Hard Surface. All areas used for parking shall be paved with a Hard Surface of concrete or asphalt material.
- B. Trailer and recreational vehicle parking surface. All areas for parking trailers and recreational vehicles shall be accessed from an approved driveway, incorporated into the original development design, and shall be paved with a Hard Surface of concrete or asphalt material. Townhome developments shall not incorporate trailer or recreational vehicle parking.
- C. Commercial vehicle parking. The following vehicles are prohibited from parking in an R-1 land Use district, except for commercial vehicles making or receiving deliveries or vehicles engaged in active permitted Development activities:
  - 1. Commercial truck, trailer, or construction vehicle exceeding one ton in capacity.
  - 2. Truck-tractor.
  - 3. Semi-trailer.

#### **17.06.140 Commercial Parking Lot design criteria.**

- A. Parking plans. Parking Development plans for any proposed Parking Area or facility shall be submitted to the land use authority. For Parking Lot areas that are not associated with new Building construction or redevelopment, the property Owner or its designated agent shall submit a parking Development plan to the City for review. Work shall not commence on Parking Lot improvements until the City has approved such improvements and issued a permit. The parking Development plan shall indicate the following proposed improvements with accurate measurements, including, but not limited to:
  - 1. Parcel size and dimensions.
  - 2. Building layout.
  - 2. Curb cuts for ingress and egress.
  - 3. Parking dimensions and configuration.
  - 4. Striping and traffic control markings.
  - 5. Landscaping as required in this Chapter and other relevant sections.
  - 6. Lighting.
  - 7. Drainage calculations and facilities for on-site detention and introduction into the storm sewer.
  - 8. Traffic or parking study if requested by the City or other government agency.
  - 9. Any necessary agreements with adjacent property Owners for Shared Parking, ingress and egress, drainage or utilities.
  - 10. Prior approvals from other government agencies, which require approval for ingress or egress.
- B. Parking Area surfacing. Every Lot or Parcel of land used for a vehicle Parking Area or facility shall be paved with impervious asphalt or concrete surfacing.

C. Parking Area lighting. When an existing Parking Area is proposed for redeveloped, or for additional lighting, an Applicant must submit proposed lighting plans to the City and a photometric study showing the following items:

1. Location and description of each outdoor lighting fixture, aiming angle and mounting heights.
2. Description of the outdoor light fixture including specifications of lamp optics and cutoff angles.
3. A schedule providing for the reduction of on-site lighting during the hours when the facility is not in operation while still providing for levels necessary for security purposes.
4. All new and replacement lighting shall have directional shields or control devices to reflect light trespass away from adjacent Uses and roadways.
5. To control light trespass onto adjacent properties or Streets, the maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles.
6. All Parking Lot lighting shall use a down lit fixture in order to encourage the practice of "dark sky" friendly practices.



D. Curb. The perimeter of all paved surfaces shall be finished with a six-inch high curbing with ADA ramps where necessary. Bumper curbs shall be installed where appropriate to keep property and vehicles from being damaged and to prevent vehicles from over-hanging sidewalks. Where such curbs serve as a wheel stop for Parking Stalls, not less than thirty-six (36) inches shall be provided in the planting area as overhang clearance for tree locations. Curbs shall be designed to allow storm water to enter Landscaped Areas.

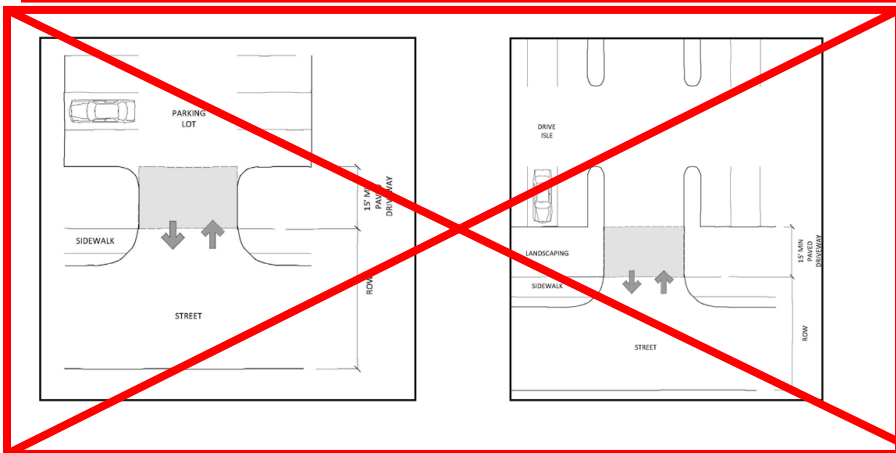
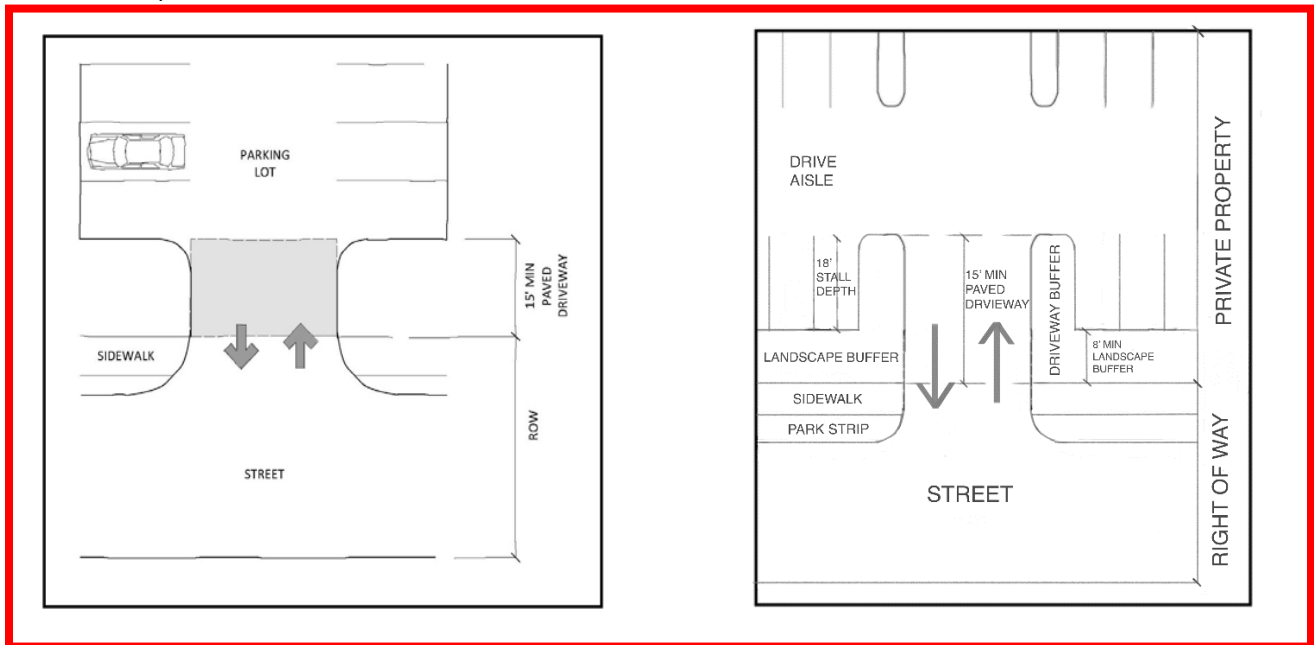


- E. Landscaping. Parking Lot Landscaping shall meet the requirements as found in Chapter 17.06.300.
- F. Drainage. Parking Lots shall be graded and drained to detain and dispose of all surface water as required by the City. The introduction of storm water into the storm sewer system shall meet minimum retention requirements as approved by the City.

- G. Parking Area location. See Chapter 17.07 Design Standards.
- H. Nonconforming driveways. Existing, nonconforming driveways and Parking Lots shall be reconstructed or removed upon Development of a new Building or other substantial site improvement.

**17.06.150 Access management.**

- A. Ingress and egress for non-residential Development.
  1. All Parking Areas shall be designed to provide ingress and egress from a Public Street. Development shall not include parking that would require that a vehicle back onto a Right-of-Way.
  2. All off-Street Parking Lots shall have access to a Public Street by means of a paved driveway.
  3. There shall be a minimum of 15 feet of driveway length between the public Right-of-Way and the nearest Parking Stall, with no parking allowed within this area.
  4. Parking Stalls located at the end of a dead-end Drive Aisle shall have a minimum of a five-foot (5') back-up area.

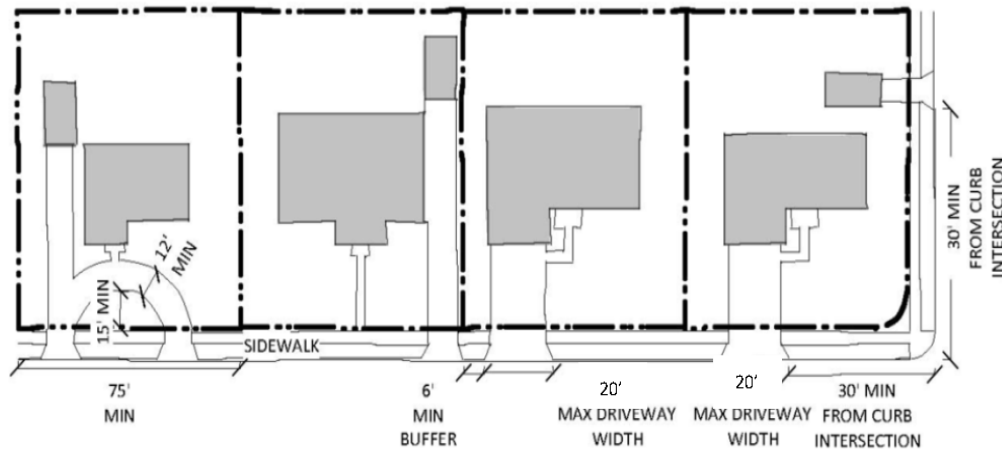


5. Parking Lots shall be designed to include the necessary dimensions and circulation for the on-site maneuvering of fire and refuse trucks as determined by the City Engineer and the Fire Marshal. Fire access shall be continuously maintained for all driveway access and Parking Areas
6. As a condition of issuance of each Building Permit, any unused or abandoned drive approaches or portions thereof shall be restored to the original curb and gutter section by the removal of the drive approach and replacement of improvements required for the applicable road profile (i.e. curb, gutter, Park Strip, Landscaping, sidewalk, etc.) designated in this Chapter and the Roadways and Functional Classifications in the General Plan.

B. Ingress/Egress, Driveway Access and separation.

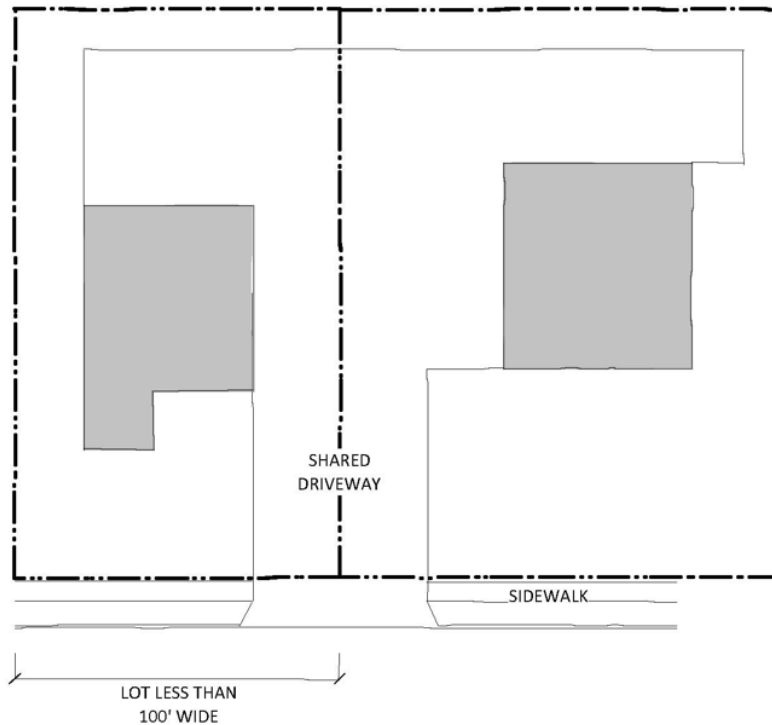
1. Residential driveways. Single-Family Residential Driveways Located on Local Streets.

- a. Each Parcel shall have one permitted driveway with a maximum width of 20 feet as measured at the flare of the driveway. A second driveway may be allowed for a residence located on a Corner Lot to access a garage or Carport Parking Area in the rear yard.
- b. Circular driveways may be allowed in required Front Yard area, along with a second drive leading from the circular driveway to a garage or Carport. Such driveways shall not exceed than 12 feet in width. To qualify for a circular driveway:
  - i. a Lot shall be a minimum of 75 feet in width;
  - ii. the Owner shall maintain approved Landscaping at least 15 feet in depth from the Front Property Line to the closest edge of the drive.
- c. Driveways on neighboring Lots shall be separated by a minimum of six feet (6'), as measured at the flare of the adjacent driveways.
- d. For Corner Lots, no driveway shall be located closer than 30 feet from on another at the point of curb intersections.
- e. Clear View Areas shall be unobstructed as depicted below:



2. Townhome Unit Project Driveway Access. Vehicular access for Townhome Units shall be rear loaded, either from an Internal Primary Access Road, where the Unit fronts on a Street identified in the City's Standard Road Profiles, Roadways and Functional Classifications in the General Plan or from a Secondary Internal Access Road, where the Unit Fronts on an Internal Primary Access Road or on significant, platted Open Space.
3. Multi-Family, commercial and industrial driveways.
  - a. Lots with fewer than 100 feet of Frontage on Arterial or Collector Streets shall have only one approach. The maximum approach width is 30 feet. Shared common drive approaches are

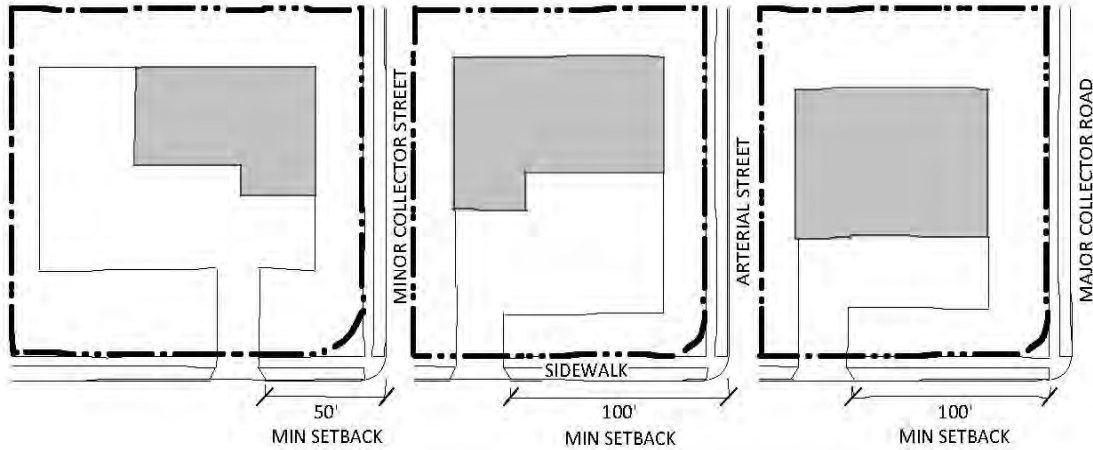
encouraged in order to reduce the number of entrances on the Street and to support efficient travel of vehicles.



- b. Lots that have Frontage greater than 100 feet may have one additional drive approach every 100 ~~200~~ feet. Drive approaches shall not be greater than 30 feet in width, as measured from the flares on each approach.
- c. On Lots that have Frontage greater than 100 feet, the City Engineer or designee may approve an increase to a drive approach within the Flex, Downtown, or Master Plan Mixed Use Zones for driveways up to 50 feet in width, based upon a traffic or parking study performed by a licensed Professional Engineer and review of relevant factors, including, but not limited to:
  - i. Safety.
  - ii. Alternative access points and potential for reciprocal or shared accesses.
  - iii. Sight lines.
  - iv. Impact on traffic flow.
  - v. Site circulation.
- d. Driveways adjacent to intersections on Corner Lots shall meet the following minimum distance requirements as measured from the flare of the drive approach to the point of the corner intersection.
  - i. Major/Minor Arterial: 100 feet.
  - ii. Major Collector: 100 feet.
  - iii. Minor Collector: 50 feet.
- e. Driveways on abutting commercial Lots shall be separated a minimum of 20 feet and no driveway shall be located closer to a Property Line than seven (7) feet unless jointly shared (by recorded easement) by adjoining properties.



- f. On Lots that have Frontage greater than 100 feet, the City Engineer or designee may approve a modification to the drive approach separation requirements ~~from an intersection~~ based upon a site visit and review of relevant factors, including, but not limited to:
  - i. Safety.
  - ii. Alternative access points and potential for reciprocal or shared accesses.
  - iii. Sight lines.
  - iv. Impact on traffic flow.
  - v. Site circulation.



- 4. The following shall be considered when reviewing driveway access points:
  - a. The movement of vehicular traffic;
  - b. Public Improvements;
  - c. Alternative access points and shared access; and
  - d. Clear View Area regulations and safety.

**17.06.160 Parking Stall requirements.**

- A. Parking requirements for specific Uses. Off-Street parking shall be provided for Uses as indicated in the following matrix.
  - 1. Uses Not Specifically Listed. Parking requirements for Permitted or Conditional Uses not specifically listed in the following matrix shall be provided in the same ratio as the Use most closely approximating the characteristics of the unlisted Use, as determined by the Community Development Director.
  - 2. Employee parking for Uses with an employee component shall be determined using the maximum number of employees working on the largest shift.
  - 3. Uses located in the Transit Oriented Development and Transit Oriented Development – Core district and Commercial Neighborhood district that have a bicycle parking requirement shall provide 1 bicycle parking space per every 15 vehicle Parking Stalls. This requirement supersedes those ratios established in the matrix below.
  - 4. A traffic or parking study may be requested by the City for Uses that are over 10,000 square feet.
  - 5. Matrix of Parking Requirements by Use. Uses are grouped into categories that have similar parking requirements. The following matrix indicates the required parking for Uses in the City:

Parking Requirements by Use		
Land Use	Number of Stalls Required	Number of Public Bicycle Parking Spaces Required
<b>Dwelling</b>		
Dwelling, Single-Family	2 stalls per Single-Family Dwelling Unit, <del>with at least 1 stall located in an enclosed garage</del> ; for Dwelling, Accessory Unit (external and internal) 1 additional parking stall	N/A
External Accessory Dwelling Unit		
Internal Accessory Dwelling Unit		
Dwelling, Multi-Family	<p><del>.5 stalls guest parking per unit; 1.2 stalls per unit in TOD-C district Development; All other zones—1.5 stalls per studio or one-bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit.</del></p> <p><del>Downtown District—1 stall per studio/one bedroom unit; 1.2 stalls per two/three bedroom unit;</del></p> <p><del>East Streetcar District—1.5 stalls per unit</del></p> <p>TOD-C District: 1.2 stalls per unit plus 0.5 stalls guest parking per unit;</p> <p>Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three bedroom unit;</p> <p>East Streetcar District: 1.5 stalls per unit</p> <p>All other districts: 1.5 stalls per studio or one-bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit; plus 0.5 stalls guest parking per unit.</p> <p>One moving truck parking stall per 100 units - <del>required in all districts</del></p>	1 per 15 units for visitor and .25 secure spaces per unit
Dwelling, Townhome	2 stalls per Dwelling Unit, <del>with both stalls located side-by-side</del> in an enclosed garage; .5 stalls guest parking per Dwelling Unit; 3 spaces per 1000 square feet of ground floor commercial space/workspace for Live/Work configuration	Space for bicycle storage within each Unit is required as well as common area bicycle storage to accommodate one bicycle attributable to each of 20% of the Project units
Assisted Living Facility	.5 stalls per bedroom plus 1 stall per employee	N/A
Nursing Home		
Homeless Shelter	.25 stalls per bed plus 1 stall per employee	N/A

<b>Retail Commercial</b>		
Auto Body Repair	1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area	N/A
Automotive Restoration		
Automotive Service and Repair		
Automotive Service Station (Non-Mechanical)		
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.	
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)		
Bakery, Neighborhood	4 stalls per 1,000 square feet Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service	1 per 20 stalls
Commercial Repair Services		
Convenience Store with Fuel Pumps		
Farmers Market		
Horticulture / Produce Sales		
Pharmacy		
Retail, Accessory		
Retail, General		
Retail, Neighborhood		
Secondhand Merchandise Dealer		
Upholstery Shop / Tailoring Shop		
<b>Commercial Service / Office</b>		
Animal Hospital / Veterinary Office (Small Animal)	4 stalls per 1,000 square feet; for data processing or telemarketing Uses, 1 stall per employee Downtown District: 3 stalls per 1,000 for Civic, General Retail and Service, and Office; 2 stalls per 1,000 square feet for Neighborhood Retail and Service	N/A
Animal Kennel / Day Care, Commercial		
Barber Shop / Hair Salon		1 per 20 stalls (or 1 per 25 employees for data processing or telemarketing Uses)
BioTech / Biolife		
Blood / Plasma Donation Center		
City Building		
Commercial Repair Services		
Day Spa		
Employment Agency / Temporary Staffing		
Financial Institution		
Grooming Services (Pet)		
Library		
Office, Professional		
Printing, Large Scale		
Sexually Oriented Business		
Day Treatment Center		
Massage Therapy		
Medical, Dental, Health Care Office		
Adult Daycare	1 stall per 5 children, plus unloading area	N/A
Child Care Center		

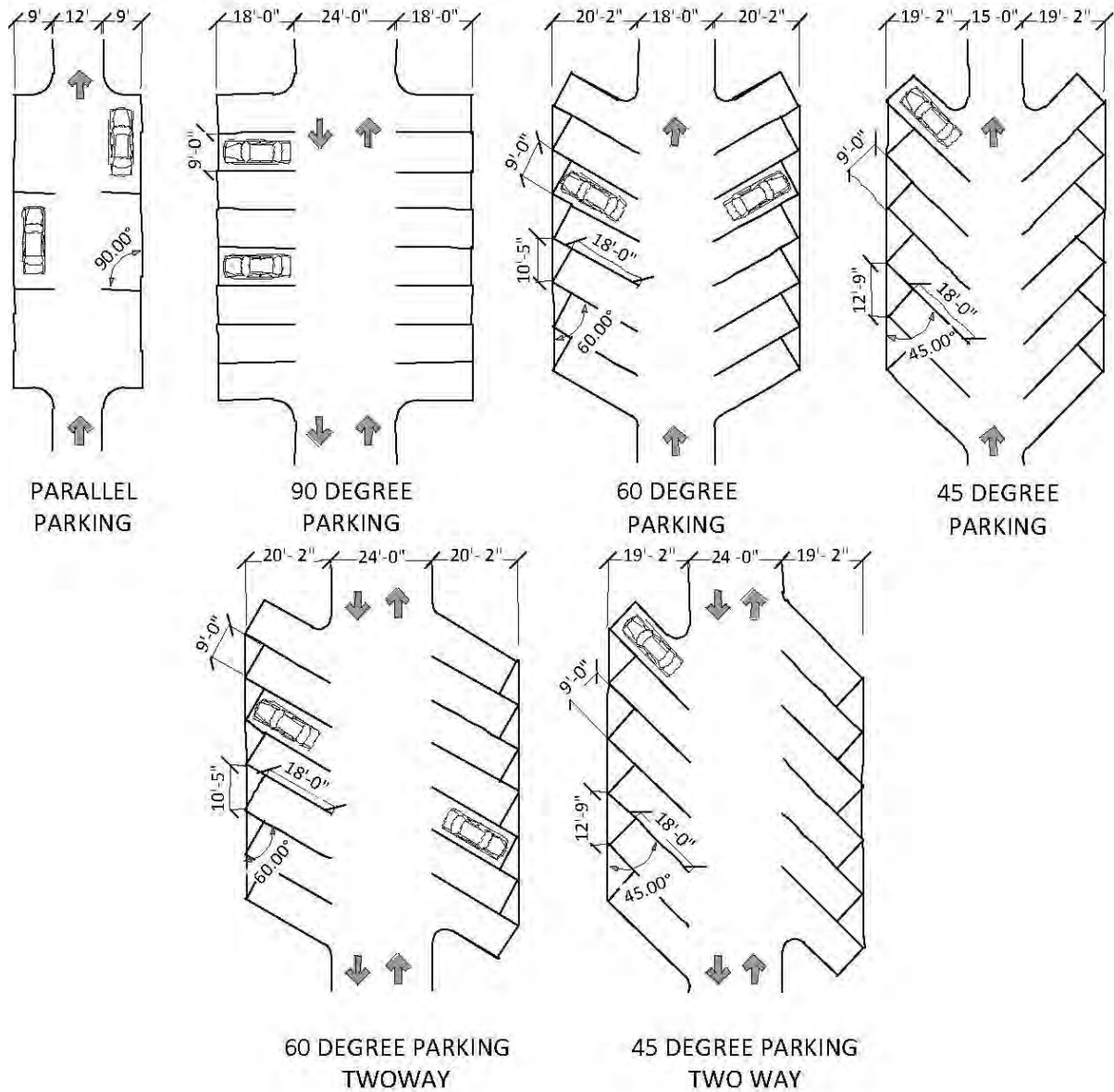
Car Wash	1 stall per employee, 1 stall per 200 square feet of office, and 3 stacked spaces per bay, and 5 stacked spaces for automated facility	N/A
Crematory / Embalming Facility	1 stall per 100 square feet of assembly area plus one per employee	N/A
Funeral / Mortuary Home		
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference or banquet stall	1 per 50 stalls
Storage Facility, Indoor Climate Controlled	1 stall per employee, 3 stalls located at the registration area	1 per 50 stalls
Temporary Use	1 stall for every 3 patrons to the event	N/A
Equestrian Facility	1 stall per 1,000 square feet	1 per 50 stalls
Laundromat		
<b>Arts / Recreation</b>		
Art Gallery	2 stalls per 1,000 square feet	1 per 30 stalls
Art Studio		
Bowling Alley		
Museum		
Nature Center		
Fitness Center	1 stall per 300 square feet; 1 stall per 100 square feet for dance halls	1 per 15 stalls; 1 per 25 stalls for dance halls
Recreation Center		
Movie Studio / Sound Stage	4 stalls per 1,000 square feet	1 per 30 stalls
Theater, Live Performance	1 stall for every 3 seats	
Theater, Movie		
<b>Restaurant</b>		
Restaurant (fast-food)	1 stall per 100 square feet of Floor Area	1 per 20 stalls
Restaurant (sit-down)	1 stall per 3 seats plus .50 stall per employee ( <b>outdoor dining seating shall not be counted towards the total number of seats</b> )	1 per <del>15</del> 25 stalls
Food Truck Park	3 stalls per food truck/food trailer	1 per 20 stalls
<b>Public Uses</b>		
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Education, Preschool	1 stall per teacher and staff, plus 1 additional stall per every 2 classrooms for elementary or middle schools or plus 1 additional stall for every 10 students for high schools	1 per 25 stalls
Education, Elementary or Secondary		
Education, Higher (Public)		
Education, Technical		
Place of Worship		
<b>Alcoholic Beverage</b>		

Alcoholic Beverage—Bar Establishment	3 stalls per 1,000 square feet	N/A
Alcoholic Beverage—Tavern		
Alcoholic Beverage—Manufacturer	1 stall per employee	1 per 50 stalls
Alcoholic Beverage—Beer Wholesaler	1 stall per 1,000 square feet	
Alcoholic Beverage—Liquor Warehouse		
<b>Industrial</b>		
Bakery, Commercial	1 stall per employee	1 per 50 stalls
Manufacturing		
Food Processing	2 stalls per 1,000 square feet plus designated parking stall for all food trucks/food trailers	N/A
Storage Facility, Warehouse	1 stall per 1,000 square feet	1 per 50 stalls

B. Parking Stall Configuration. The minimum Parking Stall and Drive Aisle configurations are provided in the following table and illustration.

Parking Stall Dimension Table *					
Angle of Parking	Stall Width	Stall Depth	Curb Length Per Vehicle	Minimum Drive Aisle Width (One Way)	Minimum Drive Aisle Width (Two Way)
Parallel along the curb - 0 degree	9 ft.	<del>26</del> 23 ft.	<del>26</del> 23 ft.	12 ft.	24 ft.
45 degree	9 ft.	<del>21</del> 18 ft.	9 ft.	15 ft.	<del>26</del> 24 ft.
60 degree	9 ft.	<del>22</del> 18 ft.	9 ft.	18 ft.	<del>26</del> 24 ft.
90 degree	9 ft.	<del>20</del> 18 ft.	9 ft.	24 ft.	<del>26</del> 24 ft.

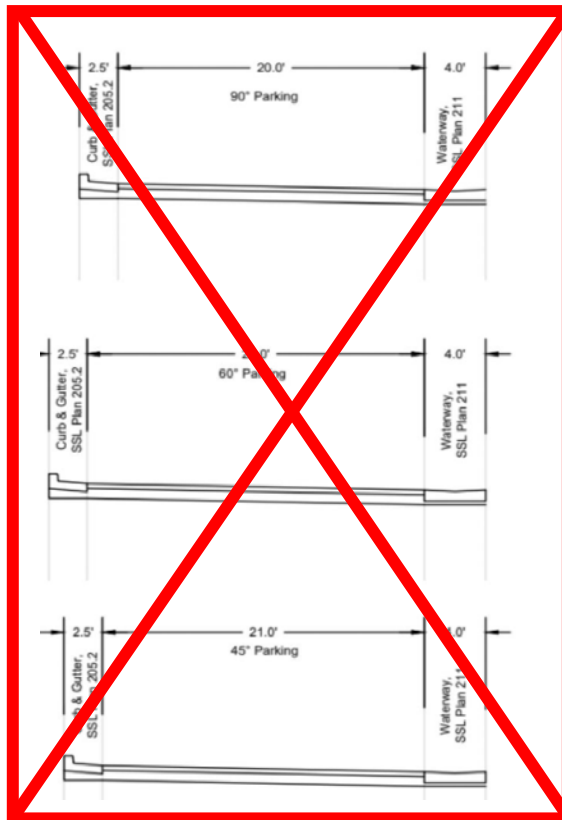
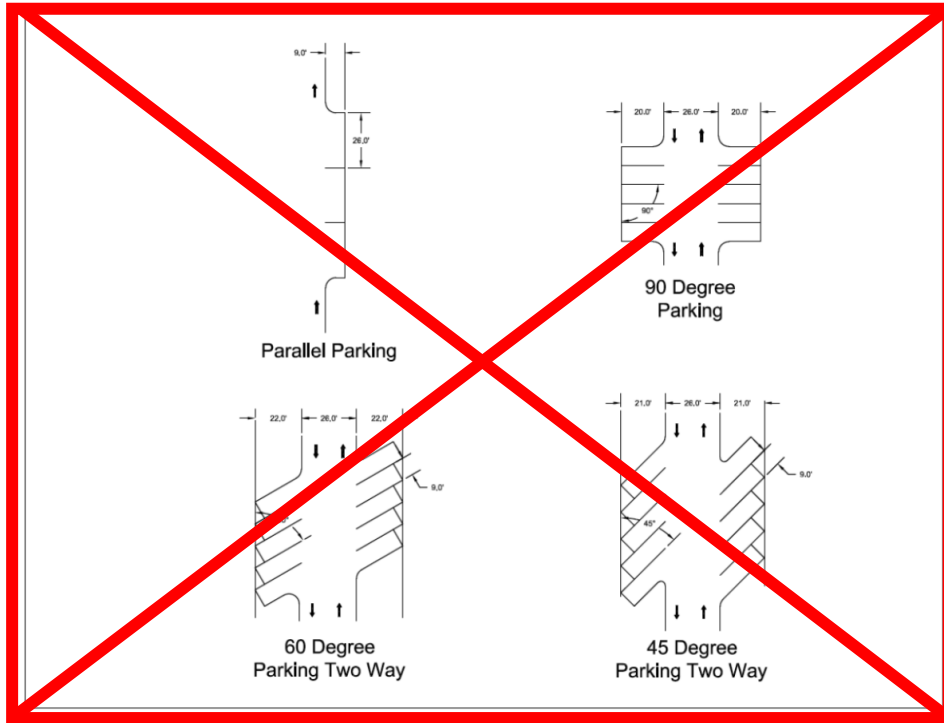
\*Drive Aisle widths may be increased when required by the City Fire Marshal or City Engineer.



Parking Structure Stall Dimension Table*						
Angle of Parking	Stall Width	Stall Depth	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0	22'-0"	8'-3"	12'-8"	29'-2"	0'-0"	2'-0"
45	8'-3"	16'-10"	14'-11"	48'-7"	2'-3"	2'-0"
50	8'-3"	17'-5"	15'-6"	50'-4"	2'-0"	2'-0"
55	8'-3"	17'-11"	16'-2"	52'-0"	1'-10"	2'-1"
60	8'-3"	18'-3"	16'-10"	53'-4"	1'-7"	2'-2"

65	8'-3"	18'-6"	17'-9"	54'-9"	1'-4"	2'-3"
70	8'-3"	18'-7"	18'-7"	55'-9"	1'-1"	2'-4"
75	8'-3"	18'-6"	20'-1"	57'-1"	0'-10"	2'-5"
90	8'-3"	17'-6"	24'-10"	59'-10"	0'-0"	2'-6"
0	22'-0"	8'-6"	11'-11"	28'-11"	0'-0"	2'-0"
45	8'-6"	16'-10"	14'-2"	47'-10"	2'-3"	2'-0"
50	8'-6"	17'-5"	14'-9"	49'-7"	2'-0"	2'-0"
55	8'-6"	17'-11"	15'-5"	51'-3"	1'-10"	2'-1"
60	8'-6"	18'-3"	16'-1"	52'-7"	1'-7"	2'-2"
65	8'-6"	18'-6"	17'-0"	54'-0"	1'-4"	2'-3"
70	8'-6"	18'-7"	17'-10"	55'-0"	1'-1"	2'-4"
75	8'-6"	18'-6"	19'-4"	56'-4"	0'-10"	2'-5"
90	8'-6"	17'-6"	24'-1"	59'-1"	0'-0"	2'-6"
0	22'-0"	8'-9"	10'8"	28'-2"	0'-0"	2'-0"
45	8'-9"	16'-10"	13'-5"	47'-1"	2'-3"	2'-0"
50	8'-9"	17'-5"	14'-0"	48'-10"	2'-0"	2'-0"
55	8'-9"	17'-11"	14'8"	50'-6"	1'-10"	2'-1"
60	8'-9"	18'-3"	15'-4"	51'-10"	1'-7"	2'-2"
65	8'-9"	18'-6"	16'-3"	53'-3"	1'-4"	2'-3"
70	8'-9"	18'-7"	17'-1"	54'-3"	1'-1"	2'-4"
75	8'-9"	18'-6"	18'-7"	55'-7"	0'-10"	2'-5"
90	8'-9"	17'-6"	23'-4"	58'-4"	0'-0"	2'-6"
0	22'-0"	9'-0"	9'-5"	27'-5"	0'-0"	2'-0"
45	9'-0"	16'-10"	12'-6"	46'-4"	2'-3"	2'-0"
50	9'-0"	17'-5"	13'-3"	48'-1"	2'-0"	2'-0"
55	9'-0"	17'-11"	13'-11"	49'-9"	1'-10"	2'-1"
60	9'-0"	18'-3"	14'-7"	51'-1"	1'-7"	2'-2"
65	9'-0"	18'-6"	15'-6"	52'-6"	1'-4"	2'-3"
70	9'-0"	18'-7"	16'-4"	53'-6"	1'-1"	2'-4"
75	9'-0"	18'-6"	17'-10"	54'-10"	0'-10"	2'-5"
90	9'-0"	17'-6"	22'-7"	57'-7"	0'-0"	2'-6"

\*Parking spaces located adjacent to walls or columns shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.



- C. Vehicle stacking capacity in drive-thru lanes. The following table shall be used when determining stacking capacity for the following drive-thru Uses:

<b>Vehicle Stacking Capacity in Drive-Thru Lanes</b>
--



Use	Minimum Stack	Measured From
Automated teller machine (ATM)	3 per machine	Teller machine
Car Wash	3 per lane	Wash bay entrance
Dry cleaner	2 per lane	Drive-up Window
Financial Institution with teller lane	3 per lane	Teller or Drive-up Window
Pharmacy	3 per lane	Drive-up Window
Restaurant with drive-thru*	5 per lane	Order box

\*More stacking may be required by the City Engineer, subject to a queue analysis completed by a licensed Professional Engineer with a background in transportation engineering or related field based on peak hour traffic.

D. ~~Transit Oriented Development Modification Plan~~ Parking Reduction Plan. The land use authority may approve a modification in the number of off-Street Parking Stalls required for a ~~Development land use in the Transit Oriented Development – Core district~~ in accordance with the ratios established in this Section. This section may not be applied in a Townhome Overlay District.

1. Residential Parking: ~~in the Transit Oriented Development – Core district:~~

- a. The Applicant must submit evidence that the proposed Development meets one (1) of the following below.
  - i. Located in Transit Oriented Development – Core (TOD-Core), Downtown, or East Streetcar district, or
  - ii. Located within a quarter (1/4) mile of a TRAX or Streetcar station.
- ~~b. a.~~ All Developments must submit a parking and traffic study performed by a licensed ~~transportation engineer Professional Engineer with a detailed description of the proposed Use, hours of operation, and anticipated parking demand.~~ Professional Engineer with a background in transportation engineering or related field. In addition, the Development shall submit a detailed description of the proposed, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.
- ~~b.~~ The Applicant must submit evidence that the proposed Development meets two (2) of the following standards:
  - ~~i.~~ The Development is located within a quarter (1/4) mile of a light rail station;
  - ~~ii.~~ The Development is designed to be walkable and is located in an area of the City where pedestrian connectivity has been established;
  - ~~iii.~~ The Development provides a car or van pool program;
  - ~~iv.~~ The Development provides secure bike parking facilities; or
  - ~~v.~~ The Development provides transit subsidies to tenants and employees.
- c. ~~Site Plan Approval Required. If the Applicant complies with Section 17.06.160(E)(1)(b), a Site Plan demonstrating parking quantities, design, and layout~~ All documentation shall be submitted to the Community Development Department and must comply with all applicable standards contained in this Chapter with the following exceptions:
  - i. The standard requirement for residential parking ~~is 1.5 stalls per unit in the district the development is located.~~
  - ii. The land use authority may consider increases or reductions to standards outlined in the accompanying table. The maximum decrease from any standard parking rate for a Residential Use shall be **twenty percent (20%) or 1:1 stall per unit ratio.**

- iii. Dedicated visitor parking. Developers shall clearly indicate the location of dedicated visitor parking through directional signage, marked stalls, or other means to be determined in Site Plan review.
- d. The following table provides all eligible parking rate reductions available for Developments that meet the requirements in 17.06.160(D): in the TOD-Core, Downtown, and East Streetcar districts:

Eligible Parking Rate Reductions	
Amenity	Recommended Reduction (Stalls/Unit)
Car share (limit 1 car/100 units)	0.05
Unbundled parking (100% of units)	0.1
Bike share	0.05
Bike lockers/storage	0.05
Development supplied transit passes to 100% of units	0.15
Senior housing	0.2
Student housing (< .25 miles from campus)	0.1

2. Commercial Parking.

- a. Commercial Use transit-oriented Developments may receive up to a twenty percent (20%) reduction in parking when located within the Transit Oriented Development-Core, Downtown, and East Streetcar districts. A Development must comply with at least two (2) additional requirements below to qualify for the parking reductions:
  - i. Shared Parking. The Development consists of two (2) or more land Uses that have different parking patterns and peak parking demand hours. Regulations for Shared Parking can be followed as found in Subsection ~~(F)~~ (G) of this Section except for the following additional provisions:
    - a) In Mixed-Use Developments, no one Use may consist of less than 20% of the Building square footage; and
    - b) Mixed-Use Buildings must be comprised of at least 50% Residential Use.
  - ii. Transit passes are provided to 100% of employees at the Development.
  - iii. Provisions are made for long-term bicycle storage for residential tenants or business employees. Long-term storage shall consist of facilities such as lockers, indoor Parking Areas, or other secure areas designated for parking.
  - iv. Alternative proposals approved by the land use authority that will encourage and provide for increased transit ridership.
- E. Manufacturing and Storage Warehouse Uses may receive up to a twenty percent (20%) reduction in parking when located within the Flex District. The applicant shall provide documentation supporting the proposed reduction. The parking reduction is at the discretion of the City Engineer based on the following standards.
  - a. All Developments must submit a parking and traffic study performed by a licensed transportation engineer or related field. In addition the Development shall submit a detailed description of the proposed Use (include the square footage), hours of operation, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.
  - b. Any Change of Use, expansion of use (employees, Use, Development), or transfer of property ownership would require the property owner to resubmit for consideration of any approved parking reduction.

- F. Excessive parking. Commercial Developments shall not have parking in excess of that required by this Chapter, without prior written approval of the land use authority. If more Parking Stalls are requested, written justification of the specific need for more Parking Stalls than the provisions of this Chapter allow may be required. The land use authority may require a parking and/or traffic impact analysis by a licensed ~~traffic engineer~~ **Professional Engineer with a background in transportation engineering or related field** when the request exceeds 20 stalls or an increase of ten percent (10%).
- G. Shared Parking. Flexibility through Shared Parking may be allowed when two (2) or more Uses within the same Project, with access to the same Parking Stalls, have different parking patterns and peak parking demand hours. These Uses shall be able to use the off-Street Parking Stalls that are on the same parcel or within the condominium plat throughout the day to reduce the total demand for Parking Stalls. The following schedule of Shared Parking is provided to indicate how Shared Parking for certain Uses might be used to reduce the total parking required. This provision does not apply to Townhome Developments.

Schedule of Shared Parking						
General Use Classification	Weekday			Weekend <sup>1</sup>		
	Midnight— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— Midnight	Midnight— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— Midnight
Residential	100%	50%	80%	100%	75%	75%
Office	5%	100%	20%	5%	20%	10%
Retail/Commercial <sup>2</sup>	5%	80%	100%	5%	100%	90%
Hotel	100%	65%	100%	100%	65%	100%
Light industrial	10%	100%	10%	10%	50%	10%
Entertainment <sup>3</sup>	10%	50%	100%	10%	50%	100%
Places of worship	5%	30%	50%	5%	100%	75%
Community centers	5%	75%	85%	5%	100%	100%

1. For Shared Parking purposes weekend shall begin on Friday at 6:00 p.m.

2. Provision shall be made between shared Uses for typical design day for commercial Uses to ensure sufficient parking.

3. Percentage of Shared Parking reduction for entertainment Uses may be increased by the land use authority depending on the intensity of the Use and Compatibility with Shared Parking uses.

1. To qualify for approval of Shared Parking, Applications shall contain the following:
  - a. Proof that all uses subject to the Shared Parking Application are within the same Project;
  - b. Location and identity of each Use that will share the Parking Area;
  - c. Total parking requirement for each Use;
  - d. The projected hours of operation of each Use and the hours during which the peak parking demand will be experienced;
  - e. The number of proposed Parking Stalls;
  - f. A Site Plan showing that the furthest Parking Stall is no greater than 300 feet from the nearest entrance of each Use intended to share the parking;
  - g. A Site Plan showing that the proposed Shared Parking Area will comply with all standards required by this Chapter for Parking Area Development;
  - h. A Pedestrian circulation plan that shows connections and walkways between Parking Areas and land Uses; and
  - i. No one single Use may be less than ten percent (10%) of the overall Building square footage.
2. Other Uses. If one or more of the land Uses intended to share parking facilities does not conform to the general land use classifications in the Shared Parking matrix, an Applicant may submit data to specify

the principal operating hours of the uses. The land use authority may also take this information into account in determining the appropriate Shared Parking accommodation, if any, for such Uses.

3. Shared Parking Among Lots Under Different Ownership. When a Shared Parking reduction is to be applied to Uses on several Lots under different ownership, the following shall be provided:
  - a. A plan that provides for deed restrictions to ensure the parking and uses cannot be separated without a change in occupancy and a deed release from the City;
  - b. Recorded easements that provide, at a minimum, for:
    - i. Cross-access for both vehicles and pedestrians among the Parking Areas and connections;
    - ii. Allocation of maintenance responsibilities;
  - c. Parking for all Uses shall be located within 300 feet from the nearest entrance of each Use intended to share the parking.
  - d. Shared Parking among Lots under different ownership may be approved by the land use authority following submittal of a parking Development plan Application and compliance with the provisions detailed above.

### **17.06.170 Loading areas.**

- A. All Buildings with loading docks or loading areas shall meet the following requirements:
  1. All loading and unloading areas must be located behind the Primary Façade and must not be visible from a Public Right-of-Way.
  2. All loading and unloading associated with the Use shall be performed on-site. Such on-site loading area shall be in addition to required off-Street parking and shall not be located within driveways or Drive Aisles.
  3. All loading docks and unloading areas shall be located so that no delivery vehicle will be parked or require maneuvering within the public Right-of-Way. Maneuvering and backing space to the loading dock shall be accommodated on-site.
  4. Public Rights-of-Way shall not be used for loading or unloading.
  5. Each loading area shall not be less than thirty-five (35) feet in length and twelve (12) feet in width. Enclosed or covered loading and unloading areas shall have an overhead clearance of not less than fourteen (14) feet.
  6. Off-Street loading areas shall not block use of required Parking Stalls areas on the Site or adjacent Sites.
  7. Loading/unloading areas shall be asphalt or concrete and constructed to drain and dispose of surface water on-site, away from the Building.
- B. Standing and Passenger Loading Areas. Uses such as daycares, schools, hotels, and places for public assembly shall provide at least one safe off-Street passenger loading/unloading area that is adequately signed and striped. Such passenger loading/unloading areas shall be located at the point of primary pedestrian access from the Parking Lot area to the adjacent Building, or Buildings, and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular or pedestrian circulation in the Parking Area.  
**This does not include deliveries such as package delivery and third party food services,**

### **17.06.180 Temporary event parking.**

Temporary Parking Lot may be approved by the City for a special event if the following conditions are met:

- A. Compacted road base, gravel, or recycled asphalt is used;

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- B. Signage is provided that designates the temporary Parking Area; and
  - C. Use of the Parking Lot is limited in duration, which Use shall not exceed thirty (30) days in any 365-day period.

#### **17.06.190 Bicycle parking standards.**

All new Development or change of Use must install parking for bicycles as required in the parking matrix. Required bicycle parking areas shall comply with the following standards:

- A. Bicycle parking shall be provided with racks that allow the frame and one wheel to be locked to the rack with a high security, U-shaped or chain/cable lock.
- B. Racks shall be clearly visible and accessible yet should not interfere with pedestrian traffic or other site furnishings.
- C. Parking areas shall be well-lit for theft protection, personal security and accident prevention.
- D. Location of bicycle parking shall be separated from vehicle parking and roads with space and physical barriers in order to prevent potential damage to parked bikes or vehicles. Bicycle parking shall not be located on sidewalks or in areas that obstruct pedestrian traffic flow.
- E. Parking areas shall be located within one hundred (100) feet of the primary Building entrance.
- F. Where feasible, the use of existing overhangs or covered areas are encouraged to provide weather protection for bicycle parking areas.

#### **17.06.200 Parking Lot maintenance.**

- A. Designated Parking Areas shall be continually maintained to properly function for the intended vehicle parking Use.
- B. When surfacing materials are removed, changes are made to the Grade, or changes that would require a review by the City, the property Owner or agent shall submit a parking Development plan as outlined in Section 17.06.140, and obtain a permit from the City to ensure that the replaced surfacing and drainage meets current City regulations.
- C. Parking Lot striping for stalls and pedestrian crossings shall be maintained on a regular basis so that striping is visible.
- D. Slurry seals, seal coating, ~~overlays~~, patching or crack sealing does not require a permit for maintenance unless such work changes the Grade or Retention Areas of the Site.

### ***ARTICLE III. LANDSCAPING***

#### **17.06.300 Landscaping.**

- A. Purpose. The purpose of this Chapter is to outline Landscaping requirements that establish minimum standards to:
  - 1. Improve the City's image and identity;
  - 2. Increase the Compatibility of adjacent Uses and minimize the harmful impacts of noise, dust, debris, and light pollution;
  - 3. Enhance the visual appearance of Streetscapes;
  - 4. Encourage innovation and design;

5. Establish opportunities for sustainable storm water management;
6. Encourage water conservation;
7. Support a diversity of plants suited to local conditions; and
8. Sustain and improve the City's urban forest.

B. Applicability. This Chapter applies to all new Development and Structure additions.

1. Wherever Landscaped Areas are required by this Chapter, a Landscape Plan shall be submitted to the City.
2. A Landscape Plan is required for any Application for a Building Permit or certificate of occupancy. A Building Permit will not be issued without submission and City approval of a Landscape Plan.
3. The Landscaped Areas as required by this Section shall be installed on property where Landscaped Areas are not in place or are non-conforming when:
  - a. New construction occurs on undeveloped, vacant, or cleared property.
  - b. A Conditional Use permit is issued, or a change of Use occurs. The land use authority shall make installation of Landscaping a condition of approval.
  - c. A Building Permit is issued for any addition, expansion, or intensification of any property other than an existing Single-Family home that increases the Floor Area of a Building and/or the parking requirement by 50 percent or more.
  - d. A Building Permit is issued for any addition to a Single-Family residence that increases the Floor Area of the residence by 75 percent or more. This standard does not apply to expansion or addition of accessory Buildings on residential properties.
  - e. A change of Use occurs.
  - f. A Parking Area is expanded by 15 percent, or a minimum of seven stalls.
  - g. An existing property is re-landscaped.

Public parks, recreation facilities, and open spaces in any district are exempt from the provisions of this Chapter.

C. Modification. Existing Structures shall comply with the standards contained in this Chapter, to the maximum extent possible.

D. General Landscape Requirements.

1. At a minimum, Landscaping is required in all Yard areas, along the perimeter of Parking Areas, in front of Buildings, and in the Front Setback of any improved property not used for parking, driveways, walkways, or approved display areas.
2. General Design Standards.
  - a. Landscape Plans shall be prepared and approved based on design standards in this Chapter and other applicable City requirements.
  - b. Tree and Shrub Requirements.
    - i. Not less than 75 percent of the trees specified on the Landscape Plan shall be water conserving species.
    - ii. Deciduous and ornamental trees shall have a minimum two-inch caliper trunk size at the time of installation.

- iii. Evergreen trees shall have a minimum height of six feet at the time of installation. Evergreens shall be incorporated into a Site where a Buffer is required between adjacent Uses or busy roadways.
  - iv. Shrubs shall have a minimum height or spread of 18 inches at the time of installation, depending on the plant's natural growth habit (after two years of growth). Plants in five-gallon containers will generally comply with this standard.
  - v. Existing trees that are non-invasive and not noxious and that are preserved and incorporated into the Landscape Plan shall be credited toward the minimum number of trees required by this Chapter. Trees must be in healthy condition and free of injury to receive this credit. Any credited tree that is not preserved or is significantly damaged during construction shall be removed and replaced with four trees, each with a minimum caliper of four inches. Tree replacement shall conform to the tree and shrub requirements.
- c. Plant and Turf Grass Requirements.
- i. Annual and perennial plants shall be installed from transplants, and not seeded on site.
  - ii. Only water conserving varieties of Turf Grass shall be used in the City.
  - iii. No more than 35% of the front and side yard landscaped area in any new single-family residential development may be Turf Grass.
  - iv. No more than 20% of the front and side yard landscaped area in any new townhome, multi-family residential, commercial, or flex development may be Turf Grass.
  - v. No Turf Grass is permitted on Park Strips or areas less than eight feet in width in new development.
  - ~~iii~~ vi. Turf Grass may be seeded on site, but the seeded area must be 100% covered with Turf Grass within one year.
  - ~~iv~~ vii. Live Plant Material shall comprise at least 75% of the total Landscaped Area for all properties.
- d. Mulch and Decorative Rock Requirements.
- i. Landscaped Areas may include mulch and decorative rock in accordance with Park Strip requirements and specific Use requirements specified in this Chapter.
  - ii. If ornamental gravel is utilized, it must be contained within durable borders or edging.
- e. Swales and Detention or Retention Basins.
- i. Swales and detention or retention basins required for storm water management shall be landscaped with suitable trees, shrubs, groundcover, perennials, or other Landscaping materials, and/or decorative paving. Swales may not be used in the Setbacks of Townhome Developments.
  - ii. Live Plant Material shall cover at least 75% of the area of the swale or detention or retention basin.
  - iii. Swales, detention and retention basins shall not be deeper than 1.5 feet.
- f. Berming is prohibited.
- g. Irrigation. Permanent irrigation systems are required wherever Landscaping is required by this Chapter.
- h. Clear View Requirements. All landscape elements are subject to the Clear View Area requirements.

E. Landscape Plan Requirements.

1. Content of Landscape Plan. All Landscape Plans submitted for approval shall be drawn in accordance with the South Salt Lake Community Development Department's plan submittal requirements. The Landscape Plan shall include:
  - a. The location and dimensions of all existing and proposed Structures, Property Lines, easements, planting areas, Buffers, Parking Lots, driveways, roadways and Rights-of-Way, sidewalks, bicycle paths, freestanding signs, waste enclosures, bicycle parking areas, fences, walls, ground level utility equipment, recreational facilities, and any other freestanding Structure.
  - b. The location, spacing, quantity, size, and common and botanical names of all proposed plants.
  - c. The location, size, and common and botanical names of all existing trees and other plants on the property and in the Park Strip, either to be retained or removed.
  - d. Existing and proposed grading of the site at one-foot contour intervals including any proposed landscaped Berms.
  - e. Elevations for fences and retaining walls proposed for location on the site.
  - f. Elevations, cross sections, and other details as determined necessary by the land use authority.
  - g. The irrigation plan, drawn on a separate sheet.
  - h. Summary data indicating the area of the site in the following classifications:
    - i. Total area and percentage of the site in Landscaped Area.
    - ii. Total area and percentage of the site in Turf Grasses.
    - iii. Total area and percentage of the site in water-efficient plant species at mature growth.
2. Landscape Maintenance Standards.
  - a. Responsibility. The property Owner shall be responsible for the maintenance, irrigation, repair and replacement of all plants, ~~turf~~ Turf Grass, trees, and Landscaping materials required in this Chapter. The property Owner shall also keep their property free of uncontrolled weed and volunteer plant growth.
  - b. Landscaping Materials. Landscaping shall be maintained in good condition in a healthy, neat, and orderly appearance. Plants and trees that are dead or dying shall be removed and replaced. Landscaped Areas shall be regularly irrigated, mowed and pruned as needed, be kept free of weeds, dead plants, garbage, and debris.
  - c. Pruning Required. Trees, hedges, shrubs, and plants near public sidewalks and roads shall be pruned and maintained so that the public Right-of-Way is unobstructed. Shade trees or other plantings that project over any sidewalk shall be maintained clear of all branches between the ground and a height of six (6) feet for that portion of the plant located over the sidewalk. Shade trees and plantings that project over any Street or access road shall be maintained free of any plant material extending over the Street to a height of 14 feet from the Grade of the Street or access road.
  - d. Irrigation Systems. Irrigation systems shall be maintained in good operating condition to promote the conservation of water.
3. Landscape Requirements for Park Strips.
  - a. Intent. The intent of the Park Strip Landscaping standards is to enhance the aesthetics of City Streets, to increase safety along roadways, to prohibit materials that may cause harm or injury to pedestrians and vehicles, to provide safe and convenient access across Park Strips to and from parking and



pedestrian access, to allow access for repair and maintenance of public utilities, and to uphold Clear View Area requirements.

- b. Applicability. Park Strip standards apply to all properties in the City, including vacant Lots that have curbs and/or gutters along Street Frontages. Owners of property on Streets that lack curb and gutter are not required to maintain formal Landscaping within the public Right-of-Way, unless new curb and gutter is required as new Development occurs.
- c. Installation. All Park Strips shall be landscaped and continuously maintained by the abutting property Owner. For permits involving new construction or a change of Use, Park Strip Landscaping shall be shown on the required Landscape Plan.
- d. **Turf Grass is not permitted in Park Strips.**

~~d.~~ e. Park Strip Design Standards Table:

Street Profile	Park Strip Width	Paving Materials	Inorganic Materials	% Allowed	Planting Materials	Min. Live Plant Material Coverage	Street Trees
Urban Corridor (excluding Downtown and Townhome Overlay) 2100 South 2700 South 3300 South 3900 South 700 East 300 West Main Street	Less than 3'		Mulch, gravel, stone, and concrete	100	Hardy groundcover*	50%	Street trees not allowed
	3' to 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	50%	30' interval 2" caliper minimum
	More than 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	50%	30' interval 2" caliper minimum tree grates or tree wells with decorative gravel are required**
State Street and City Streets within Townhome Overlay and Downtown Districts	10' landscape zone measured from back of curb (trees, raised planters, pedestrian oriented street lighting, street furniture)	Brick or Concrete	Concrete	100%			Medium sized Street trees spaced every 25 feet within large, permanent, raised planters or within well-designed concrete cutouts, with permanent tree grates.

Other Residential	Less than 2'		Concrete, gravel, stone, and mulch	100%	Groundcover  Annual or perennial plants  <del>Turf</del>	50%	Street trees not encouraged.
	2' to 3'		Gravel, stone, and mulch	100%	Groundcover  Annual or perennial plants  <del>Turf</del>	50%	Street trees not encouraged.
	More than 3'		Gravel, stone, and mulch	100%	Groundcover  Annual or perennial plants  <del>Turf</del>	50%	30' interval  2" caliper minimum
Commercial or Flex	Less than 2'	Pavers - brick, stone, or concrete	Gravel, stone, and mulch	100%	Groundcover  Annual or perennial plants	50%	Street trees not encouraged
	2' to 3'	Pavers - brick, stone, or concrete	Gravel, stone, and mulch	100%	Groundcover  Annual or perennial plants	50%	Street trees not encouraged
	More than 3'		Gravel, stone, and mulch	100%	Groundcover  Annual or perennial plants  <del>Turf</del>	50%	30' interval  2" caliper minimum  tree grates or tree wells with decorative gravel are required**

\* Hardy groundcover ~~may~~ may be any type of groundcover that is capable of withstanding snow and heat.

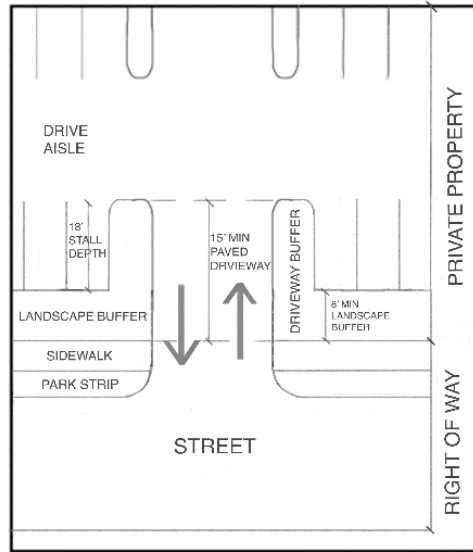
\*\* Tree grates or tree wells shall be a minimum of five feet in radius measured from the center of the tree trunk.

#### F. Landscape Requirements Along Urban Corridor Streets.

1. Applicability. The Landscaping standards in this Section shall be required for all properties with Frontage along State Street, 2100 South, 3300 South, 3900 South, 900 West, 300 West, 700 East, and Main Street.
2. Design Standards: 2100 South, 3300 South, 3900 South, 900 West, 300 West, 700 East, and Main Street (excluding Downtown and Townhome Overlay District).

- a. Area. Installation of a minimum of 15 feet of Landscaping along the entire length of the property between the back of the sidewalk along the urban corridor Street and any fence, Parking Area, or Structure on the Site is required.
  - b. Prohibited Uses and Activities. Parking, display, sales, storage, Structures, or temporary signage are not allowed in the Landscaped Areas.
  - c. Approved access driveways and walkways are allowed to cross the landscape area.
  - d. Outdoor seating areas up to 300 square feet in area for Restaurants and similar public Uses are allowed in the landscape areas.
  - e. Live plant material coverage of at least 75%.
  - f. A minimum of one tree is required for every 1,000 square feet of Landscaped Area.
3. Design Standards: State Street, Downtown, and Townhome Overlay Urban Landscape Area.
- a. Area. Installation of a minimum width of 15 feet of concrete sidewalk and street landscaping (measured from back of curb) along the entire length of the property between the back of the curb along dedicated Streets to any fence, Parking Area, or Structure on the Site is required.
  - b. Prohibited Uses and Activities. Parking, display, sales, storage, Structures (other than required raised planters), or temporary signage are not allowed in the Landscaped Areas.
  - c. Approved Local Access Roads and walkways are allowed to cross the urban landscape area.
- G. Landscape Requirements for Parking Lots.
1. Intent. Landscaping is required for Parking Areas in order to break up large expanses of pavement, to provide relief from reflected glare and heat, to guide vehicular and pedestrian traffic, and to efficiently and sustainably retain storm water.
  2. Applicability. All Hard-Surfaced Parking Areas, including those for vehicle sales, with ~~14~~ 15 or more Parking Stalls shall provide Landscaping in accordance with the provisions of this Section. Smaller Parking Areas shall not be required to provide Landscaping other than Landscaping required for Park Strips, Buffers, and ~~front yards~~ Front Yards.
  3. Parking Lot Landscaping Standards.
    - a. General Requirements.
      - i. Site Plan Required.
      - ii. All Landscaping shall meet Clear View Area requirements.
      - iii. Landscaped Areas shall be protected by concrete vertical curbs. Curbs shall be designed to allow storm water to enter the Landscaped Area. Where such curbs serve as a wheel stop for Parking Stalls, not less than 36 inches shall be provided in the planting area as overhang clearance for tree locations.
      - iv. Pedestrian paths in Parking Lots, with the exception of crosswalks, shall be bordered by landscaped Park Strips with a minimum width of three feet, in accordance with the commercial or industrial Park Strip standards of this Chapter.
    - b. Interior Landscaping.
      - i. Area. ~~Not~~ less than five percent (5%) of the interior of a Parking Area shall be devoted to Landscaping.
      - ii. Interior Landscaping Design Standards.
        - ~~a) Interior Parking Lot Landscaping islands shall separate every seven (7) Parking Stalls.~~

- b) Interior Parking Lot Landscaping areas shall be a minimum of 120 square feet in area and shall be a minimum of three feet in width, as measured from back of curb to back of curb
- c) Landscape islands with Shade Trees. Shade trees shall be provided at no less than one tree per seven Parking Stalls. Tree wells shall be a minimum of five feet in radius measured from the center of the tree trunk
- a) Driveway buffers shall be landscaped. The landscaping shall be a minimum of eight feet in width, as measured from back of curb to back of curb and shall run the length of the driveway.



- b) Surface Parking Lots containing 60 or more customer stalls shall have landscaping islands every 15 stalls or median islands every two (2) rows.
- iii. Perimeter Landscaping. Where a Parking Lot is located within a required yard area or within 20 feet of a Lot Line, perimeter Landscaping shall be required along the Lot Lines that abuts a Public Right of Way or a Residential Use. ~~perimeter of the Parking Lot.~~ Perimeter Landscaping shall meet the widths below, ~~must be at least seven feet in width,~~ as measured from the back of the Parking Lot curb.
  - a) Public Right of Way shall have eight feet (8') of landscaping.
  - b) A non-Single-Family Residential Use shall have eight feet (8') of landscaping.
  - c) A Single-Family Residential Use shall have ten feet (10') of landscaping.

H. Landscape Requirements for Buffers.

1. Intent. Buffers are used to mitigate the transition between Development types and incompatible Uses.
2. Applicability. All Buffers required by other sections in this Code shall be landscaped.
3. Buffer Design Standards. Landscape Buffers shall be reserved for planting and fencing. No parking, driveways, or Accessory Structure shall be permitted, unless specifically authorized through the Site Plan review process. Landscape Buffers may be located within required Setbacks. Where both landscape Buffers and Parking Lot Landscaping is required the more restrictive shall apply.
4. At least one tree shall be planted for each 400 square feet of the landscaped Buffer shall be planted.

I. Specific Landscape Standards.

1. Design Standards.
  - a. Single-Family Buildings.
    - i. Front ~~yard~~ Yard and corner side yard Landscaped Areas required to be landscaped shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Plants, not including tree canopies, shall cover at least 75% of the front and/or corner side yard area at maturity. **No more than 35% of the front and side yard landscaped area in new single-family residential development may be Turf Grass.**
    - ii. Each ~~front yard~~ Front Yard shall contain at least two (2) trees.
    - iii. Water features, landscape boulders, decorative rocks, gravel, and organic mulch are permitted but shall not be considered a substitute for plants.
  - b. Multi-Family Developments.
    - i. Landscaped Areas. Yards, Setbacks, Park Strips, required Buffers, required open space, and Parking Areas shall be landscaped as required in this Chapter. Landscaping shall be used to screen ground level utility equipment from view of Streets, sidewalks, or walkways to the greatest extent possible. **No more than 20% of the front and side yard landscaped area in new multi-family residential development may be Turf Grass.**
    - ii. Plant Coverage. All required Landscaped Areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Plants, not including tree canopies, shall cover at least 75% of required Landscaped Areas.
    - iii. Site Trees. A minimum of two (2) trees per 1,000 square feet of Landscaped Area is required, in addition to requirements for Yards, Setbacks, Park Strips, required Buffers, and Parking Areas described in this Chapter.
    - iv. Water features, landscape boulders, decorative rocks, gravel, and organic mulch are permitted but shall not be considered a substitute for plants.
    - v. If ornamental gravel is utilized, it must be contained within durable borders or landscaped edging.
  - c. Townhome Developments.
    - i. Landscaped Areas. Yards, Setbacks, Park Strips, required Buffers, required Common Open Space, Usable Open Space, and Parking Areas shall be landscaped as required in this Chapter. Landscaping shall be used to screen ground level utility equipment from view of Streets, sidewalks, or walkways to the greatest extent possible. **No more than 20% of the front and side yard landscaped area in new townhome residential development may be Turf Grass.**
    - ii. Plant Coverage. All required Landscaped Areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Plants, not including tree canopies, shall cover at least 75% of required Landscaped Areas.
    - iii. Site Trees. Trees are required every 20 feet in all Setback and Buffer areas, both sides of the Local Access street, in addition to requirements for Yards, Open Space, and Parking Areas described in this Chapter.
  - d. Commercial and Flex.
    - i. Landscaped Areas. Landscaped Areas shall comprise not less than 15 percent of a commercial or professional office site. Landscape requirements for Buffers, Parking Areas, Park Strips, and additional Landscaping along urban corridor Streets as required in this Chapter may be included as part of the overall site requirement. Landscaping shall be used to screen ground level utility equipment from view of Streets, sidewalks, or walkways to

the greatest extent possible. **No more than 20% of the front and side yard landscaped area in new commercial and flex development may be Turf Grass.**

- ii. Plant Coverage. All required Landscaped Areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Live plants, not including tree canopies, shall cover at least 75% of required Landscaped Areas.
- iii. Site Trees. A minimum of two (2) trees per 1,000 square feet of Landscaped Area is required, in addition to requirements for Yards, Setbacks, Park Strips, required Buffers, and Parking Areas described in this Chapter.
- iv. Water features, landscape boulders, decorative rocks, gravel, and organic mulch are permitted but shall not be considered a substitute for plants. Landscape boulders shall only be allowed as a focal feature or may be used as a protective device from vehicle traffic.
- v. If ornamental gravel is utilized, it must be contained within durable borders and arranged in a decorative pattern that incorporates varying sizes, types, or colors of gravel.

## Chapter 17.07 DESIGN STANDARDS

**Sections:**

**17.07.010 Applicability.**

In addition to all applicable Construction Codes and the South Salt Lake Lighting Master Plan, the following design standards shall apply to:

- A. All new Structures;
- B. Any Change of Use, addition, expansion, remodel, or intensification of the Use of any property that increases or modifies the Floor Area of a Building or Use by 50% or more; and
- C. All Noncomplying Structures that are a part of any Development identified in Subsection B.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVIII, 5-26-2021)

**17.07.020 Building Form by Land Use District.**

- A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited.

	Single-Family	Townhome	<del>Garden-Style Multi-Family</del>	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage Building	Accessory Structure to Non-Res. Building
Commercial Corridor				A	A	A	A	A		A	A
Commercial Neighborhood					A	A					A
Commercial General					A	A	A				A

TOD & TOD-Core				A	A	A	A	A	A		A
Mixed-Use			A	A	A	A	A	A			A
Townhome Overlay		A									
Business Park					A		A		A		A
Flex					A	A	A	A	A		A
Historic						A					A
Jordan River	A										
City Facility						A					A
Open Space											
R1	A					A					A
Residential Multiple	A		A	A		A					A
Riverfront Flex/Office									A		A
Riverfront R1	A										
Riverfront RM1			A								
Riverfront School						A					A
Crossing MPMU - Anchor Tenant								A			A
Crossing MPMU - 2100 S/State St.				A	A						A
Crossing MPMU - Transit District					A		A	A			A
Downtown*				A	A	A	A	A		A	A
East Streetcar**				A	A	A					A
Granite Library						A					A
Granite Townhome		A									
Granite Lofts		A									

\*Excludes Station District

\*\* See East Streetcar MPMU

B. Building Form Does Not Determine Land Use. Regardless of Building form, all Uses carried on within a Building shall be limited to the Permitted Uses in the land use district in which the Building is located.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVIII, 5-26-2021; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

**17.07.030 Development Standards.**

In addition to the Subdivision and platting requirements contained elsewhere in this Title, the following Development standards apply to all Structures:

A. Yard Areas. All Development shall comply with the Setbacks, both for each Building and for the Project perimeter, designated for each district. All Yard areas shall be free of any Structure and shall not be used for parking, unless otherwise provided herein.

1. Setbacks.

	Front Yard	Corner Side Frontage Yard	Side Yard	Side Yard Combined	Rear yard	Project Perimeter	Building Separation
Commercial Corridor	10'	10'	0	0	0		
Commercial Neighborhood	10'	10'	5'	12'	0		
Commercial General	10'	10'	0	0	0		
TOD & TOD-Core	5'	5'	0	0	0		
Mixed-Use	5'	5'	5'	12'	20'		
Business Park	15'	10'	0	0	0		
Flex	10'	10'	0	0	0		
Historic and Landmark	15'	15'	15'	30'	15'		
Jordan River	30'	10'	20'	40'	20'		
School	25'	25'	25'	50'	25'		
City Facility	15'	10'	0	0	0		
R1	20'	12'	5'	12'	20'		
Townhome Overlay	10'	10'				10' to SF; 8' to non-SF	20' between abutting facades, 45' on street radius
Residential Multiple	20'	10'	5'	12'	20'		
Riverfront MPMU - Flex/Office	20'	5'	5'	10'	25'		
Riverfront MPMU - R1	20'	10'	5'	10'	20'		
Riverfront MPMU - RM1	10'	10'	10'	20'	20'		
Riverfront MPMU - School	20'	20'	20'	40'	20'		
Crossing MPMU - Anchor Tenant	*	*	*	*	*		
Crossing MPMU - 2100 S./State St.	*	*	*	*	*		
Crossing MPMU - Transit	*	*	*	*	*		
Downtown	* 5'	* 5'	* 0'	* 0'	* 0'		
East Streetcar	*	*	*	*	*		
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	236ft <sup>2</sup>	0	0	12'		
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	236ft <sup>2</sup>	8'	20'	0		
Granite MPMU - Library	*	*	*	*	*		
Granite MPMU - Townhome	*	*	*	*	*		
Nature Center Pilot Project	*	*	*	*	*		

\* See Approved MPMU or Overlay District

\*\* Double Frontage Lots shall two (2) Front Yards and no Rear Yard.

2. Yard Requirements and Qualifications.



- a. Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.
- b. All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.
- c. Yard areas shall not be used for parking, except for driveways or garages as required by this Title.
- d. Fences, Courtyards, and patios are permitted in certain Yard areas in specific districts, provided they meet requirements established elsewhere in this Title.

B. Build-to Standards. All Structures shall conform to the following Build-to Standards, as applicable:

Build-to Standard	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD & TOD-Core	Mixed-Use	Business Park	Flex (Building footprint <85K s.f.)	Jordan River	City Facility	R1	Townhome Overlay	Residential Multiple	Riverfront Flex/Office	Riverfront R1	Riverfront RM1	Riverfront School	The Crossing Anchor Tenant	The Crossing 2100 S./State Street	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units	Granite Library	SSLC-PD
Min—In Feet	10	10	10	5	5	15	10	20	15	20	***	20	20	20	10	20	*	*	*	*0'	*	0	10	**
Max—In Feet	25	20	20	15	30	20	25	30	20	25	***	30	25	N/A	15	40	*	*	*	± (25' to transit)	*	5	30	**

\* See Approved MPMU

\*\* See Approved SSLC-PD Accessory Structure siting regulations

\*\*\* Equal to required perimeter setback

A Structure may encroach into the Front Yard to comply with a Build-to Standard.

C. Architectural Elements and Mechanical Equipment into Yard Areas.

1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.
2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.
3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, Porches, landings, stoops, and porticos	6 feet	2 feet	4 feet
Decks > 1' above base elevation	6 feet	2 feet	4 feet
Eaves, cornices, and overhangs	3 feet		4 feet
Required overhead weather protection	6 feet		4 feet

Bay windows, cantilevered rooms, and awnings	6 feet	2 feet	4 feet
Balconies	Shall not project into Yard areas.		6 feet
Mechanical equipment and chimneys	Shall not project into Yard areas.	2 feet	4 feet
Exterior staircases as allowed	Shall not project into Yard areas.		4 feet

2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.

**17.07.040 Crime Prevention through Environmental Design (CPTED).**

The following principles shall be addressed in the design of all Buildings and Developments:

1. Natural Surveillance. Physical design that keeps potential intruders under the perception of continual watch, such as view to Streets, driveways, and Parking Lots, and visual permeability in architecture, lighting, and Landscaping.
2. Natural Access Control. Physical design that guides the mobility of people, decreases crime opportunity, and increases perception of risk to potential offenders.
3. Territorial Enforcement. Physical design that encourages users of property to develop ownership over it. Territorial Enforcement includes Developing space with an easily discernable purpose, using symbolic barriers such as low-lying fences and walls, Landscaping and signage, eliminating ambiguous spaces, encouraging easy maintenance, and discouraging crime.
4. Landscaping Standards. Shrubs shall be a maximum height of two (2) to three (3) feet and trees shall have a ground clearance of seven (7) feet above walkways and sidewalks.
5. Public Safety. In order to encourage public safety solid windowless walls shall not be permitted adjacent to Streets, pedestrian areas, and open space.
6. Maintenance and Management. Proper maintenance and management of a site and Building discourages criminal activity. Site maintenance to keep grounds and Building clean and orderly, and where indicated, public access management plan. Public access management plans shall address strategies: (1) to limit public WIFI access outdoors during evening hours; (2) to avoid single-user restrooms; (3) to control or eliminate exterior electrical outlets; (4) for strategic irrigation to prevent overnight camping; (5) for scheduling activities in common areas; and (6) for site lighting to discourage criminal activity.
7. Lighting. Lighting consistent with the design standards in the lighting character district identified in the South Salt Lake Lighting Master Plan, or the nearest lighting character district to any proposed Development that is not within an area identified as a lighting character district.

**17.07.050 General Design Review Considerations.**

In addition to the specific design standards required for each Building form all Development shall comply with the following:

- A. General. All Development shall:
  1. Minimize the impacts of Development on utility facilities including water, sewer, storm drainage, power, gas, and communications;

2. Incorporate CPTED principles in Building design, site layout, and Landscaping design;
  3. Integrate permitted signage into architectural and site design; and
  4. Design patios, Accessory Structures, awnings, and other appurtenances to blend with the design of the Primary Buildings and site.
- B. Façades.
1. All Buildings shall be designed with all Façades using similar quality materials and percentage of windows.
  2. Primary Façade. All Buildings shall have at least one Primary Façade. The Primary Façade shall contain at least one primary entrance. Buildings on Corner Lots shall locate the Primary Façade on the corner closest to the adjacent Street intersection.
  3. Every man-door shall have overhead weather protection at least four-feet in depth.
- C. Height Transition. Any Building located within 100 feet an R-1 district, as measured from the closest Property Line, shall be subject to the following height transition requirements:
1. Beginning at the Setback of the subject property abutting the R-1 district the maximum Building Height shall be 35 feet measured from Grade to the peak of the roof or, for flat roofed structures, from Grade to the top of the parapet;
  2. An additional one (1) vertical foot of Building Height for every two (2) horizontal feet of distance from the subject property Setback abutting the adjacent R-1 district may be added to achieve the lesser of the maximum district height or the maximum Building form height;
  3. This Building Height transition requirement shall end 100 feet (100') from the abutting R-1 district; and
- D. Traffic Safety and Congestion. All Development shall design and locate on a Site Plan all:
1. Vehicular and pedestrian entrances, exits, drives, and walkways;
  2. Off-Street parking;
  3. Loading and service areas;
  4. Circulation patterns within the Development;
  5. Connections to abutting and nearby sites; and
  6. Site lighting
- To minimize the impacts of the Development on traffic safety and congestion in the surrounding neighborhood.
- E. Building and Site Layout. All Developments shall:
1. Minimize Structure silhouette and massing, site location, elevations, and impacts on abutting and nearby Buildings;
  2. Ensure Compatibility of Building Façades with abutting and nearby Buildings in terms of height, color, materials, Primary Façades, placement of windows, rooflines and roof pitches, and the arrangement of Buildings on approved Development Lot(s);
  3. Design energy efficient Structures through the use of energy efficient building materials, passive solar designs or Solar Energy Systems, and Landscaping; and
  4. Use durable, high quality building materials.
- F. Roofs. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be located on the rear Façade or configured to have a minimum visual impact as seen from any adjacent Street.

G. Fencing and Clear View Regulations.

1. Fences.

- a. All fences shall meet the Clear View Area requirements contained in this Title.
- b. All fences shall be maintained in a state of good repair.
- c. All Fences and retaining walls shall meet applicable building code requirements and shall meet or exceed City engineering standards.
- d. Development of all fences over six feet (6') and any retaining wall require a Building Permit.
- e. Retaining Walls. Where a retaining wall protects a cut below or a fill above the natural Grade and abuts a Boundary Line, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at the location, as measured from the Grade of the higher side ground level.
- f. Barbed Wire. Fences containing strands of barbed wire, including all forms of security wire, shall be prohibited in all districts, except that barbed or security wire shall be permitted as a security fence on Jail property.
- g. Electrified Fences. Electrified fences shall be prohibited in all districts, except that electrified fences shall be permitted as a security fence on Jail property. This provision does not prohibit an "invisible" fence (wired or wireless) to contain canines with a collar receiver.
- h. Vacant Lots and Parcels. Vacant Lots and Parcels shall be fenced with a six-foot (6') temporary security fence.
- i. All Development shall ensure that the location, height, and materials of walls and fences are Compatible with abutting and nearby Development and the character of the neighborhood, and shall completely conceal storage areas, utility installations, waste containers, or other Uses that are required to be screened from view by the standards in this Title.
- j. Exceptions.
  - i. The height and location requirements contained in this Section shall not limit state imposed fencing requirements for public utility installations, public schools, or other public Buildings.
  - ii. Specialty fences requiring greater heights than allowed in this Title, such as tennis courts or basketball backstops may be allowed, subject to the following conditions:
    - a) They do not create a hazard, nuisance, or violation of other ordinances; and
    - b) The Applicant has submitted the signed approval of all property Owners whose property abuts the Applicant's property.

2. Clear View Regulations.

- a. On Corner Lots, no obstruction to view will be permitted on that portion of the Lot defined as the Clear View Area.
- b. No view-obstructing fence, wall, hedge or planting exceeding four feet (4') in height above the level of the sidewalk shall be located in the triangular area bounded by lines drawn from a point on the centerline of any driveway, set back 15 feet from the Front Property Line to points on the Property Line at the Street in front of the property fifteen feet (15') on either side of the driveway.
- c. Shade trees may be located or maintained in the Clear View Area in excess of the permitted height, provided the Clear View Area shall be clear of all obstruction between (1) the ground and

14 feet in height above all public Rights-of-Way; or (2) the ground and six feet (6') in height above any private property.

H. Permanent Structures and Occupiable Space.

1. All Structures and Occupiable Space shall be permanently affixed to a foundation and of permanent construction without a chassis, hitch, wheels, or other features that would make the Structure mobile.
2. Prefabricated or relocatable Structures or Occupiable Space shall conform to one of the Building forms and accompanying design standards established in this Code.
3. Prefabricated or relocatable Structures or Occupiable Space shall be permanently affixed to a foundation, in compliance with the International Building Code.

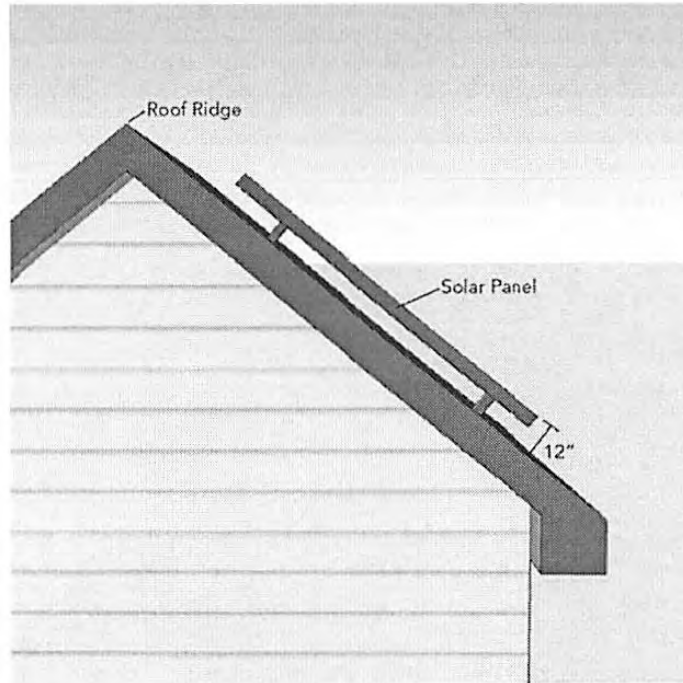
I. Loading and Service Areas. Loading and service areas shall be configured to avoid disruption of primary vehicular access and circulation on the site and shall be separated from customer parking, pedestrian areas, and main Drive Aisles.

J. Waste Containers and Enclosures.

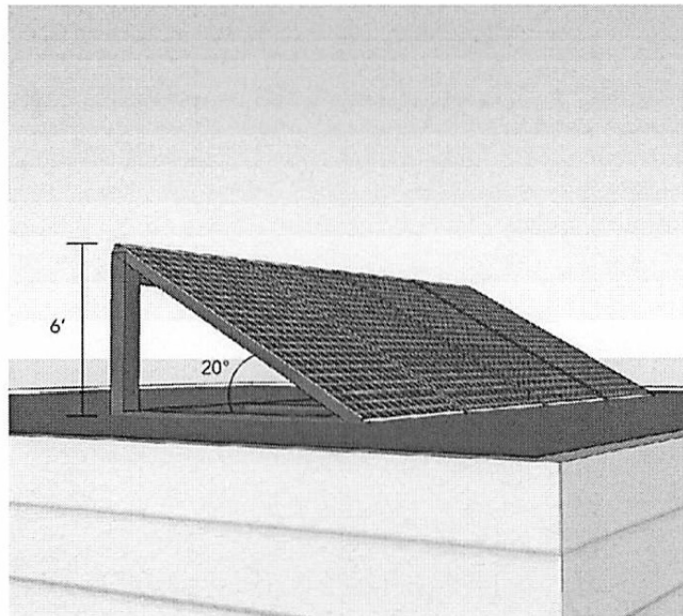
1. Waste container enclosures are required for all new non-residential, Multi-Family, or Townhome Development, redevelopment, improvement, or construction.
2. All waste container enclosures shall be constructed according to the requirements of this Title.
3. All waste containers shall be located at the rear of each Building, in the service area, or in another properly fenced and screened area approved by the land use authority.
4. All waste containers shall be located so they are not visible from a public Right-of-Way.
5. Height. Waste container enclosures shall be constructed to a height 12" above the highest part of the waste container that the waste container enclosure will house. Waste container enclosures shall not be less than six feet (6') in height, including gates.
6. Materials and Construction Methods. Waste container enclosures shall have walls constructed of finished masonry units (block or brick), decorative pre-cast concrete, metal, or a combination of these materials. The materials and colors used for all waste container enclosures shall be Compatible with the materials used on the Primary Building.
  - a. Masonry and Brick Walls. All exterior Façades of waste container enclosures shall be constructed with finished block, brick, or split-faced blocks installed according to industry standards. All masonry walls shall have a permanent block or pre-cast end cap to prevent deterioration from climate exposure.
  - b. Concrete Walls. Pre-cast or poured concrete walls shall have a decorative textured finish. Pre-cast walls shall be installed according to industry standards.
  - c. Metal Enclosures.
    - i. Exterior walls of any metal waste container enclosure shall be constructed of at a minimum, 16-gauge metal cladding.
    - ii. Attachments of cladding to structural frame shall not exceed 32 inches (32") center-to-center in either direction.
    - iii. All structural posts, and their foundations, shall be adequately sized to support the walls and gates and shall be spaced at a maximum of six feet (6') center-to-center.
    - iv. Structural frame members shall have a minimum steel thickness of 3/16<sup>th</sup> of an inch (3/16") and consists of structural tubing, angle iron.
    - v. Corrugated roofing or other metal roofing materials are prohibited.

7. Gates. All enclosures shall have service access gates.
  - a. All gates shall be constructed with a sturdy metal frame.
  - b. Gate posts shall be embedded on the outside of the enclosure to limit damage when the waste container is removed from the enclosure.
  - c. All gates shall be constructed with commercial grade hinges, poles, and hasps.
  - d. Waste container enclosures with gates that swing out from the dumpster shall be set back from the Property Line a distance at least equal to the width of the gate.
  - e. Gates shall be closed except during scheduled collection periods.
  - f. Vinyl gates are prohibited.
8. Pads.
  - a. All waste container enclosures and waste containers shall be placed on poured concrete or any existing hardened paving system.
  - b. New pads shall be a minimum thickness of six inches (6") using 3,500 psi steel-reinforced concrete. If subgrade conditions are poor, the minimum thickness increases to eight inches (8").
  - c. All pads shall have an interior drain or shall have a maximum two percent (2%) grade for water to drain from the enclosure.
  - d. When an enclosure is constructed as part of new construction there shall be a minimum ten-foot (10') apron with a minimum 12-inch thickened edge.
9. Bollards and Wheel Stops. The corners of all waste container enclosures, where the gate hinges are attached, shall be protected with colored bollards to prevent vehicles from driving into the enclosure. Each waste container enclosure shall have bollard or pre-cast concrete curb wheel stops attached to the slab to keep the waste container from hitting the back of the enclosure.
10. Location. All waste containers and enclosures shall be located on major drives within Developments to provide adequate circulation of waste collection vehicles. Waste container enclosures shall be located so that waste collection vehicles can pull in front of the enclosure, empty, and reset the container without physically removing the container from the enclosure. Waste Containers in Townhome Developments shall be located within 150 feet of each Townhome building and shall be hidden from public view.
11. Maintenance. Waste container enclosures shall be maintained in good condition and appearance at all times.
  - a. Screening materials shall be replaced immediately when found to be in disrepair.
  - b. Gates and latches shall remain in place and shall be kept fully operable.
  - c. Gates shall be closed except during scheduled collection periods.
  - d. Waste container enclosure pads and access drives shall be repaired or rebuilt whenever the pavement Structure deteriorates.
  - e. Graffiti shall be removed immediately.
- K. Utilities. All utility lines shall be underground in designated easements.
  1. Underground utility lines serving multi-Building Developments shall be placed within Drive Aisles or fire lanes.
  2. No pipe, conduit, cable, water line, gas, sewage, drainage, or any other energy or service equipment shall be installed permanently above ground, except for backflow devices.

3. Gas meters, electric service meter panels, transformers, and other utility equipment shall be grouped together and shall be painted to match the adjacent Building wall.
- L. Solar Energy Systems. All Solar Energy Systems shall comply with the following standards:
1. Solar Energy Systems that do not comply with the following standards are prohibited.
  2. Solar Energy Systems in the Historic and Landmark district shall be subject to additional standards found in Chapter 17.03.
  3. Panels shall be constructed of non-glare glass with an aluminum frame or equal or better quality.
  4. All Solar Energy Systems shall minimize visual impacts on the surrounding neighborhood by preserving natural vegetation, Screening adjoining properties, or other appropriate measures.
  5. Setback and Location.
    - a. Building-mounted systems shall be mounted only on lawfully permitted Structures.
    - b. Free-standing Solar Energy Systems are subject to the Accessory Structure design standards in this Chapter.
    - c. Free-standing Solar Energy System shall not extend into the Yard area.
  6. Roof-Mounted Systems. The following design standards apply to all roof mounted Solar Energy Systems:
    - a. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.
    - b. Pitched Roofs.
      - i. Solar Energy Systems that face the Front Yard shall be mounted a maximum 12 inches from the roof, as measured from the roof surface and the highest edge or surface of the system.
      - ii. No Solar Energy System shall extend past the roof ridge, roof bottom, or side edges of the roof.
      - iii. Solar Energy Systems that face the Front Yard or a public Right-of-Way shall be installed at the same angles and contour as the roof on which they are installed.



- c. Flat Roof. Solar Energy Systems installed on flat roofs shall only extend up to six feet (6') above the roof and shall be placed at a maximum 20° angle.



- 7. Design.
  - a. Solar Energy Systems shall be designed to blend into the architecture of the Building upon which it is mounted and the surrounding neighborhood.
  - b. Solar Energy Systems shall be screened from view from public Rights-of-Way through use of one or more of the following methods:
    - i. Parapet wall;

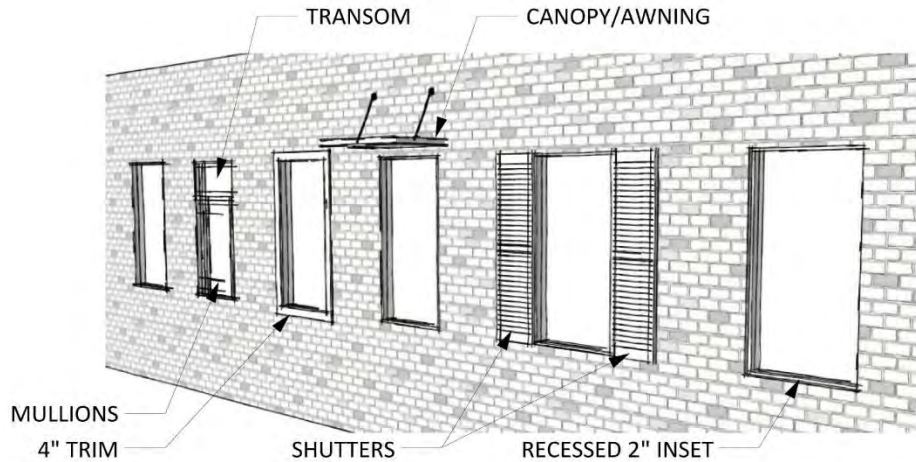


- ii. Setback from the roof edge; or
- iii. Architectural Elements attached to the Building.

### **17.07.060 General Design Standards for Residential Buildings/Development.**

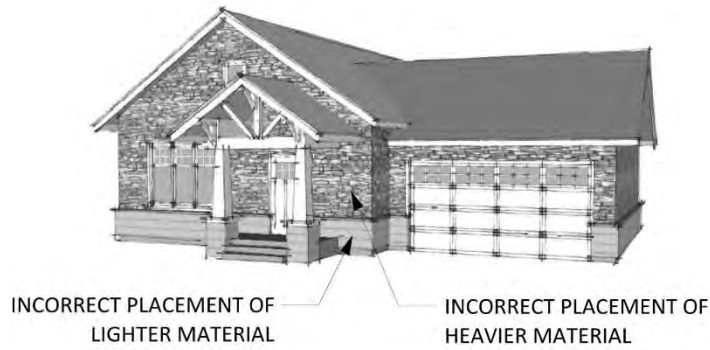
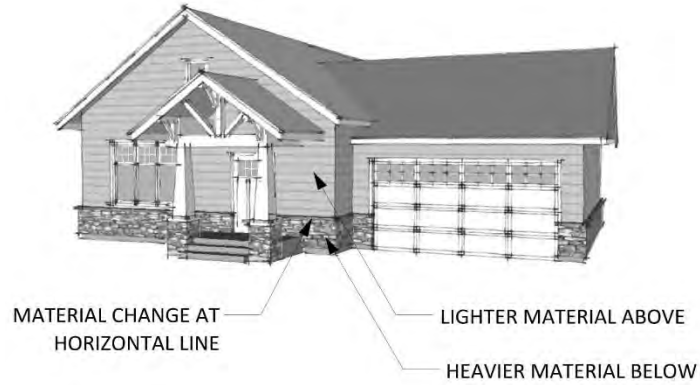
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms:

- A. Frontage and Orientation.
  - 1. Single-Building Developments. Single-Building Developments shall front on a Street.
  - 2. Multi-Building Developments (excluding Townhome Developments). All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
    - a. public Street;
    - b. perimeter Street;
    - c. primary internal Street;
    - d. park or other Common Open Space; and
    - e. secondary internal Street.
  - 3. Townhome Developments. All Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
    - a. Public Street;
    - b. perimeter Street;
    - c. primary internal Street; and
    - d. park or other approved Common Open Space.
- B. Windows and Doors.
  - 1. Windows are required on the Primary Façade of all Buildings.
  - 2. Windows on the Primary Façade shall have a minimum transparency of 70%.
  - 3. All windows on the Primary Façade shall incorporate at least two (2) of the following features:
    - a. mullions and/or transoms;
    - b. trim or molding at least four inches (4") in width;
    - c. canopies, shutters, or awnings proportional to window size; or
    - d. recessed insets from the Primary Façade by at least two inches (2").

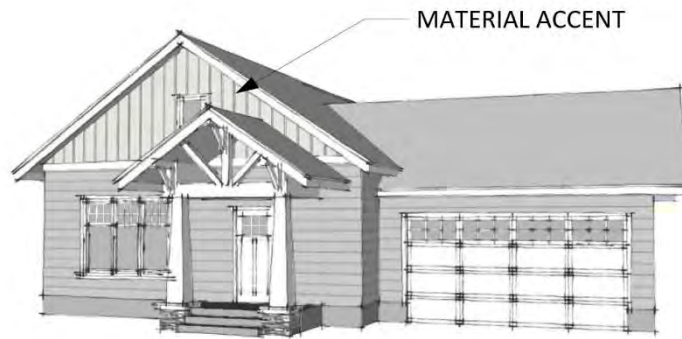


C. Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
  - a. Brick;
  - b. Wood;
  - c. Stone; or
  - d. Hardie-board or equivalent material.
2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
  - a. Stucco;
  - b. Corrugated metal siding;
  - c. Split-faced masonry block;
  - d. Exposed smooth-finish concrete block;
  - e. Architectural metal panels;
  - f. Cementous fiber board; or
  - g. EIFS.
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.
5. Arrangement.
  - a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.



- b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



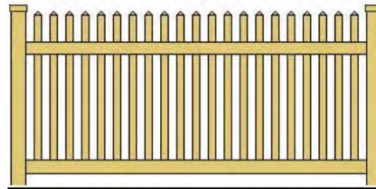
- c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.



D. Compatibility. New Building forms shall be Compatible with the existing neighborhood.

E. Fencing.

1. Fences in Front Yards shall not exceed four feet (4') in height.
2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
3. Fences in Rear Yards shall not exceed six feet (6') in height.
4. Fences may extend to the back of sidewalks, where permitted.
5. A straight classic vinyl picket fence is allowed:



6. Other Vinyl fences are prohibited.
7. Chain link fences are prohibited in any new multi-family or townhome development.

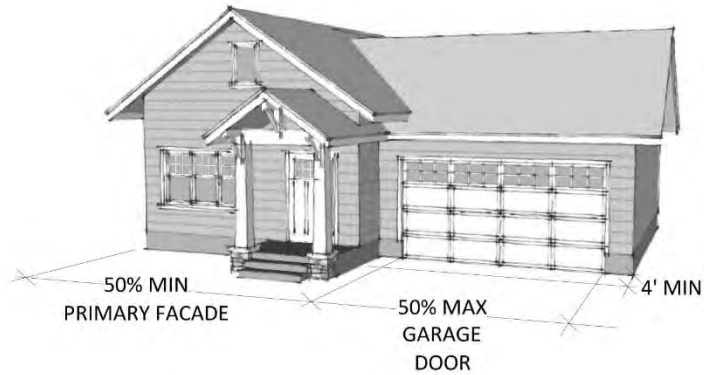
### 17.07.070 Single-Family Building Form.

In addition to the standards contained in 17.07.050 and 17.07.060, the following design standards apply to all Single-Family Buildings.



- A. Orientation. All Buildings shall front on a Public Street.
- B. Primary Façade. Any Primary Façade of 30 feet or more shall incorporate wall offsets in the form of projections or recesses. Required offsets shall have a minimum depth of two feet (2').

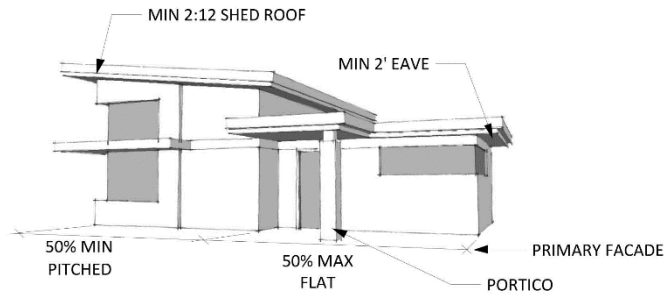
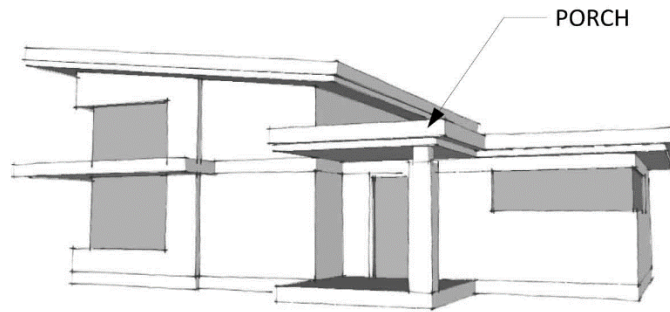
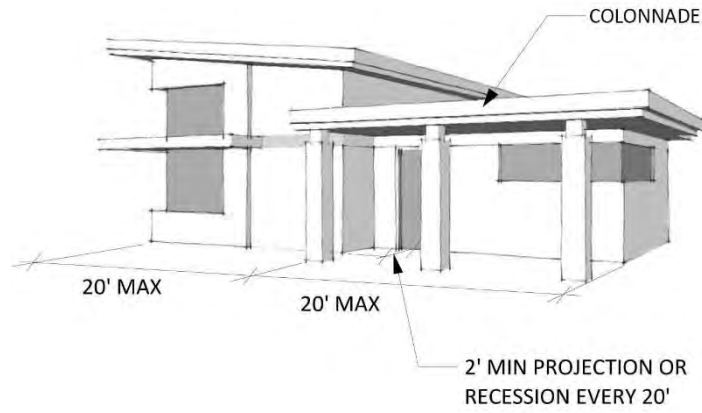
- C. Building Height.
1. The maximum height for any Building shall be 35 feet measured from Grade to the peak of the roof or, for flat roofed Buildings, from Grade to the top of the parapet.
  2. Buildings on Lots that abut existing single-Story residential Buildings in existing R1, RM, or Jordan River districts shall have a maximum height of 30 feet.
- D. Materials. Additional permitted Primary Materials include:
1. Wood clapboard; or
  2. Wood board and batten.
- E. Garages. All Buildings shall include a garage. The following garage standards shall apply:
1. Garages shall not visually or architecturally dominate the Primary Façade of the Primary Building.
  2. Garages shall not comprise more than 50% of the Primary Façade.
  3. Garages that comprise between 40% and 50% of the Primary Façade shall be recessed from the Primary Façade by at least four feet (4').
  4. Garages that comprise less than 40% of the Primary Façade may be flush with the Primary Façade.
  5. Garages that comprise no more than (30%) of the Primary Façade may protrude from the Primary Façade but shall not protrude more than eight feet (8'). All Buildings with garages protruding more than four feet (4') from the Primary Façade shall include a Porch or covered landing that extends at least six feet (6') from the plane of the living space.
  6. All garages protruding four feet (4') or more from the Primary Façade shall have garage doors with windows.
  7. Garages with more than two bays or with doors greater than 16 feet wide shall be located on the rear Façade or shall be Side-Loaded.
  8. Side-Loaded Garages. All Buildings with side-loaded garages shall incorporate a portico, arbor, trellis, or other element to emphasize the primary entrance on the Primary Façade.
  9. All garages must contain at least three (3) of the following design features:
    - a. Single carriage house garage doors with windows;
    - b. Garage doors that include windows and are painted to match the main or accent color of the Dwelling;
    - c. Ornamental light fixtures flanking the doors;
    - d. Arbor or trellis;
    - e. Columns flanking doors and/or an eyebrow overhand;
    - f. Portico;
    - g. Dormers;
    - h. Twelve-inch overhangs over garage doors;
    - i. Eaves with exposed rafters with a minimum six-inch (6") projection from the front plane; or
    - j. Roof line changes.
  10. Carports are not permitted.



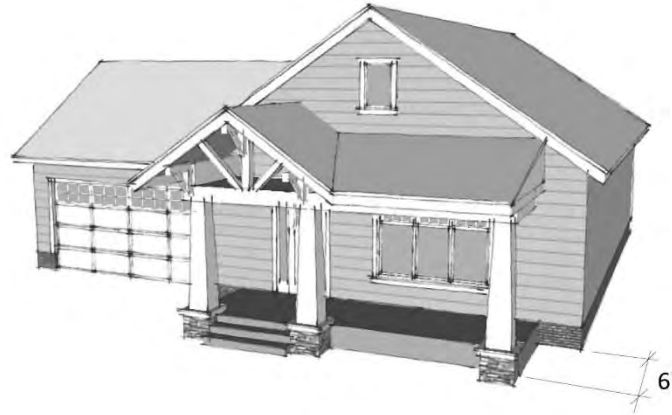
F. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:

1. Pitched roofs covering the main body of the Building shall be hip style, shed style, mansard, or shall have symmetrical gables.
2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body shall maintain a minimum roof pitch of 6:12.
3. Overhanging eaves may expose rafters. Flush eaves shall be finished with profiled molding or gutters.
4. Flat Roofs. All flat roofs shall require a minimum two-foot (2') parapet wall. All flat roofs shall also include two (2) of the following:
  - a. Gables, shed roofs, or pitched roof elements covering at least 50% of the length of the Primary Façade;
  - b. A Porch, portico, or colonnade located along the Primary Façade of the Building, emphasizing the front door; or

- c. Additional two-foot (2') projections or recesses in the Façade plane every 20 feet (20').



- G. Porches. All Buildings shall have a covered Porch that is the prominent Architectural Element of the Primary Façade and that is least six feet (6') deep.



- H. Accessory Structures. (Non-Habitable) Accessory Structures shall be built in the same architectural style with a similar roofline and exterior materials as the Primary Building. The following standards shall apply to all Accessory Structures:
1. Building Requirements.
    - a. Accessory Structures shall not exceed one Story and shall total no more than 700 square feet.
    - b. Accessory Structures shall be clad in similar materials and shall be a similar color as the Primary Building.
    - c. Accessory Structures shall only be accessed at Grade.
    - d. Windows are permitted on Accessory Structures. Façades of Accessory Structures facing abutting properties shall have the heads or upper casings of windows no higher than eight feet (8') above Grade of the Structure. Greenhouses and Structures with clerestory windows that are at least eight feet (8') above Grade are exempt from this requirement.
    - e. Accessory structures shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from the Primary Building.
  2. Setbacks.
    - a. Accessory Structures shall be located behind the Primary Structure.
    - b. Accessory Structures shall be separated from the Primary Building by at least ten feet (10').
    - c. Accessory Structures shall be located at least two feet (2') from any Property Line.
  3. Height. Accessory Structures may not exceed 20 feet in height. Accessory Structures shall have a maximum first floor height of 14 feet measured from Grade to ceiling. Pitched roofs may extend to 20 feet.
  4. Carports. The following requirements apply to all Carports.
    - a. Carports are only permitted for existing Single-Family Buildings.
    - b. Carports shall have a maximum height of 14 feet and shall only house one car.
    - c. Carports must be placed on a properly located Hard-Surfaced driveway.
    - d. Carports must be permanently affixed to the ground with a proper foundation and footings.
- I. Solar Energy Systems. In addition to the requirements found in 17.07.050, all Solar Energy Systems installed on Single-Family Buildings with flat roofs shall have a maximum height of three feet (3') above the roof and shall be placed at a maximum 20° angle. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.



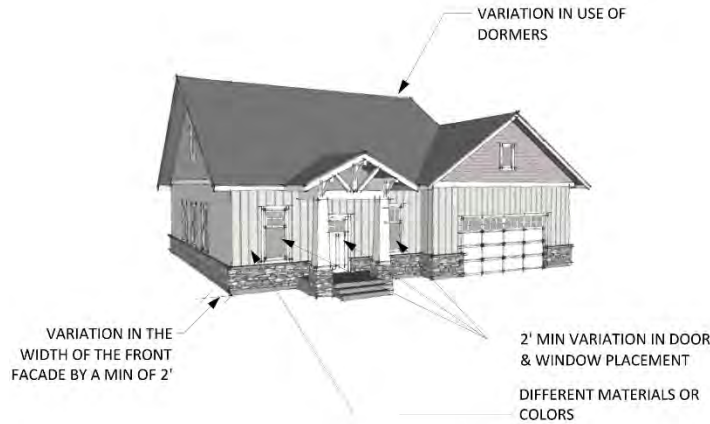
J. Architectural Variability.

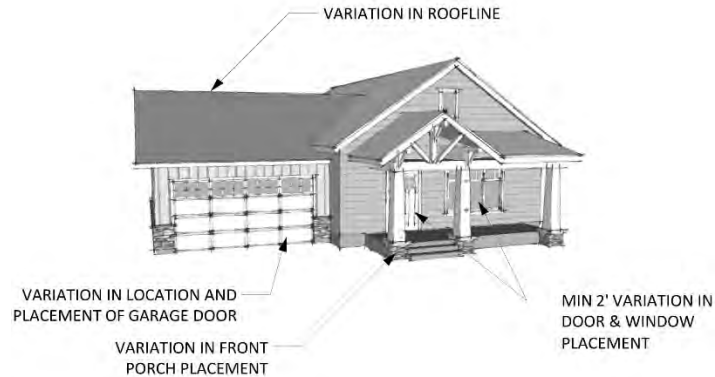
1. Developments with three to ten (3-10) units shall have a minimum of three (3) Distinctly Different Primary Façade variations.
2. Developments with greater than ten units shall add one additional Distinctly Different Primary Façade variation for each additional ten (10) units.
3. Mirror images of the same Primary Façade are not Distinctly Different Primary Façades.
4. Distinctly Different Primary Façades shall utilize at least one of the Required Architectural Variability standards and three (3) of the Optional Architectural Variability standards listed in the following table:

**Architectural Variability Table:**

Required Architectural Variability Standards (must choose one)	Optional Architectural Variability Standards (must choose three)
The use of different exterior materials or colors	Variation in the width of the Primary Façade by two feet or more
Variation in the location and proportion of front Porches	At least a two-foot horizontal or vertical variation of the placement or size of windows or doors on the Primary Façade
Variation in trim or quoins	Variation in rooflines, pitches, or the use of dormers
	Variation in the location or proportion of garages and garage doors

5. No Primary Façade design shall be used:
  - a. Within 3 Lots of the same Primary Façade design;
  - b. Directly across the Street from the same Primary Façade design; or
  - c. On more than 25% of the Buildings within a single phase of a Development.





**17.07.080 Townhome building forms/development.**

There are four allowed Townhome Building forms. Each Townhome Building form allows for no less than three (3) to and no more than eight (8) attached Dwelling Units (or commercial units in the Urban Style Townhome Building Form) to be located side by side, in a single Building. In addition to the design standards contained in 17.07.050 and 17.07.060, the following design standards apply to all Townhome Buildings.

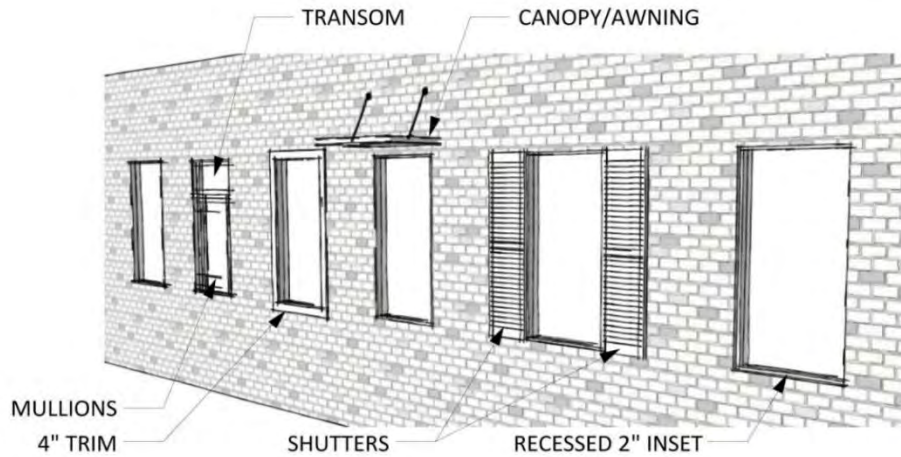
**A. Frontage and Orientation.**

1. Single-Building Developments. Single-Building Townhome Developments shall front on a Street.
2. Multi-Building Developments.
  - a. Traditional multi-Building Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
    - i. public Street;
    - ii. primary internal Street; and
    - iii. park or other internal Common Open Space.
  - b. Urban Style & Live/Work Townhome Buildings shall be oriented so the commercial units and the upper floors of Dwelling Units face toward the following, listed in priority order (with Dwelling Units' primary entrance and vehicular access facing an internal Street):
    - i. public Street;
    - ii. primary internal Street; and
    - iii. park or other internal Common Open Space.

**B. Windows and Doors.**

1. Windows are required on at least 40% of each Façade of all Buildings.
2. Each Façade of every Building shall display the same level of architectural detail and transparency as the Primary Façade.
3. Windows on the Primary Façade shall have a minimum transparency of 70%.
4. All windows on each Façade of every Building shall incorporate at least two (2) of the following features:
  - a. mullions and/or transoms;
  - b. trim or molding at least four inches (4") in width;
  - c. canopies, shutters, or awnings proportional to window size; or

- d. recessed insets from the Primary Façade of at least two inches (2").



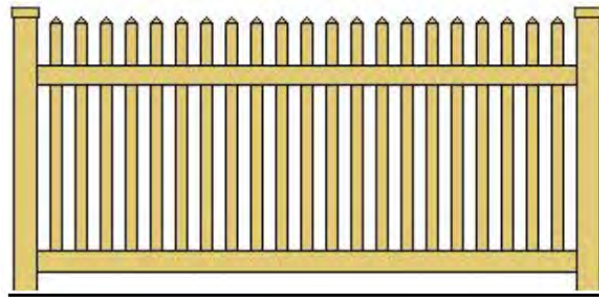
C. Building Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
  - a. Brick;
  - b. wood clapboard;
  - c. wood board and batten;
  - d. stone; or
  - e. Hardie Board or similar fiber cement siding.
2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
  - a. stucco;
  - b. corrugated metal siding;
  - c. split-faced masonry block;
  - d. exposed smooth-finish concrete block;
  - e. architectural metal panels;
  - f. wood; or
  - g. EIFS.
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
4. Roofs. All roofs shall be clad in asphalt shingles, standing seam metal, or a material of equivalent quality and durability.
5. Arrangement.
  - a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.
  - b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.
  - c. All materials shall wrap around each Building Façade and shall reflect the same level of architectural detailing on all four Facades of the Building.

- d. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.

D. Fencing.

1. Fences in Front Yards shall not exceed four feet (4') in height.
2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
3. Fences in Rear Yards shall not exceed six feet (6') in height.
4. Fences may extend to the back of sidewalks, where permitted.
5. A straight classic vinyl picket fence is allowed:



6. All other Vinyl or Chain link fences are prohibited.
  7. Developments that abut single-family developments shall have a six-foot (6') CMU (or similar material) wall for the length of the Townhome Development perimeter that abuts a single-family development, (excluding that length of the single-family Development perimeter that is required for vehicular and pedestrian access).
- E. Façade Offsets. For each Dwelling Unit, the Building Façade shall incorporate:
1. a horizontal and vertical wall offset in the form of a projection or recess, every 22 feet (or the Unit width if the Unit exceeds the minimum Townhome Unit width) with a minimum depth of six feet (6') and a minimum width of six feet (6'); and
  2. at least two of the following:
    - a. a change in roofline;
    - b. an offset in the Primary Façade of the Dwelling Unit of at least two feet (2'); or
    - c. variation in the location and proportion of front Porches.
- F. Building Height. The Building Height for each Townhome Building form is measured from Grade to the peak of the roof or, for flat-roofed Buildings, from Grade to the top of the roof parapet. The maximum Building Height for each Townhome sub-form is as follows:
1. Urban Style Townhome Building form is 40 feet.
  2. Live/Work Townhome Building form is 40 feet.
  3. Traditional 2 Story Townhome Building form is 35 feet.
  4. Traditional 3 Story Townhome Building form is 40 feet.
- G. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:

1. Pitched roofs covering the main body of the Building shall have a minimum 6:12 pitch.
2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body shall maintain a minimum roof pitch of 6:12.
3. Overhanging eaves may expose rafters. Flush eaves shall be finished with profiled molding or gutters.
4. Flat Roofs.
  - a. All flat roofs shall include:
    - I. a minimum two-foot (2') parapet wall; and
    - II. at least one significant roofline height variation along the parapet.
  - b. All flat roofs shall also include at least two (2) of the following:
    - I. gables, shed roofs, or pitched roof elements covering at least 50% of the length of the Primary Façade;
    - II. a Porch, portico, or colonnade located along the Primary Façade of the Building, emphasizing the front door; or
    - III. additional two-foot (2') projections or recesses in the Façade plane every 20 feet; or
      - IV. outdoor living room amenities developed on at least 50% of the surface area of each unit.
- H. Porches. Each Unit shall have a covered, weather-protected Porch that is the prominent Architectural Element of its primary entrance Façade, and is least six feet (6') deep
- I. Solar Energy Systems. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.
- J. Architectural Variability.
  1. Developments with more than three (3) Buildings shall vary the Design of each Building to enhance the architectural appeal of the Project.
  2. Mirror images of the same Primary Façade do not count toward the required variation of Façades.
- K. Façades.
  1. All Dwelling Units shall include at least one primary entrance on the Primary Façade of the Townhome Building. Individual Dwelling Units may have a secondary entrance on the Side or Rear Façade. If the primary entrance of each Commercial unit is on the Primary Façade of an Urban Style Townhome Building the primary entrance of each residential unit within that Building may be located on the Side or Rear Façade of the Building.
  2. All details on a single Building, including roof forms, siding materials, windows, doors, and trim shall use a consistent architectural style.
  3. All Façades of any Building in a multi-Building Development shall use the same materials, Architectural Elements, and detailing.
  4. All Townhome buildings with Live/Work Units, or with ground floor Commercial uses shall comply with the Design Standards for Urban Style Buildings detailed in this Chapter.
- L. Garages. At a minimum, all Buildings shall include a two-car garage serving each Dwelling Unit.
  1. No Garage entrance shall be located on the Primary Façade of the Building.
  2. All garages ~~doors~~ must accommodate 2 cars. ~~parked side by side in the garage. No Tandem parking is allowed.~~

3. All garages must contain at least three (3) of the following design features:
    - a. garage doors that include windows and are painted to match the main or accent color of the Dwelling;
    - b. ornamental light fixtures flanking the doors;
    - c. arbor or trellis;
    - d. dormers;
    - e. eaves with exposed rafters with a minimum six-inch (6") projection from the front plane; or
    - f. roof line changes.
  4. Carports are prohibited.
- M. Fire Access.
1. All Buildings adjacent to a Townhome Internal Primary Access Road must be separated from one another by at least 45 feet along every point of any Building wall, along the entire radius of any curve in the Townhome Internal Street, from Grade to the heavens.
  2. No Secondary Internal Access Road may exceed 150 feet in length if it does not have two points of ingress and egress, fully accessible by fire apparatus, with buildings separated by at least 45 feet, along any point of any Building wall, along the radius of any curve in the Secondary Internal Access Road.
- N. Access and Off-Street Parking Areas
1. 90% of all Dwelling Units shall be designed to provide vehicular access from a Secondary Internal Access Road.
  2. Driveway access design shall conform to Utah APWA Plan 225 (Dec. 2009 ed.).
  3. No off-Street Parking Area shall be located between a Building and the Street or road it fronts.
  4. No on-Street parking is allowed.
- O. Usable Open Space. All Buildings shall include Usable Open Space equal to at least 20% of the Development site and shall include a programmed and landscaped area of at least 25% of the required Usable Open Space that is centrally located within the Project, abuts an Internal Primary Access Road, and is configured in a shape that is roughly equal in length and width.
- P. Meter and Equipment Placement.
1. Wall-mounted and ground-based meters, HVAC, and utility equipment serving any Building shall:
    - a. be fully screened from view or located to the sides or rear of the Building they serve;
    - b. be placed in close proximity to one another; and
    - c. shall not be located on any Façade on which a Unit's primary entrance is located.
  2. All roof-mounted vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be fully screened from view and shall be painted the same color as the roof.
- Q. Circulation.
1. Each Townhome Development shall include concrete sidewalks, at least five (5) feet in width, that connects each Dwelling Unit to each Townhome Internal Street, right-of-way, commonly owned amenity, and waste container.
  2. Each Townhome Internal Primary Access Road and Secondary Internal Access Road shall be painted with crosswalks in a manner and in locations determined by the City Engineer.
  3. Each Internal Primary Access Road shall connect one Public Street to another.

- R. Accessory Structures. Accessory Structures shall be constructed with the same architectural style and roofline and with similar materials as the Primary Building.



1. Building Requirements.

- a. Unoccupied: The following standards apply to Accessory Structures that will not be occupied:
- i. shall not exceed one Story and shall total no more than 700 square feet;
  - ii. shall be of similar architectural style, be clad in similar materials, and shall be a similar color as the Primary Buildings;
  - iii. shall only be accessed at Grade;
  - iv. shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from a Primary Building;
  - v. shall not exceed 20 feet in height; and
  - vi. carports are prohibited.
- b. Occupied: Accessory Structures that will be occupied shall follow the same design standards as the Primary Buildings within the Project and shall be constructed in a central location within the Project

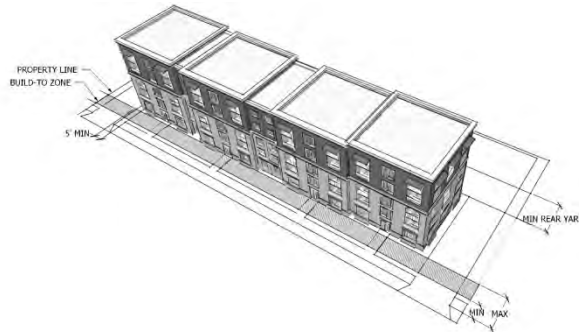
2. Mailbox Pavilion. Each project shall incorporate a mailbox pavilion that is centrally located, safely accessed, and designed to complement the architecture of the Project. The location of the mailbox pavilion shall be marked on each project's site plan and Plat.

3. Setbacks.

- a. Accessory Structures shall be separated from other Buildings by at least ten feet (10').
- b. Accessory Structures shall be located at least two feet (2') from any Property Line.

**17.07.090 Urban-Style Multi-Family Building Form.**

The urban-style Multi-Family Building form requires Dwelling Units arranged in a stacked configuration where units are located side-by-side and one atop another and all units are accessed via internal hallways, staircases, or elevators. In addition to the design standards contained in 17.07.050 and 17.07.060 the following design standards apply to all urban-style Multi-Family Buildings.



A. Façades.

1. All Façades shall include at least three (3) of the following design features:
  - a. Projections or recesses in the Façade plane every 30 feet (30'). Projections or recesses shall have a minimum depth of two feet (2');
  - b. At least two (2) different exterior Building materials or colors;
  - c. Decorative textures on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features);
  - d. One or more dormer windows, or box or bay windows with a minimum twelve-inch (12") projection from the Façade plane;
  - e. Eaves with exposed rafters or a minimum twelve-inch (12") projection from the Façade plane;
  - f. A parapet wall with an articulated design with design variation rather than a simple rectilinear form; or
  - g. Windows with a minimum four-inch (4') wide trim.
2. Dwelling Units located on the ground floor that face a public Right-of-way or park shall have an additional, separate entrance to the Dwelling Unit from the exterior of the Building.

B. Building Height. The maximum Building Height is sixty-five feet (65') measured from Grade to the peak of the roof or, for flat-roofed Buildings, Grade to the top of the parapet. All Buildings shall have a first-floor minimum ceiling height of twelve feet (12') measured from floor deck to floor deck.

C. Primary Materials. Additional permitted Primary Materials shall include:

1. Wood clapboard;
2. Wood board and batten; or
3. Wood siding.

D. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower and upper floors. An identifiable transition shall consist of:



1. A change in material, with the heavier or more massive material on the lower floor(s); or
  2. A change in Façade articulation.
- E. Windows and Doors. All Façades shall provide windows or doors in the following amounts:
1. At least 40 percent (40%) of the Primary Façade and any Façade that faces a Street or Open Space; and
  2. At least 25 percent (25%) of the side and rear Façades.
- F. Garages.
1. Individual garages or Carports shall be located within interior Parking Lots of the Development.
  2. Shared garages shall include Façade treatments at Street level to enhance the pedestrian environment and obscure the view of parked cars, such as:
    - a. Artwork;
    - b. Decorative grilles;
    - c. Unique material treatments; or
    - d. Projections or recesses in the Façade plane every 30 feet.
  3. Shared garages shall incorporate openings with grillwork or other treatments that resemble windows at the Street level.
  4. No Tandem parking is allowed.
- G. Off-Street Parking. An off-Street Parking Lot, including access and Drive Aisles, shall not occupy any portion of the Building's Public Street Frontage.
- I. Roofs. Roofs shall comply with the following standards:
1. Pitched roofs covering the main body of the Building shall have a minimum pitch of 6:12 and shall be hip style, mono-pitch or shed style, or shall have symmetrical gables.
  2. Roof forms shall be designed to emphasize individual Dwelling Units and to correspond and denote Building elements and functions such as primary entrances and arcades.
  3. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or other material of similar quality and durability.
  4. Flat Roofs. All flat roofs shall have a minimum two-foot (2') parapet along the entire length of roofline.
  5. Equipment. All roof mounted vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be fully screened from view and shall be painted the same color as the roof.
- J. Porches, Balconies, and Private Patios.
1. At least seventy percent (70%) of the Dwelling Units on each Façade of every Building shall have either a Porch, a balcony, or a private patio.
  2. Porches, balconies, or private patios shall have a minimum area of 60 square feet and a minimum depth of five feet (5').
  3. Porches, balconies, and private patios shall:
    - a. Be configured to avoid views into rear yards of Lots or Parcels containing Single-Family Dwellings to the maximum extent practicable; and
    - b. Have railings consisting of materials other than vinyl, such as powder coated steel, or other material of similar quality and durability.

- K. Stairways and Corridors. All stairways and corridors that provide access to Dwelling Units in any Buildings shall be enclosed and climate controlled.
- L. Open Space. All Developments shall provide large landscape Buffers between Buildings that shall contain some of the required amenities as specified in this Chapter. All Developments shall designate at least 20 percent (20%) of the Development site as Usable Open Space. At least 15 percent (15%) of the required Usable Open Space shall consist of improved exterior recreational amenities. Indoor recreation or community club houses may be included in the calculation of Usable Open Space.
- M. Pedestrian Circulation.
  - 1. Sidewalks. All Buildings shall provide full pedestrian access around the exterior of the Building in the form of sidewalk that shall be at least five feet (5') wide.
  - 2. Crosswalks. Crosswalks used as part of an internal pedestrian circulation system, or across driveways accessing Public Streets, shall be constructed using a contrasting paving material, such as stamped concrete, stenciled graphics, colored or varying paint applications, or similar design.
- N. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment shall:
  - 1. Be fully screened from view, or located to the sides or rear of the Building they serve; and
  - 2. Be placed in close proximity to one another.
- O. Accessory Structures. Accessory Structures shall be constructed in the same architectural style and roofline and similar materials as the Primary Building.



**17.07.100 Required Amenities for Multi-Family and Townhome Building Forms.**

- A. At a minimum, all buildings shall include the following amenities:
  - 1. Full size washer and dryer;
  - 2. Nine-foot (9') ceilings;
  - 3. Enhanced soundproofing;
  - 4. Upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent);
  - 5. Stainless steel appliances.
- B. All Buildings shall provide the following additional amenities according to the table below:

**Table of Required Amenities-Multi-Family**

Unit Features	General Amenities	Recreation Amenities	Energy Efficiency Enhancements
Each Development shall include 3 of the following	Each Development shall include 5 of the following	Each Development shall include 4 of the following	Each Development shall include 2 of the following

amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.:
<p>Individual garages for at least fifty percent (50%) of all units</p> <p>Private Porches, patio, or balconies for every unit— at least 70 square feet each</p> <p>Upgraded floor coverings (hardwood, tile, concrete, or similar)</p> <p>Solid Doors throughout unit</p> <p>Smart Building Capabilities</p> <p>Trash Valet</p> <p>Walk-In Closets— minimum of 6ft x 6ft</p> <p>Dishwasher</p>	<p>Exterior Social Area—at least 1000 square feet</p> <p>Project Security— automated gate or guard</p> <p>Enclosed Parking Garage</p> <p>Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit</p> <p>Public Transit Passes provided to each Dwelling Unit</p> <p>Permanent On-Site Social Activities</p> <p>Library, Office, or Meeting Facilities</p> <p>Secure Package Room/Package Lockers</p> <p>Freight elevator or loading area</p> <p>Polished concrete in Building hallways</p> <p>Rooftop patio/garden</p>	<p>Pool—at least 400 square feet</p> <p>Internal Fitness Facilities at least 1000 square feet in size</p> <p>Secured, programmed, children's playground (at least 1,000 sq/ft)</p> <p>Hot Tub</p> <p>Community Garden</p> <p>Perimeter Trail—a minimum ten-foot wide (10') sidewalk that extends along at least two sides of the Lot and connects to a public trail or Public Open Space</p> <p>Sport Court/Field</p> <p>Bike Storage, Repair and Washing Area</p> <p>Outdoor Dog Park— at least 1000 square feet in size</p> <p>Grilling Stations and Outdoor Pavilions</p> <p>Bike Share/Green Bike program</p>	<p>Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer</p> <p>Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater</p> <p>Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand.</p> <p>Electric Vehicle Charging Stations</p> <p>Participation in a recycling program as part of a rental agreement or HOA</p> <p>Installation of tankless hot water systems.</p> <p>Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria</p>

C. All Townhome Developments shall provide the following additional amenities according to the table below:

**Table of Required Amenities-Townhomes**

Unit Features	Common Amenities	Energy Efficiency Enhancements
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Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.	Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 units for 101-150; etc.:		Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.:
<p>Upgraded floor coverings (hardwood, tile, concrete, or similar)</p> <p>Solid Doors throughout unit</p> <p>Smart Building Capabilities</p> <p>Walk-In Closets—minimum of 6ft x 6ft</p> <p>Dishwasher</p> <p>220 Volt garage power for EV charging</p> <p>Hot Tub</p> <p>Fully amenitized rooftop garden/deck comprising at least 50% of the roof area</p> <p>Installation of tankless hot water systems</p> <p>Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)</p>	<p>Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit</p> <p>Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet)</p> <p>Secure Package Room/Package Lockers</p> <p>Rooftop patio/garden</p>	<p>Pool—at least 400 square feet</p> <p>Internal Fitness Facilities at least 1000 square feet in size</p> <p>Secured, programmed, children's playground (at least 1,000 sq/ft)</p> <p>Community Garden</p> <p>Sport Court/Field</p> <p>Bike Storage, Repair, and Washing Area</p> <p>Outdoor Dog Park- at least 1000 square feet in size</p> <p>Grilling Stations and Outdoor Pavilions</p> <p>Bike Share/Green Bike program</p>	<p>Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer</p> <p>Compliance with ENERGY STAR Program for Buildings four stories or greater</p> <p>Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand.</p> <p>Electric Vehicle Charging Stations</p> <p>Participation in a recycling program as part of a rental agreement or HOA</p> <p>Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the <i>2011 Enterprise Green Communities Criteria</i></p>

**17.07.110 General Design for Non-Residential Development**

Standards for Non-Residential Development.

In addition to the design standards contained in 17.07.050, the following design standards apply to all non-residential Development:

- A. Frontage. The Primary Façade of all Buildings shall front onto a Public Street or a Common Open Space area.
- B. Orientation.

1. Single-Building Development. All single-Building Development shall be oriented so that the Primary Façade is parallel to the Public Street it fronts.
  2. Multi-Building Development. Multi-Building Development shall be configured to:
    - a. Break up the site into a series of smaller Blocks defined by on-site Streets, Drive Aisles and internal Streets, pedestrian walkways, or other circulation routes;
    - b. Frame the corner of an adjacent Street intersection or entry point into the Development;
    - c. Frame and enclose a main pedestrian or vehicle access corridor within the Development site;
    - d. Frame and enclose at least three (3) sides of Parking Areas, public spaces, or other site amenities;  
or
    - e. Frame and enclose outdoor dining or gathering spaces for pedestrians between Buildings.
  3. Outparcel Development.
    - a. Outparcel Developments shall be clustered to define Street edges, entry points, and outdoor seating and gathering areas.
    - b. Spaces between Buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or landscaped Parking Areas.
- C. Building Height. The maximum Building Height shall be the lesser of the maximum district height (See 17.03 for Land Use Districts) or the maximum Building form height as provided below:

Building Form	Minimum Height	Maximum Height
Single-Story Commercial	20 feet	36 feet
Civic	28 feet	65 feet
Office	26 feet	65 feet
Large Format Commercial	26 feet	36 feet
Flex	30 feet	65 feet
Indoor Storage Climate Controlled	30 feet	Unlimited*

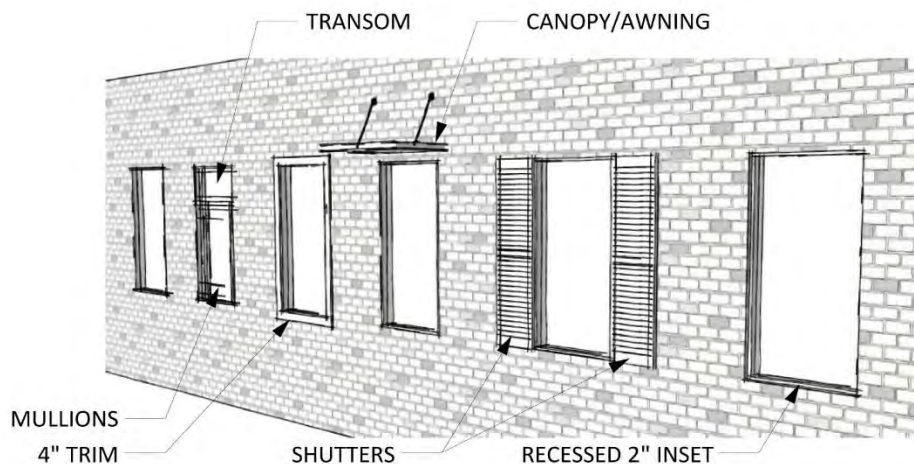
\*Unlimited height applies to the Downtown District only, in the Commercial Corridor the maximum height is 65 feet.

- D. Materials.
1. Primary Materials.
    - a. The following shall be additional permitted Primary Materials:
      - I. Cast concrete;
      - II. Brick; or
      - III. Stone.
    - b. All Buildings shall use low-reflectance, subtle, and neutral colored Primary Materials.
  2. Secondary Materials.
    - a. The following shall be additional permitted Secondary Materials:
      - i. Cementitious fiber board; or
      - ii. Architectural metal paneling.
    - b. Secondary Materials may feature brighter colors and need not be neutral in color.

3. Prohibited Materials. No Building shall use the following materials on any Façade:
  - a. Stucco;
  - b. Vinyl siding; or
  - c. Aluminum siding.
4. All Buildings shall use at least two (2) materials on each Façade.
5. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower third (1/3) of the Building and the upper two-thirds (2/3). An identifiable transition shall consist of:
  - a. A change in material, with the heavier or more massive material on the lower floor(s); or
  - b. A change in Façade articulation.
6. Building materials shall continue to the Grade on any Façade.
7. Exceptional Architectural Merit. The Community Development Director may, with a written explanation of such findings, accept Building designs that deviate from these materials standards for designs exhibiting exceptional architectural merit.

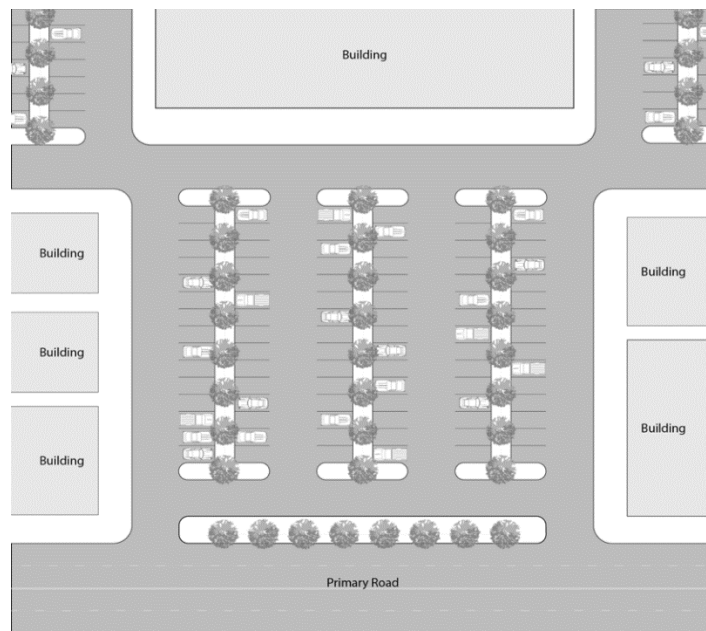
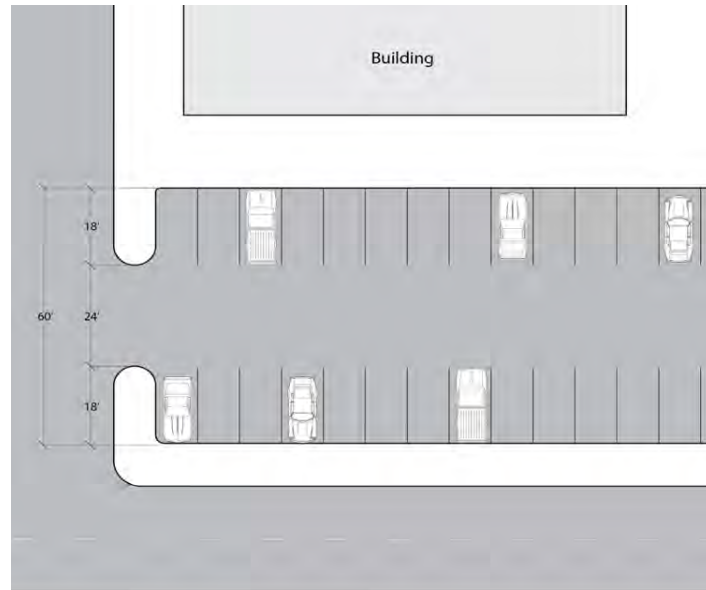
E. Windows.

1. The total Building Façade area shall comprise at least 50% windows.
2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
3. All Façades shall have a minimum of 20% windows.
4. All ground floor windows shall extend from two-feet (2') above Grade a minimum of six-feet (6'), to achieve at least eight-feet (8') above Grade.
5. All ground floor windows shall have a minimum transparency of 60%.
6. All windows above the ground floor shall have a minimum transparency of 25%.
7. All windows shall be recessed from the exterior surface by at least two inches (2").
8. In addition, all Buildings shall incorporate at least two of the following window design elements:
  - a. Mullions and/or transoms;
  - b. Trim or molding at least four inches (4") wide; or
  - c. Canopies, shutters, or awnings, proportional to window size.



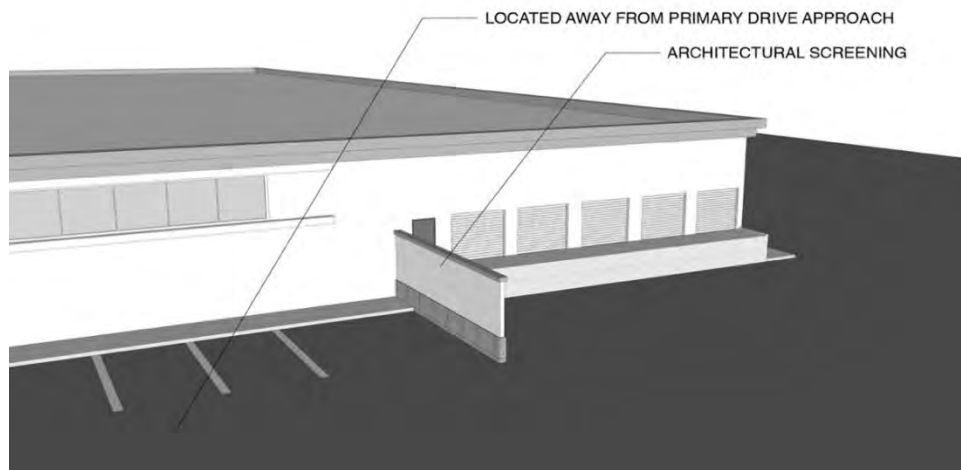
F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:

- ~~1.~~ Parking in front of any Building shall be a maximum of 60 ft. wide. All additional required parking shall be located to the side or the rear of the Building's Primary Façade.
- ~~2.~~ 1. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
- ~~3.~~ 2. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, pedestrian walkways, or Drive Aisles designed to function as Streets.



G. Roofs.

1. All Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a material of similar quality and durability, or a combination thereof.
  2. Buildings with flat roofs shall incorporate a two-foot (2') parapet wall along the entire roofline.
- H. Primary Entrance. Every Building shall provide a primary entrance along the Primary Façade.
1. Buildings with multiple tenants shall feature multiple primary entrances.
  2. All Primary Façades shall incorporate a Building canopy, awning, or similar weather protection, projecting at least four feet (4') from the Façade, along the Building's primary entrances.
  3. Primary Façades shall incorporate visually prominent Building entrances through the use of at least one of the following features:
    - a. Secondary roof structures or a parapet roof with transitions used to accent the principal public entrance;
    - b. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
    - c. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- I. Loading and Service Areas. Loading, service, and equipment areas shall be located at the rear or side of the Building, behind the Primary Façade, in a manner that minimizes their visibility from drive approaches, Parking Lots, and Streets. Loading, service, and equipment areas shall be screened through the use of Architectural Elements, materials, and Landscaping that reduce their visibility. All loading and service areas must comply with the parking and loading area standards in Chapter 17.06.



- J. Screening Requirements.
1. Ground-level, wall-mounted, or roof-top mechanical equipment shall be screened from Streets and off-site view.
  2. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except for chimneys, shall be located on the rear elevation, shall be screened from view, and shall match the roof color.
- K. Fencing. All Buildings shall comply with the following additional fencing requirements:
1. All fences shall meet the Clear View Area requirements set out in this Title.
  2. Front Yard. The maximum height for any fence in the Front Yard of any Building shall be four feet (4').



3. Rear or Side Yard. The maximum height for any fence in the Rear or Side Yard of any Building shall be eight feet (8').
  4. Solid Fencing. Solid fencing within a Development or along required Buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, **composite**, or similar masonry material.
  5. Semi-Transparent Fencing. Semi-Transparent fencing is permitted where solid fencing is not required. Acceptable materials for semi-transparent fencing visible from drive approaches, Parking Lots, or Streets shall be metal or composite picket fencing.
  6. Prohibited Materials.
    - a. Vinyl fencing is prohibited. Existing vinyl fence may be extended as part of a permitted Building addition or site expansion.
  7. Exceptions. Regardless of the exceptions contained in this Section, minimum Clear View Area requirements shall not be violated under any circumstance. Public schools or private schools approved by applicable state agencies may use a decorative fence up to six feet (6') high in Front Yards and up to ten feet (10') high in Side or Rear Yards for school playgrounds or school-related recreation areas only.
- L. Buffering Requirements. All new Development that abuts a Residential Use shall provide a **ten-foot (10')** landscape Buffer, containing a solid eight-foot (8') fence, on each Property Line or portion thereof that abuts the Residential Use.
1. **A Single-Family Use shall have a 10-foot (10') Buffer.**
  2. **A non-Single-Family Use shall have an 8-foot (8') Buffer.**
- M. Waste Container Enclosures. Waste container enclosures are required to be constructed for existing non-residential Buildings when any of the following occur:
1. An existing Building is expanded or remodeled;
  2. Garbage, junk, solid waste, debris, or refuse are piled or stacked next to or outside the container on a regular basis;
  3. The container is regularly overfilled to the point that garbage or refuse from the waste container litters the property on which the container is located or litters that of adjoining properties; or
  4. The container has been damaged or dilapidated to the extent that it has become unsightly, or the property Owner has allowed graffiti defacement of the container to remain on the container for more than seven (7) days after the vandalism occurred, and this has occurred at least two (2) other times.
- N. Unity.
1. The architectural design within a multi-Building Development shall be organized around a consistent theme in terms of the Architectural Elements, character, materials, texture, color, and Scale of Buildings.
  2. Themed Restaurants, Retail chains, and other franchise-style Buildings shall conform to the Development's Architectural Elements and character.
- O. Drive-Through Window.
1. Canopy or Roof. Drive-through windows shall include a canopy or roof that is architecturally integrated with the Building and mirrors the roof form of the Primary Building.
  2. Location. Except when a 10 ft. landscape Buffer that fully screens the drive-through from view is provided, drive-through windows shall be prohibited on any Façade that faces a Right-of-Way.

### 17.07.120 Single-Story Commercial Building Form.

The single-Story commercial Building form is intended to be used for small and moderate scale commercial or Retail Uses. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all single-Story commercial Buildings.



- A. Façade. All Buildings shall comply with the following Façade requirements:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
  2. The Primary Façade shall contain Façade depth variations every 40 feet (40') of Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
  3. Primary Façade. Primary Façades shall incorporate at least four (4) of the following design elements:
    - a. Variation in roof form and parapet height;
    - b. Wall recesses or projections of a minimum depth of two feet (2') at least every forty feet (40');
    - c. A ground-level arcade along the full length of the Primary Façade;
    - d. Architectural metal awnings above all entrances and windows;
    - e. Secondary roof structures or a parapet roof with transitions used to accent the primary entrance;
    - f. Outdoor pedestrian features such as seat walls and Landscaping or permanent landscaped planters with integrated benches; or
    - g. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- B. Windows and Doors.
1. Each Façade shall have a minimum of 40% windows.
  2. All Buildings shall have doors at least every 30 feet (30') along the ground floor.
- C. Materials
1. Primary Materials. Additional permitted Primary Materials shall include:
    - a. Marble;
    - b. Split-faced masonry block; or

- c. Other materials comparable in appearance, quality, and durability.
- 2. Secondary Materials. Additional Permitted Secondary Materials shall include:
  - a. EIFS; or
  - b. Architectural metal panels.
- D. Roofs. All roofs shall comply with the following standards:
  - 1. Roofs shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
  - 2. Flat Roofs. Flat roofs shall incorporate a minimum two-foot (2') parapet wall along the entire roofline. The following additional standards apply:
    - a. The parapet shall have a distinct cornice treatment;
    - b. The parapet shall extend along all Façades of the Building; and
    - c. Additional two-foot (2') projections or recesses shall be required in the Façade plane at least every 40 feet (40').
- E. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:
  - 1. Overhead doors may not exceed 22 feet in width.
  - 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
  - 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building design standards in this Title.
  - 4. Façades containing overhead doors shall incorporate:
    - a. A canopy or awning over the door; and
    - b. Sconces or other decorative lighting.

**17.07.130 Civic Building Form.**

The civic Building form is reserved for City facilities and Libraries. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all civic Buildings.

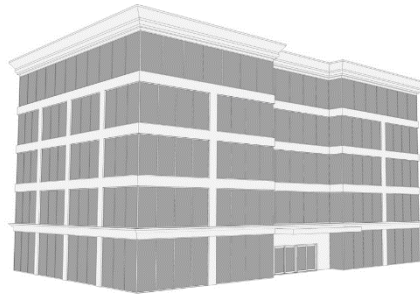


- A. Orientation. Accessory Buildings shall be located behind the Primary Façade of the Primary Building and shall be arranged to create secondary gathering space on the site.
- B. Materials.
  - 1. Primary Materials. Additional permitted Primary Materials shall include:

- a. Integral color CMU; or
  - b. Marble.
- 2. Secondary Materials. EIFS shall be an additional permitted Secondary Material.
- C. Façades. Blank Façades are prohibited.
- D. Windows.
  - 1. All Buildings shall have a 4-sided average of at least 75% windows on the ground floor.
  - 2. All floors above the ground floor shall have a 4-sided average of at least 25% windows.

### 17.07.140 Office Building Form.

In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all office Buildings.



- A. Orientation.
  - 1. Single Building Development. All single-Building Developments shall have the primary entrance on the Primary Façade.
  - 2. Multi-Building Development. Multi-Building Developments shall be configured to incorporate on-site Streets, drive approaches, pedestrian walkways, and other circulation routes throughout the Development.
- B. Façade.
  - 1. Primary Façade.
    - a. All Buildings shall incorporate at least three (3) of the following design features:
      - i. Canopies or porticos above all entrances;
      - ii. Roof overhangs above all entrances;
      - iii. Entry recesses or projections;
      - iv. Raised corniced parapets above all entrances;
      - v. Gabled roof forms or arches above all entrances; or
      - vi. Architectural details, such as tile work or moldings, integrated into the Building above or directly adjacent to all entrances.
    - b. All Buildings shall have a primary entrance a least every 75 feet (75') on the Primary Façade.

2. Façade Division. All Buildings shall emphasize, through the use of materials, design elements, or architectural details, the proportion of height to width so that Building Façades are oriented vertically.
    - a. Horizontal Façade Division:
      - i. All multi-Story Buildings shall have a base, consisting of at least one-third (1/3) of the total Building Height, that incorporates at least 3 Of the following features:
        - a) Thicker walls, ledges or sills;
        - b) Integrally textured materials such as stone or other masonry;
        - c) Integrally colored and patterned materials such as smooth finished stone or tile;
        - d) Bulkheads;
        - e) Lighter or darker colored materials, mullions, or panels;
        - f) Landscaped planters; or
        - g) A canopy or an awning above all windows on the Primary Façade.
      - i. All Buildings with a maximum height of 44 feet (44') shall have a horizontal Façade division within three feet (3') of the top of the ground floor.
      - ii. All Buildings over 44 feet (44') in height shall have a horizontal Façade division within three feet (3') of the top of the ground Story or the second Story.
    - b. Vertical Façade Division. All Buildings shall incorporate a vertical Façade division at least every 40 feet (40') of Façade for the entire height of the Building.
    - c. Façade Depth Variation. All Buildings shall have a Façade depth variation that is at least two-feet (2') deep.
- C. Materials.
1. Primary Materials. Additional permitted Primary Materials shall include:
    - a. Cast concrete;
    - b. Marble;
    - c. Split-faced masonry block; or
    - d. Other material of equivalent quality and durability.
  2. Secondary Materials. Additional permitted Secondary Materials shall include:
    - a. EIFS;
    - b. Architectural metal panels; or
    - c. Corrugated metal.
- D. Windows. All Buildings shall comply with the following window design standards:
1. All Buildings shall have a 4-sided average on the ground floor of at least 75% windows. For the purposes of this Section, the ground floor of the Primary Façade consists of the portion of the Façade from Grade to the roof deck of the ground floor, or 14 feet (14'), whichever is less.
  2. All floors above the ground floor shall have a 4-sided average of at least 35% windows.
- E. Roofs
1. Flat Roofs. All Buildings with flat roofs shall have a parapet of at least two-feet (2') for the entire roofline.

2. All roofs shall correspond to and denote Architectural Elements and Building functions, including primary entrances and colonnades.
  3. All rooftop equipment shall be screened from pedestrian view.
  4. All skylights shall be flat.
- F. Pedestrian Circulation. All Buildings shall provide a six-foot (6') wide sidewalk across the Primary Façade of the Building.

### **17.07.150 Large Format Commercial Building Form.**

The large format commercial Building form is intended for commercial Buildings with a ground Floor Area of 30,000 square feet or greater. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all large format commercial Buildings.



- A. Façade. All Buildings must comply with the following Façade design standards:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
  2. The Primary Façade shall contain Façade depth variations at least every 40 feet (40') of the Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
  3. All Buildings shall provide a Building canopy, awning, or similar weather protection over the primary entrance that extends at least four feet (4') from the Façade.
  4. Primary Façade.
    - a. All Primary Façades shall feature a primary entrance featuring an outdoor plaza adjacent to the entrance containing seating. Outdoor plazas shall have a minimum depth of 20 feet (20').
    - b. Customer Entrances. All Buildings shall include at least one primary entrance on the Primary Façade.
    - c. Primary Façades shall incorporate at least four (4) of the following design elements:
      - i. Variation in roof form and parapet height;
      - ii. Wall recesses or projections of a minimum depth of two feet (2') every forty feet (40');
      - iii. A ground-level arcade along the full length of the Primary Façade;
      - iv. Architectural metal awnings above all entrances and windows;

- v. Secondary roof structures, or a parapet roof with transitions, used to accent the primary entrance;
- vi. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
- vii. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.

**B. Materials**

- 1. Primary Materials. Additional permitted Primary Materials:
  - a. Marble;
  - b. Split-faced masonry block; or
  - c. Other materials comparable in appearance and durability.
- 2. Secondary Materials. Additional permitted Secondary Materials:
  - a. EIFS; or
  - b. Architectural metal panels.

**C. Roofs.** All roofs shall comply with the following standards:

- 1. Roof forms shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
- 2. Flat Roofs. All flat roofs shall incorporate a minimum two-foot (2') parapet along the entire roofline. The following additional standards apply:
  - a. The parapet shall have a distinct cornice treatment;
  - b. The parapet shall extend along all Façades of the Building; and

**D. Overhead Doors.** Buildings may incorporate overhead doors, subject to the following standards:

- 1. Overhead doors may not exceed 22 feet in width.
- 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
- 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building material standards in this Chapter.
- 4. Façades containing overhead doors shall incorporate:
  - a. A canopy or awning over the door; and
  - b. Sconces or other decorative lighting.

**17.07.160 Flex Building.**

In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all flex Buildings.



A. Materials

1. Primary Materials. Additional Primary Materials shall include:

- a. Natural or synthetic stone;
- b. Integral color CMU;
- c. High-quality pre-stressed concrete systems;
- d. Finished and treated tilt-up concrete panels; or
- e. Float finish EIFS.

2. Secondary Materials. Additional Secondary Materials shall include:

- a. Architectural metal paneling;
- b. Unfinished or untreated tilt-up concrete panels; or
- c. Standard single-tee or double-tee concrete systems.

B. Façades. All Buildings shall incorporate wall recesses or projections along the Primary Façade at least every 60 feet (60') or for each primary entrance, whichever is greater. Recesses or projections shall be a minimum depth of two feet (2'). In addition, at least two of the following design elements are required:

1. Variations in roof form and parapet height;
2. Distinct changes in texture and color of wall surfaces; or
3. Vertical accents or focal points.

C. Windows. The following window design standards apply to all flex Buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

1. Each Façade that fronts on a Street shall have a minimum of 40% windows.
2. Each Façade that fronts on a Street may have a minimum of 15% windows if the following are met:
  - a. The building is setback 100 feet or more from the property line,
  - b. Landscaping is upgraded to screen the building, and
  - c. Additional architectural elements are added for visual relief.
3. All Façades shall have a minimum of 5% windows.



- D. All Buildings shall employ pedestrian Scale design along the ground floor consisting of a variety of Architectural Elements and architectural detail to break up large walls and enhance visual quality.

### **17.07.170 Indoor Storage Climate Controlled Building.**

In addition to the design standards contained in 17.07.050 and 17.07.120 the following design standards apply to all Indoor Storage Climate Controlled Buildings.

#### **A. Materials**

1. Primary Materials. Additional Primary Materials shall include:
  - a. Natural or synthetic stone;
  - b. Integral color CMU;
  - c. High-quality pre-stressed concrete systems;
  - d. Finished and treated tilt-up concrete panels; or
  - e. Insulated metal panels
2. Secondary Materials. Additional Secondary Materials shall include:
  - a. Architectural metal paneling;
  - b. Unfinished or untreated tilt-up concrete panels;
  - c. Standard single-tee or double-tee concrete systems; or
  - d. Float finish EIF'S.

#### **B. Façades.**

1. All facades shall have the same level of architectural design and exterior materials.
2. The Primary Façade shall feature a primary entrance that includes a Building canopy, awning or similar weather protection over the primary entrance that extends at least four (4) feet from the Façade.
3. The Primary Façade and primary entrance shall have enhanced design. The primary entrance shall be the primary architectural element on the façade.
4. All Buildings shall incorporate wall façade depth variation at least every forty feet (40'). Façade depth variation shall be a minimum depth of two (2) feet every forty (40) feet of façade width of the bottom 3 stories. In addition, at least two of the following design elements are required:
  - a. Variations in roof form and parapet height;
  - b. Distinct changes in texture and color of wall surfaces; or
  - c. Vertical accents or focal points.
5. Exterior ground floor overhead doors are prohibited along the Primary Façade.

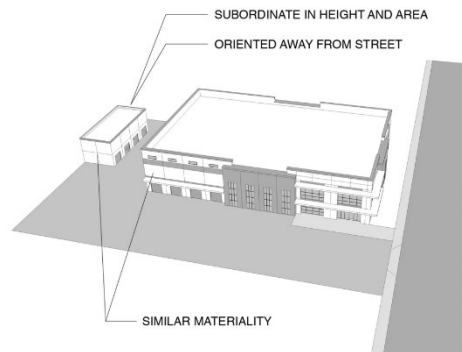
#### **C. Windows.** The following window design standards apply to all Indoor Storage Climate Controlled Buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

1. The Primary Façade shall have a minimum of 40% windows.
2. The side and rear Façades shall have a minimum of 20% windows.

- D. Setbacks. The following setbacks apply to all Indoor Storage Climate Controlled Buildings located in the Downtown District. All Indoor Storage Climate Controlled Building located in the Commercial Corridor shall comply with the setbacks found in 17.07.030.
  - 1. Front Yard: 0' - 10'
  - 2. Side and Rear Yard: 5'
- E. Fencing. The following fencing design standards apply to all Indoor Storage Climate Controlled Buildings and supersede the general, non-residential fencing standards contained in this Chapter.
  - 1. The entire property shall be fenced with an eight (8') non-cutttable transparent metal fence from the front plane of the front façade around the entire side and rear property lines. Chain link and vinyl fences are prohibited.
  - 2. All vehicle access into the Development shall be through an access-controlled gate.
- F. Loading Areas.
  - 1. Loading areas shall be configured to avoid disruption of primary vehicular access and circulation on the site and shall be separated from customer parking, pedestrian areas, and main Drive Aisles.

**17.07.190 Accessory Structures to Non-Residential Buildings.**

In addition to the design standards contained in 17.07.050 and 17.07.120 the following design standards apply to all Accessory Structures to non-residential Buildings.



- A. Orientation. Except for fuel pump canopies, Accessory Structures shall not front on a Street, and shall be located in the rear yard in a manner that minimizes their impact on adjacent Uses.
- B. Height and Area Requirements.
  - 1. Except for fuel pump canopies, Accessory Structures shall not exceed the height of the Primary Building.
  - 2. Except for fuel pump canopies, Accessory Structures shall have a maximum area of 20% of the Primary Building.
- C. Materials. Accessory Structures shall use materials of the same or higher quality and durability as the materials used on the Primary Building it serves.
- D. Roofs. Accessory Structures shall incorporate the same roof type, materials, and pitch used on the Primary Building it serves.
- E. Fuel Pump Canopies.
  - 1. Fuel pump canopies shall incorporate similar materials used on the Primary Building it serves.

2. Canopy lighting shall be recessed and flush with the underside of the canopy.
3. Columns shall be integrated with the design of the Primary Building it serves.

## **Chapter 17.10 SUBDIVISION AND PLATTING**

### **Sections:**

#### **17.10.010 Purpose, Policy, and Authority.**

- A. The purpose of this Chapter is to:
  1. Protect and provide for the public health, safety, and general welfare of the citizens of the South Salt Lake City;
  2. Facilitate and encourage efficient orderly growth and beneficial Development of all parts of the City;
  3. Provide for adequate light, air, and privacy, to secure safety from fire, flood, collapsible soils and other geologic hazards, and other danger, and to prevent insufficient infrastructure or overcrowding of the land and undue congestion of population;
  4. Protect the character and the social and economic stability of all parts of the City;
  5. Regulate future growth and Development within the City in a manner which promotes the physical integration of diverse housing forms, the preservation of South Salt Lake community values, and the social integration of residents from diverse backgrounds in accordance with the General Plan;
  6. Provide procedures and standards for the physical Development of Subdivisions and other Uses of land and construction of Buildings and thereon within the City including, but not limited to, the construction and installation of Streets, curbs, gutters, sidewalks, drainage systems, water and sewer systems, design standards for public facilities and utilities, access to public Rights-of-Way, Dedication of land and Streets, granting easements for Rights-of-Way, and to establish fees and other charges for the authorizing of Development and for the improvement of land and Buildings thereon;
  7. Protect and conserve the value of land throughout the City and the value of Buildings and improvements upon the land, and to minimize the conflicts among the Uses of land and Buildings;
  8. Guide public and private policy and action to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities;
  9. Provide the most beneficial relationship between the Uses of land and Buildings and the circulation of traffic, throughout the City, having particular regard for the avoidance of congestion in the Streets and highways, and the pedestrian traffic movements appropriate to the various Uses of land and Buildings, and to provide for the proper location and width of Streets and Building Lines;
  10. Establish reasonable standards of design and procedures for Platting, Subdivisions, Re-Subdivisions, and Lot Line Adjustments, in order to facilitate the orderly layout and Use of land and to insure proper legal description and monumenting of all platted land;
  11. Ensure that public facilities are available and will have a sufficient capacity to serve the proposed Plat, Subdivision, Plat Amendment, Parcel Boundary Adjustment, or Lot Line Adjustment;
  12. Prevent the pollution or degradation of air, streams, and ponds, assure the adequacy of drainage facilities, and safeguard the water table;
  13. Minimize site disturbance, removal of native vegetation, and soil erosion;
  14. Encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land;

15. Preserve the natural beauty of South Salt Lake City and to ensure appropriate Development to complement the natural features; and
16. Provide for open spaces through the most efficient design and layout of the land, including the use of flexible Density or cluster-type zoning in providing for minimum width and Area of Lots, while preserving the Density of land.

B. Policy.

1. The Subdivision or Platting of land and the subsequent amendment of a Subdivision Plat, the adjustment of Lot Lines therein, is required for the orderly, planned, efficient, and economical Development of property within the City.
2. Development property shall be of such character that it can be used safely for Building purposes without danger to health or peril from fire, flood, landslide, mine subsidence, geologic hazards, or other menace.
3. Land shall not be subdivided, re-subdivided, platted, or adjusted until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, roads, trails, parks, public transportation facilities, and related improvements.
4. The existing and proposed Public Improvements shall conform to the Roadways and Functional Classifications in the General Plan, designated City Road Profiles, the Official Land Use Map, the International Construction Codes, the 2017 American Public Works Association Manual of Standard Plans, Utah Chapter (as further specified in this Chapter) and the capital budget and program of the City.

C. Authority.

1. The Planning Commission is the land use authority to review, approve, and deny Plats for subdividing land or platting a legal Development Lot within the corporate limits of the City.
2. The Planning Commission is the land use authority to approve Development in Subdivisions, Subdivision amendments, or Parcel Boundary Line or Lot Line Adjustments of land already recorded in the office of the County Recorder.
3. A Plat, Subdivision, Subdivision amendment, or Parcel Boundary Line or Lot Line Adjustment is void if the Plat, Subdivision, Subdivision amendment, Parcel Boundary Line or Lot Line Adjustment has not been recorded, or has been recorded with the County Recorder's office without a prior approval by the Planning Commission and signature by the Planning Commission Chair, or in the case of a Parcel Boundary Line or Lot Line Adjustment, without prior written approval by the Community Development Director.
4. A transfer of land that has not properly been subdivided, amended, or adjusted is voidable.

### **17.10.020 Interpretation and Conflicts.**

- A. Interpretation. The provisions of these regulations are the minimum requirements for the promotion and preservation of the public health, safety, and general welfare.
- B. Conflict with public and private provisions.
  1. Public provisions. Where any provision of these regulations imposes a restriction different from that imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose a higher standard to protect the public health, safety, and welfare shall control.
  2. Private provisions. Where the provisions of these regulations are more restrictive or impose higher standards or regulations than a private easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. The City does not enforce private covenants.

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### **17.10.030 Alteration or Amendment of Plats.**

The Planning Commission may consider and resolve at a public hearing any proposed alteration or amendment of a Subdivision Plat, or Lot, including any proposed alteration to any Street, easement, or Alley that has been extinguished by law or, with the consent of its Owner, is proposed to be replaced with an equivalent Dedication. If the amended Plat is approved, signed by all property interest Owners, and recorded, the recorded Plat shall vacate, supersede, and replace any contrary provision in a previously recorded Plat on the same land.

### **17.10.040 Vacation of Public Streets or Easements.**

- A. Street. State law governs the process required to vacate a Public Street. The process varies according to the nature of the City's property interest in the Street and the manner by which the property was acquired.
  - 1. Typically, upon proper notice, Planning Commission recommendation, and a finding that the public and no person will be adversely affected by the vacation, the City Council may by Resolution, establish the fair market value basis for the purchase price of the vacated Right-of-way. In most circumstances, upon payment of fair market value, the Street will be vacated from the center line of the Right-of-way to each of the adjoining property Owners.
  - 2. The Planning Commission shall incorporate the vacated Street into the adjoining Lots or Parcels by Plat (or Plat Amendment). The vacation shall not be effective until the Plat (or Plat Amendment) is recorded.
- B. Utility Easement. State law governs the process to wholly vacate a utility easement. Amendments to utility easements can be made in the normal platting process, with the consent and mylar signature of the affected utility or utilities.

### **17.10.050 Enforcement.**

- A. No Owner, or Agent of the Owner, of any un-subdivided Parcel of land located in a proposed Subdivision, shall transfer or sell any such Parcel before a Plat of such Subdivision has been approved by the Planning Commission in accordance with the provisions of these regulations, signed by all required parties and filed with the County Recorder.
- B. The Subdivision of any Lot or any Parcel of land, by the use of metes and bounds description for the purpose of sale, Transfer, or lease is unlawful. However, subject to all of the requirements contained in these regulations, the City may approve metes and bounds descriptions for purposes of Parcel Boundary Adjustment, Lot Line Adjustment, or judicial process, resolving conflicting boundary descriptions, and the recombination (but not Subdivision or re-Subdivision) of historically platted Properties located within the Big Fields Survey.
- C. No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Plat that does not conform to these regulations.

### **17.10.060 Prerequisite Conditions.**

No land shall be subdivided until:

- A. The Owner or its Agent submits an Application for Subdivision to the Planning Commission through the South Salt Lake City Community Development Department;
- B. The Planning Commission provides proper notice, holds a public hearing, and approves the proposed Subdivision;
- C. All technical deficiencies with the proposed Subdivision Plat are resolved;

- D. All required improvements and Dedications are made and warranted free of liens or encumbrances or have been adequately assured and warranted;
- E. Conditions, Covenants, and Restrictions are approved as to form by the City Attorney;
- F. All fees, costs, and property taxes are paid;
- G. All required signatures are obtained on the approved Subdivision Plat mylar; and
- H. The approved and signed final Subdivision Plat is recorded.

**17.10.100 Subdivision Application Process.**

- A. Preliminary Subdivision Plat. Preliminary Subdivision Plat approval is a required before Final Subdivision Plat approval for a Subdivision Application.
  - 1. Preapplication requirements. Before preparing the Preliminary Plat for a Subdivision, the Applicant should arrange for a pre-Application conference with the Community Development Department to discuss the procedure for approval of a Subdivision Plat and the general approval requirements regarding access, layout of Streets, availability of existing services, standards for Street improvements, storm water drainage, sewerage, fire protection, required mitigation of environmental impacts, required cleanup of environmental hazards within Dedicated Rights-of-Way, standards for required public Dedication, resolution of adverse property interests and similar matters.
  - 2. Application procedure and requirements. Before subdividing land in a manner that requires a Preliminary Plat, an Owner of the land or the Owner's representative shall file an Application for approval of a Preliminary Plat. The Application shall be made on a form available at the office of the Community Development Department and shall include
    - a. All information requested on the form;
    - b. Payment of the Preliminary Plat Application fee; and
    - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
  - 3. Review of Preliminary Plat. The Community Development staff shall schedule the complete Preliminary Plat Application for review by the City's Development Review Committee. Staff will consider all input received by the Development Review Committee members, seek clarification and any additional required information from the Applicant, and when appropriate, prepare a proper notice of and a Planning Commission staff report for a public hearing and potential action on the Preliminary Plat Application.
  - 4. Planning Commission review of Preliminary Plat. The Planning Commission shall study the Preliminary Plat Application and the staff report, taking into consideration requirements of this Title.
  - 5. Public hearings. Subject to proper notice, the Planning Commission shall hold a public hearing on the Preliminary Plat Application.
  - 6. Preliminary approval. After the Planning Commission has reviewed the Preliminary Plat Application and the staff report, including any staff recommendations for conditions of approval, any testimony and exhibits submitted at the public hearing, the Applicant shall be advised of any required changes and/or additions to its proposed Preliminary Plat. One copy of the proposed Preliminary Plat shall be returned to the Applicant with the date of approval, conditional approval, or disapproval and rationale for the decision accompanying the Plat. The other copy shall be maintained in the Community Development Department files.
  - 7. Public Improvements. The Planning Commission shall require the Applicant to indicate on both the Preliminary and Final Plat all roads and Public Improvements to be Dedicated, all infrastructure for water, fire, and utility improvements to be Dedicated, all City approved Street names and addresses,

and any other special requirements deemed necessary by the Planning Commission in order to conform the Subdivision Plat to the Official Land Use Map, the Roadways and Functional Classifications in the General Plan, any applicable Master Planned Mixed-Use approval, the City Construction Standards and Specifications, and this Code.

8. Completion/Assurances. An Applicant with a conditionally approved or approved Preliminary Plat Application shall—prior to receiving the City's signatures on the Final Subdivision Plat—be required to either:
  - a. Install and Dedicate the required Public Improvements and execute a one-year infrastructure Improvement Warranty with accompanying 10% cash deposit to assure the proper installation of the required Public Improvements; or
  - b. Provide an adequate improvement assurance for completing and Dedicating all required Public Improvements and for warranting the completed work for one (1) year after acceptance.
9. Effective period of preliminary approval. The approval or conditional approval of a Preliminary Plat shall be effective for a period of one (1) year. An Applicant may request an extension of the approval or conditional approval of a Preliminary Plat by submitting a request in writing to the Community Development Department prior to expiration of the approval or conditional approval. After a properly noticed public hearing, the Planning Commission may approve the extension request if the Applicant is able to demonstrate no change in circumstance since the previous approval that would result in a denial of a new Preliminary Plat Application.
10. Zoning Regulations. Every Preliminary Plat shall conform to the Land Use Regulations in effect on the date the Applicant is vested in its Application, provided the Applicant's Preliminary Plat approval or conditional approval has not expired without a valid extension to obtain Final Plat approval.

B. Final Subdivision Plat.

1. Accuracy. Final Plats shall be drawn according to an accurate and complete survey to second-order accuracy of the land to be Developed. A traverse of the exterior boundaries of the tract, and of each Block, when computed from field measurements on the ground shall close within a tolerance of one foot to twenty thousand (20,000) feet.
2. Monuments. Prior to Final Plat approval, the Applicant shall install permanent survey monuments on the Property as required by the City Engineer.
3. Subdivision Plat. Final Subdivision Plat approval is a required before recording Subdivision Plats as well as Condominium Plats.
4. Final Plat Application procedure and requirements. The Final Plat Application shall be made on a form available at the office of the Community Development Department and shall include:
  - a. All information requested on the form;
  - b. Payment of the Preliminary Plat Application fee; and
  - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
5. Review of Final Subdivision Plat. The Community Development Director shall schedule the Final Plat Application for review by the Development Review Committee. The Community Development Department Staff will consider all construction drawings and specifications submitted by the Applicant, all conditions of Preliminary Plat Approval (as applicable), all input received by the Development Review Committee members, seek clarification and any additional required information including proposed Covenants, Conditions, and Restrictions (as applicable) from the Applicant, and prepare a staff report for a public hearing and potential for proposed action to the Planning Commission.

6. Planning Commission Review of Final Subdivision Plat. The Planning Commission shall review the Final Subdivision Plat and the staff report, taking into consideration requirements of this Title, any Master Plan, the Roadways and Functional Classifications in the General Plan, the Site Plan, construction standards and specifications, and any environmental review pending on the Property. Particular attention will be given to the arrangement, location, width, profile, and construction specifications of Streets, and their relation to sewer lines, storm water drainage, erosion, topography and natural features of the Property, location of Geologic Hazards, Lot sizes and arrangement, the further Development of adjoining lands as yet un-subdivided, requirements of the Preliminary Plat (if a Preliminary Plat was required), and requirements of the Official Land Use Map and Roadways and Functional Classifications in the General Plan.
7. Public Hearing and Planning Commission action.
  - a. The Planning Commission shall give proper public notice and hold a public hearing on the proposed Final Subdivision Plat.
  - b. After closing the public hearing and considering the Final Subdivision Plat and proposed conditions of approval, the Planning Commission shall take action.
  - c. If the Planning Commission approves the Final Subdivision Plat, the Planning Commission shall stipulate the period of time when the Final Plat shall be recorded and when the performance assurances shall be filed or the required improvements installed and warranted, whichever is applicable. No Plats will be approved or released for recording until necessary warranties have been established. In no event shall the period of time stipulated by the Planning Commission for completion of required improvements exceed one (1) year from the date of the Final Plat approval.
  - d. Extension of Approval. Applicants may request a time extension of the Planning Commission approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Planning Commission may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. A "change in circumstance" includes a physical change to the Property or its surroundings. Notice of the request for extension shall be provided consistent with the requirements for a Final Plat.
8. Good Cause. The Planning Commission shall make a finding as to Good Cause prior to approving any new Plat or Plat Amendment.
9. Submission and Review. After Planning Commission approval, one paper copy of the construction plans, a Word-formatted copy of the proposed Covenants, Conditions, and Restrictions, and one twenty-four inch by thirty-six inch (24" x 36") copy of the approved Subdivision Plat shall be submitted to the Community Development Department for its final review.
  - a. No final approval shall be endorsed on the Plat until the staff's review has indicated that all requirements of Planning Commission approval have been met. The border line of the Plat shall be drawn in heavy lines leaving a space of at least one and one-half inches on the left side and at least one-half inch margin on the other sides. The Plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on a mylar, or comparable material approved by the City, with approved waterproof black ink. The Plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred (100) feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.
  - b. If the submitted, approved Final Subdivision Plat is incomplete, not in compliance with all requirements, or does not incorporate any required changes, the Community Development Department shall notify the Applicant and specify the respects in which it is deficient. The



Community Development Department may refer the documents, Plats, and drawings to others for assistance in its review process.

10. City Engineer Approval. Throughout the process and prior to Plat recordation, the City Engineer shall review:
  - a. Any required environmental assessment of the property to confirm that all Dedicated land is free from environmental hazards,
  - b. Tentative Final Plat and construction drawings for compliance with the City Development Standards and Specifications,
  - c. Criteria set forth in this Title, and
  - d. All other applicable ordinances of the City and the state of Utah.

If the Final Plat and construction drawings comply, the City Engineer shall sign the Final Plat and forward the Final Plat and construction drawings to the Community Development Department for processing. If the Plat and/or construction drawings do not comply, the City Engineer shall return the Plat and/or construction drawings to the Applicant with comments and provide a copy of comments to the Community Development Department. The Applicant shall be responsible for submitting all redlined Plats, plans, and construction drawings, along with corrected copies, to the City for re-review.

Prior to recordation of the Final Plat, the Applicant shall submit a current title report to be reviewed by the City. A "current title report" is considered to be one that correctly discloses all recorded matters of title regarding the property and is prepared and dated not more than thirty (30) days before the proposed recordation of the Final Plat.

11. City Attorney Approval. Once the Planning Commission has approved the Final Plat, the City Attorney shall review the submitted Final Plat, Covenants, Conditions, and Restrictions (as applicable), signed Infrastructure Improvements Agreement (as applicable), current title report to assure all property interests are reflected on the Plat, and the adequacy of the security for insuring completion of the improvements to verify compliance with the City's Dedication and assurance requirements—including the requirement for encumbrance-free Dedications. The City Attorney may also review and require resolution by the Applicant of any title conflicts, public easements, protective covenants, other documents where applicable. Upon approval of the items specified in this Section, the City Attorney shall sign the Plat in the appropriate signature block and forward the Final Plat to the Community Development Department for further processing.

C. Parcel Boundary and Lot Line Adjustments.

1. The Community Development Director may approve without a Subdivision Plat Amendment a single Lot Line Adjustment between two (2) properly subdivided Lots, or a single Parcel Boundary Adjustment between two Parcels, or a Parcel and a single Lot, if the Owners of each property demonstrate, to the satisfaction of the Community Development Director that:
  - a. No new Developable Lot, Parcel, or unit results from the Adjustment;
  - b. All Owners of Property contiguous to the adjusted properties, or to properties owned by the Applicant(s) that are contiguous to the adjusted properties, including those separated by a public Right-of-Way, consent to the Adjustment;
  - c. The Adjustment will not result in remnant land;
  - d. The Adjustment and resulting Lots or Parcels comply with the requirements of their zoning district and are Compatible with existing Lot sizes in the immediate neighborhood;
  - e. Neither of the original Lots or Parcels were previously Adjusted without a Subdivision Plat;

- f. Written notice was mailed to all Owners of Property within six hundred feet (600') of the Applicants' Property and neither any person nor the public will be materially harmed by the Adjustment; and
  - g. The City Engineer and Community Development Director authorizes the execution and recording of an appropriate deed or Plat, to reflect that the City has approved the Adjustment.
2. Extension of Approval. Applicants may request time extensions of the Adjustment approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Community Development Director shall review all requests for time extensions of Adjustments and may grant up to a one-year extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. Change in circumstance includes physical changes to the Property or its surroundings. Notice shall be provided consistent with the requirements for Parcel Boundary and Lot Line Adjustments.
  3. If the Community Development Director denies the Adjustment, the Director shall inform the Applicant(s) in writing of the reasons for denial, of the right to appeal the decision to the Administrative Law Judge, and of the right to file a Plat Amendment Application.

**17.10.110 Signatures, Assurances, and Recording of the Plat.**

- A. Signatures. The Final Plat shall include the notarized signatures of all property interest Owners, the Culinary Water Authority, the Sanitary Sewer Authority, all other service providers, the County Health Department (if the City considers Health Department approval necessary), the Chairman of the Planning Commission, the Community Development Director, the City Engineer, the City Attorney, the City Recorder, and the County Recorder.
- B. Notice to Proceed. Prior to commencement of construction of any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- C. Completion/Assurances. Before an Applicant conducts any Development, or records a Plat, the Applicant shall: (i) complete any required Landscaping or Infrastructure Improvements; or (ii) post an Improvement Completion Assurance or Performance Guaranty for any required Landscaping, Dedication, or Infrastructure Improvements.
  1. If the Applicant elects to install Infrastructure Improvements prior to Plat recordation, the City shall endorse its approval on the Plat after all public Dedications and conditions of Plat approval have been satisfied, the City Engineer has accepted all Infrastructure Improvements, and the Applicant has posted an Infrastructure Improvement Warranty, accepted by the City Attorney, and has deposited a 10% Warranty Assurance.
  2. At any time prior to recording the Final Plat, an Approved Plat Applicant may post an Improvement Completion Assurance, equal to 100% of the City Engineer's estimate of the cost of completing all required Landscaping and Infrastructure improvements in the manner conditioned in the Final Plat Approval.
  3. If an Applicant elects to post an Improvement Completion Assurance, the Applicant shall provide an Improvement Completion Assurance for:
    - a. Completion of 100% of the required Landscaping and Infrastructure Improvements; or
    - b. If the municipality has inspected and accepted a portion of the Landscaping or Infrastructure Improvements, 100% of the incomplete or unaccepted Landscaping or Infrastructure Improvements.

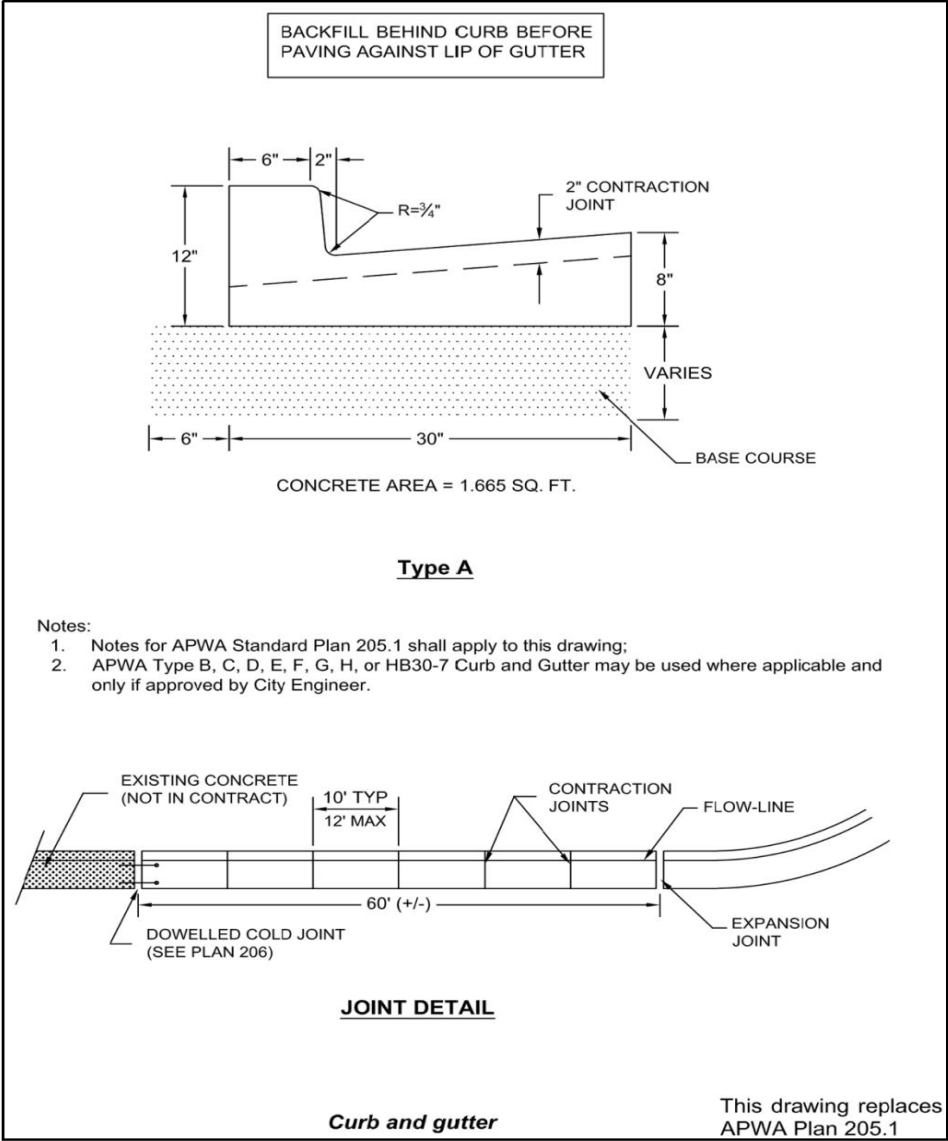
4. The Improvement Completion Assurance (and any performance Guaranty is made for the benefit of the public.)
  5. If an Applicant elects to post an Improvement Completion Assurance, the City shall endorse its approval on the Plat after the Improvement Completion Assurance has been approved by the City Attorney and all public Dedications and conditions of the Plat approval have been satisfied.
  6. The City may withhold an otherwise valid Plat approval until the Owner of the land provides the City with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
  7. A Subdivision Plat recorded without the required signatures is void.
- D. Inspection of Improvements—General Procedure and Fees. The Planning Commission in consultation with or upon the advice of the City Engineer or Community Development Director, shall provide for inspection of required improvements during construction and insure their satisfactory completion.
1. The Applicant shall, in accordance with the City's Consolidated Fee Schedule, pay to the City an inspection fee. The Final Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee (including any outstanding out-of-pocket costs) has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or certificates of occupancy shall be issued until all fees are paid.
  2. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's Construction Standards and Specifications, the Applicant shall promptly complete the improvements in accordance with the City's Construction Standards and Specifications.
  3. Wherever the cost of improvements is covered by a performance Guaranty, or an Infrastructure Completion Assurance, the Applicant is severally and jointly liable for completing the improvements according to the City's Construction Standards and Specifications.
  4. Maintenance of Improvements. The Applicant shall maintain all required public and private improvements on the newly subdivided Lots and provide for clean Streets and sidewalks until the City's acceptance of all public and required private improvements.
  5. Completion of Improvements. Before the Plat is signed by the Chairman of the Planning Commission, all Applicants shall be required to complete, in accordance with the Planning Commission's decision and to the satisfaction of the City Engineer, all the Street, sanitary sewer, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) including Lot improvements on the individual Lots of the Subdivision as required, and as approved by the Planning Commission and the City Council, and to Dedicate all required Property and Public Improvements to the City or applicable special service district, free and clear of all environmental contamination, liens, and encumbrances on the Property and Public Improvements thus Dedicated.
  6. Certificate of Satisfactory Completion. The City will not accept Dedication of required improvements until the City Engineer has submitted a certificate stating that the required improvements have been satisfactorily completed, the Applicant's engineer or surveyor (as applicable) has submission of detailed "as-built" survey Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all liens and encumbrances.
  7. After the City Engineer has certified that all required improvements have been satisfactorily completed, and upon the City Engineer's approval and recommendation, the Planning Commission

shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.

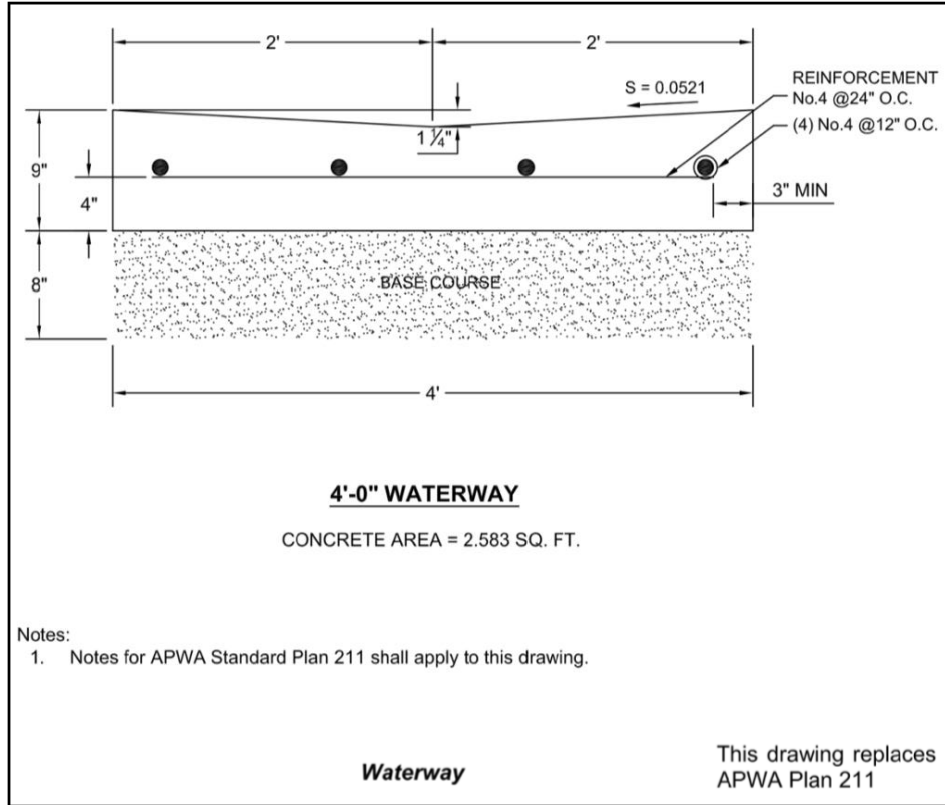
8. The City Engineer may partially release or reduce an Infrastructure Assurance or a performance Guaranty by submitted a certificate stating that the partial release is limited to a functionally discrete portion of the required improvements that have been satisfactorily completed.
- E. Failure to Complete Improvement.
1. For Subdivisions or Plats for which no Infrastructure Assurance or performance Guaranty has been posted, if the improvements are not completed within the period specified by the Planning Commission, the approval shall expire.
  2. Where an Infrastructure Assurance or performance Guaranty has been posted and required improvements have not been installed as conditioned, the Community Development Department may thereupon declare the Infrastructure Completion Assurance or other Guaranty to be in default and require that all the improvements be installed with funds secured by the Guaranty or the Completion Assurance.
- F. Recording of Plat. The City shall have exclusive authority to record all fully executed Final Plats.

### **17.10.120 Requirements for Improvements and Design.**

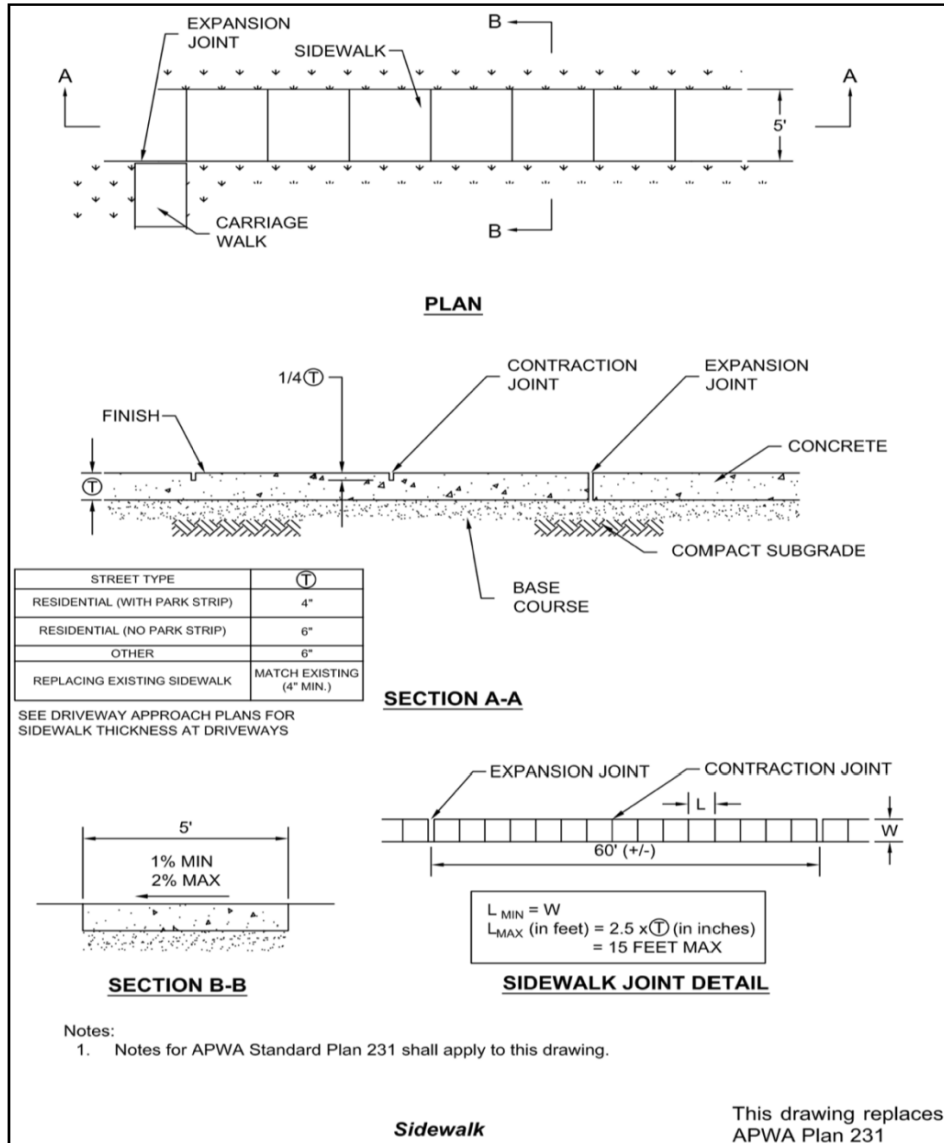
- A. Compliance. In addition to the requirements established herein, all Subdivision Plats shall comply with the following law, rules, and regulations:
1. All applicable statutory provisions.
  2. The Municipal Code.
  3. The Roadways and Functional Classifications in the General Plan, Official Land Use Map, public utilities plans and regulations, and Capital Improvements Programs, including all Streets, trails, drainage systems, and parks shown on the Official Map or Master Plan adopted or amended for the Subdivision.
  4. The rules of the Utah Department of Transportation if the Subdivision or any Lot contained therein abuts a state highway or Street.
- B. The South Salt Lake City Construction Specifications and Standard Drawings. All improvements in areas that will become public Rights-of-Ways and/or easements, or that will become the responsibility of a home owners' association shall meet the following requirements.
1. Current MS-4 permit standards and South Salt Lake City Storm Drain Standards.
  2. The Utah Chapter, American Public Works Association (APWA) Manual of Standard Plans, current edition with all approved supplements is the City's general construction standard.
  3. The City has adopted refinements to the APWA standards that supersede the APWA Manual as provided below.
  4. Any variation, substitution, or exception from the standards in this policy must be authorized by the City Engineer or his/her designee. Any item of construction not covered by the provided standards must have plans and specifications must be approved by the City Engineer or his/her designee.
  5. City refinements to the APWA standards are as follows:
    - a. Roadway, curb, gutter, driveway, and sidewalk standards.
      - i. Plan 205.1: Curb and gutter. The City's standard plan is depicted below and replaces APWA Plan 205.1.



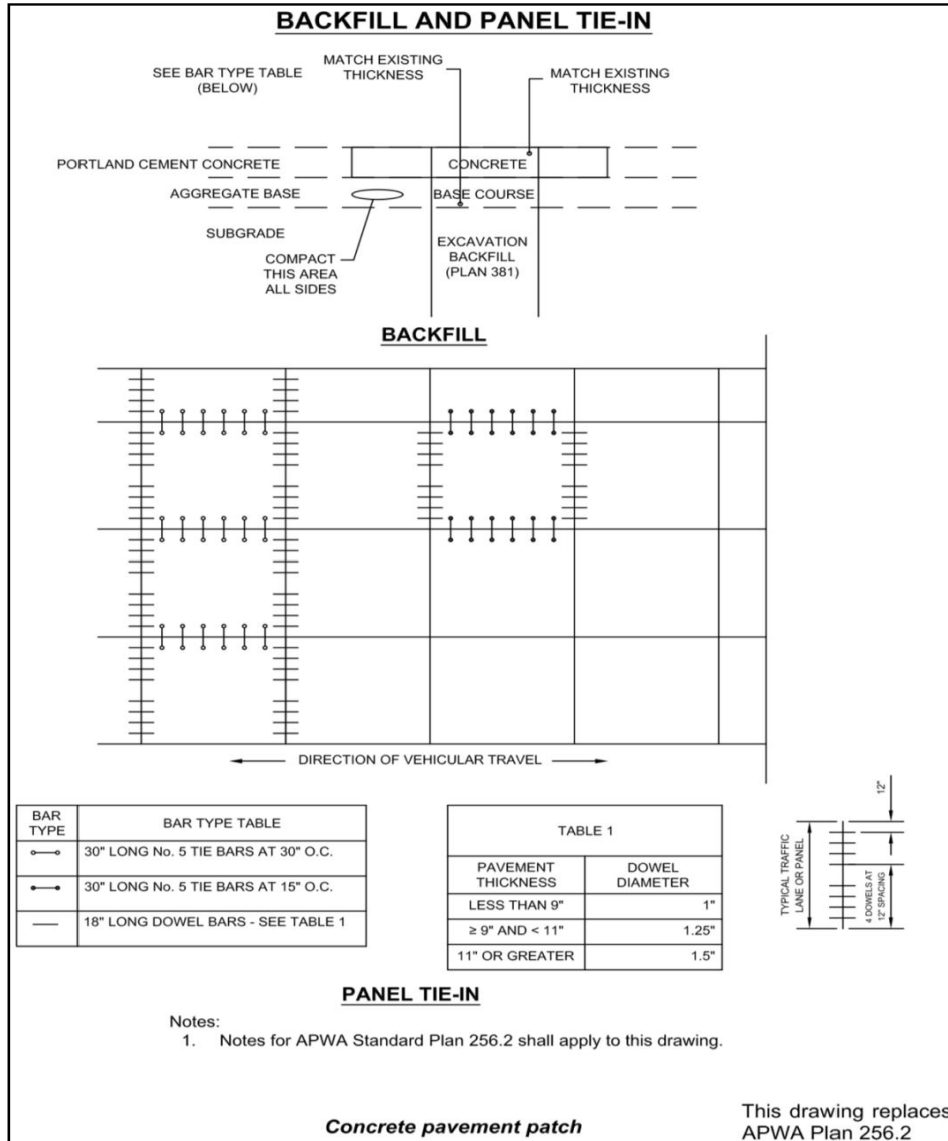
- ii. Plan 209: Curbs. No details from plan 209 are acceptable. The City of South Salt Lake standard is Type A, from plan 205.1.
- iii. Plan 211: Waterway. The City's standard plan is depicted below and replaces APWA Plan 211. The City of South Salt Lake standard shall be a four-foot (4') waterway. No other details are acceptable.



- iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.
- v. Plan 229.1: Bridge driveway approach. This plan is not acceptable and is deleted.
- vi. Plan 229.2: Bridge driveway approach. This plan is not acceptable and is deleted.
- vii. Plan 231: Sidewalk. The City's standard plan is depicted below and replaces APWA Plan 231. The City of South Salt Lake only accepts sidewalk widths of five feet (5').

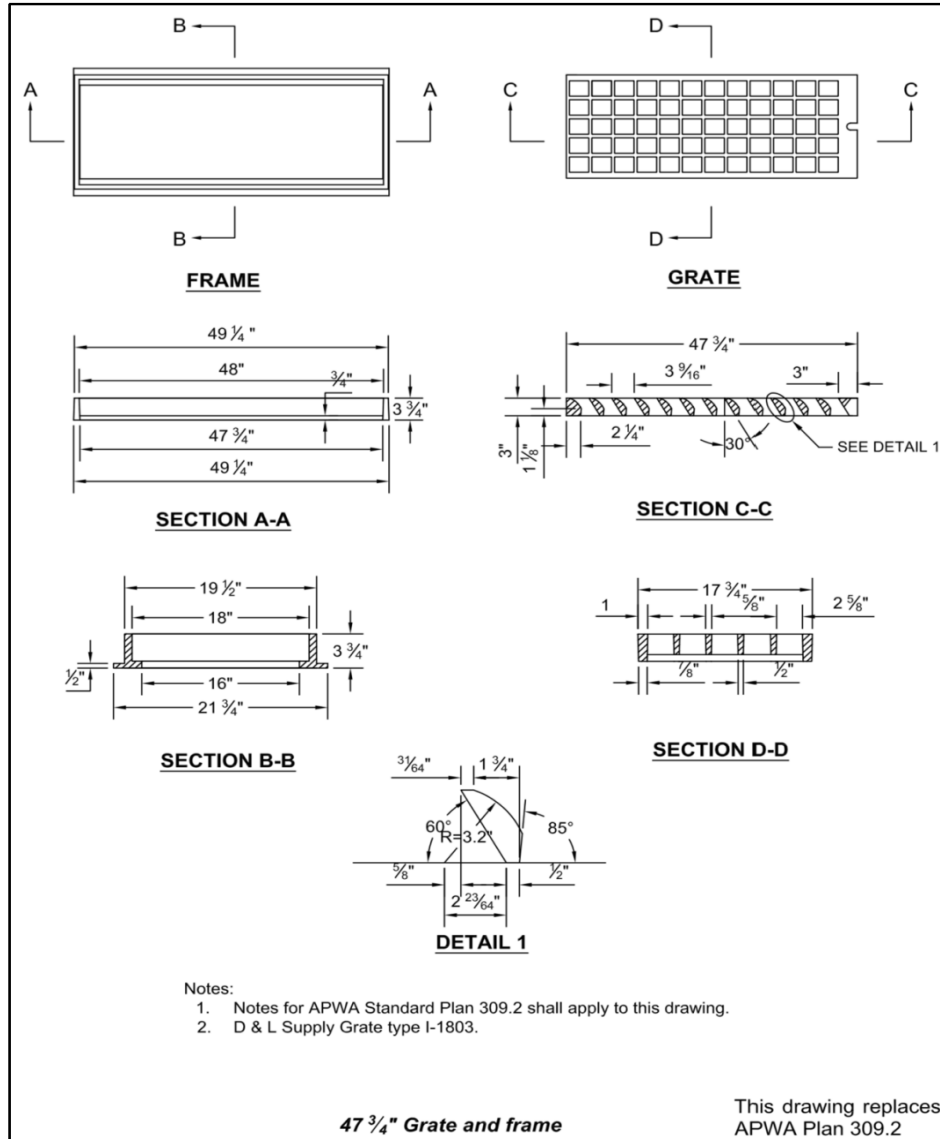


- viii. Plan 235.1: Corner curb cut assembly. The City of South Salt Lake standard is Example B. Example A may be acceptable, at the City Engineer's sole discretion, if Example B is not feasible for the particular project.
- ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is deleted.
- x. Plan 235.3: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xi. Plan 235.4: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xii. Plan 256.1: Concrete pavement patch. This plan is not acceptable and is deleted.
- xiii. Plan 256.2: Concrete pavement patch. The City's standard plan is depicted below and replaces APWA Plan 256.2.



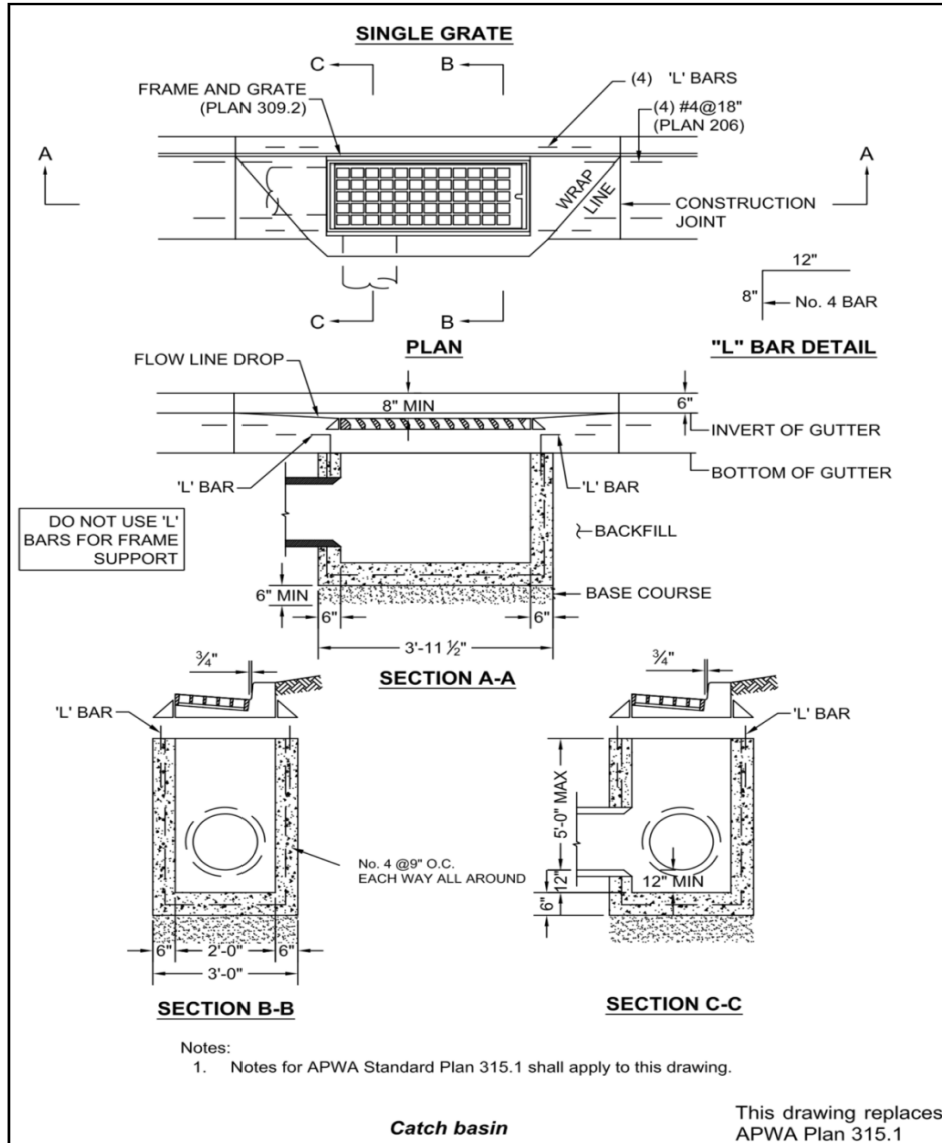
- b. Drainage catch basins, inlets, outlets, and hardware standards.
- i. Plan 303: 44" Frame and cover. This plan is not acceptable and is deleted.
  - ii. Plan 304: 48" Cover and frame. This plan is not acceptable and is deleted.
  - iii. Plan 305.1: 51" Cover and frame. This plan is not acceptable and is deleted.
  - iv. Plan 305.2: 51" Cover and frame. This plan is not acceptable and is deleted.
  - v. Plan 305.3: 51" Cover and frame. This plan is not acceptable and is deleted.
  - vi. Plan 308: 35 ½" Grate and frame. Curb hoods are not allowed.
  - vii. Plan 309: 47 ¾" Grate and frame. The City's standard plan is depicted below and replaces APWA Plan 309.



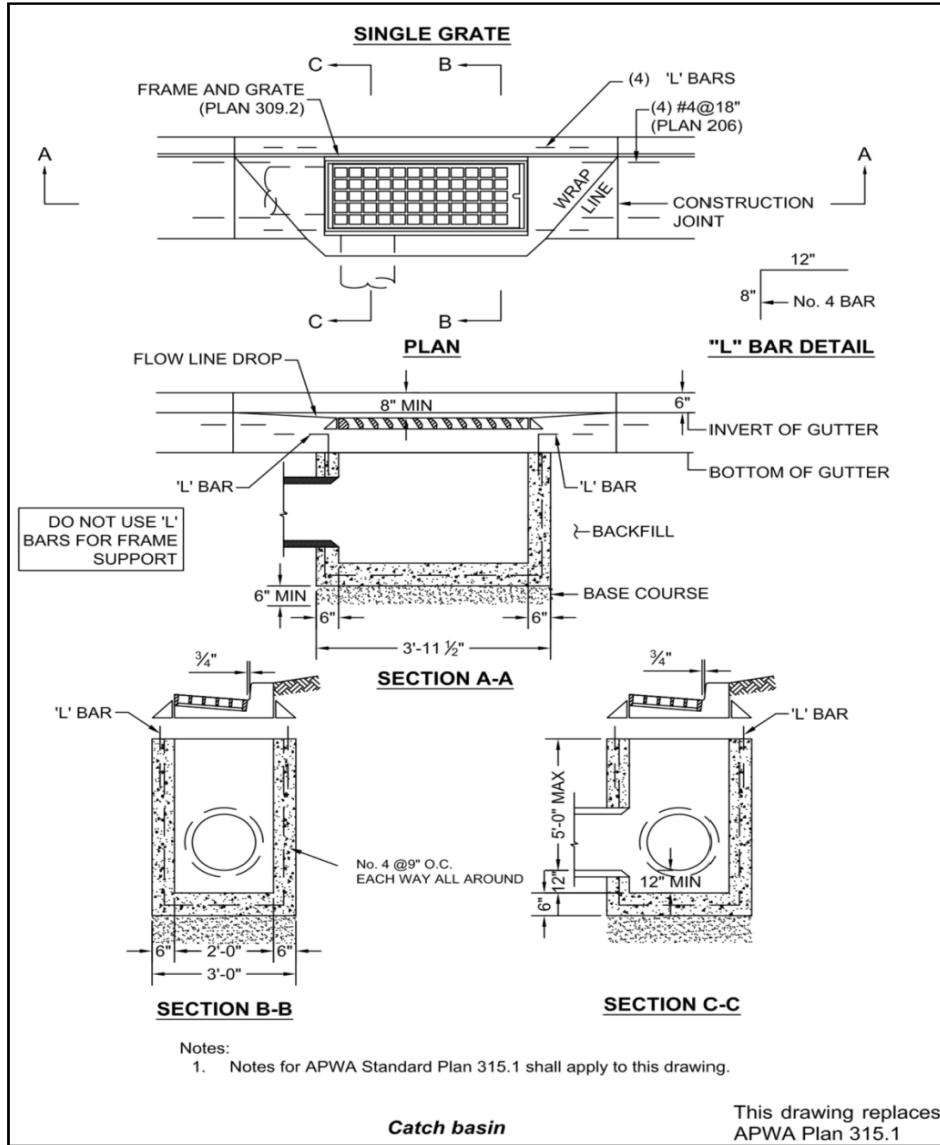


viii. Plan 310: 48" Grate and frame. This plan is not acceptable and is deleted.

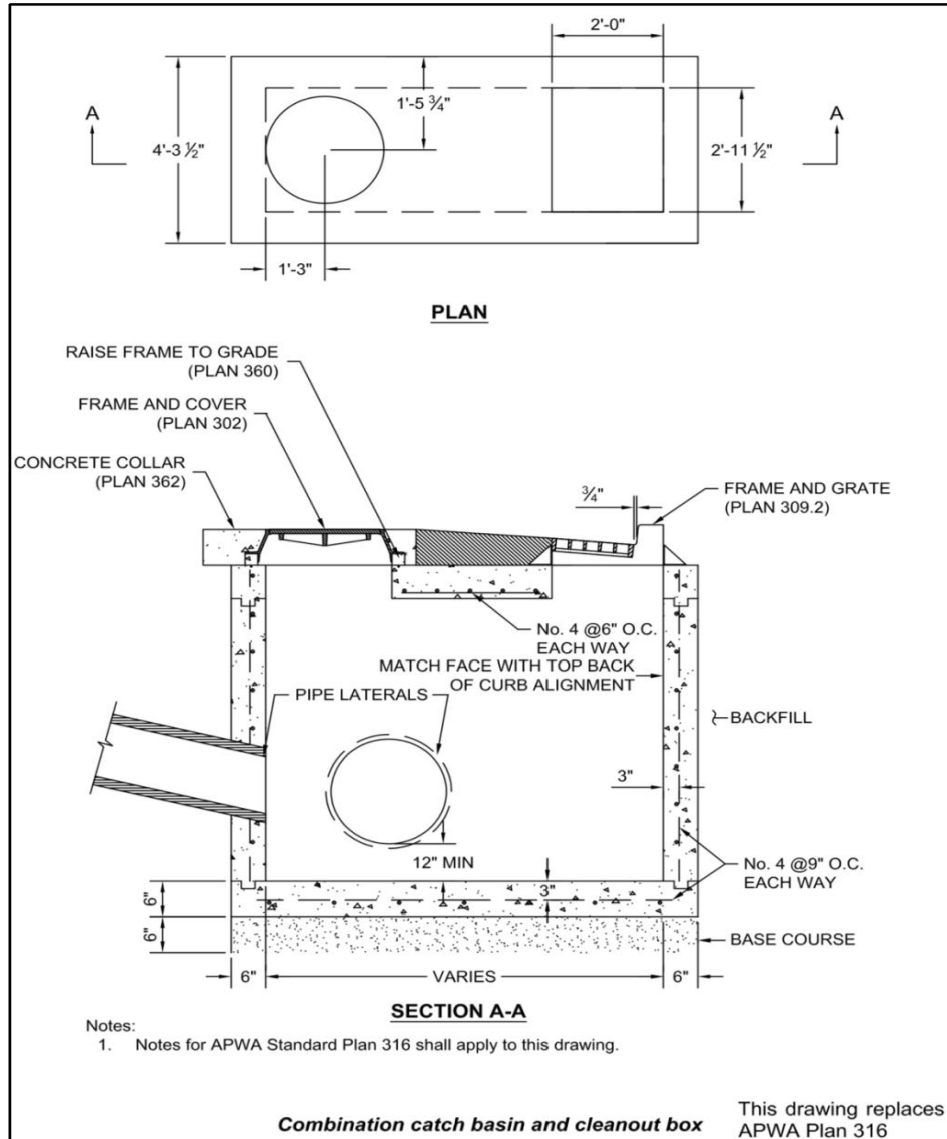
ix. Plan 315.1: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



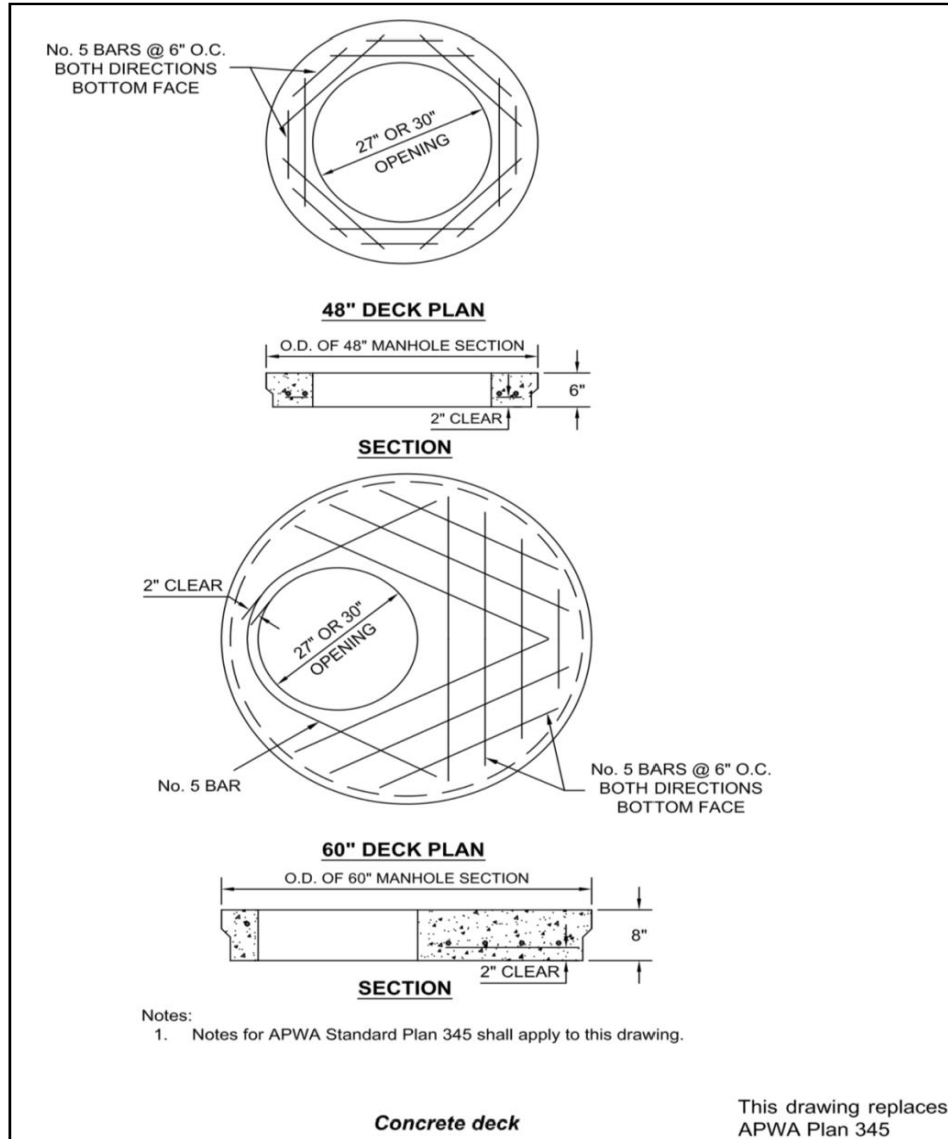
- x. Plan 315.2: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.2. Curb hoods are not allowed.



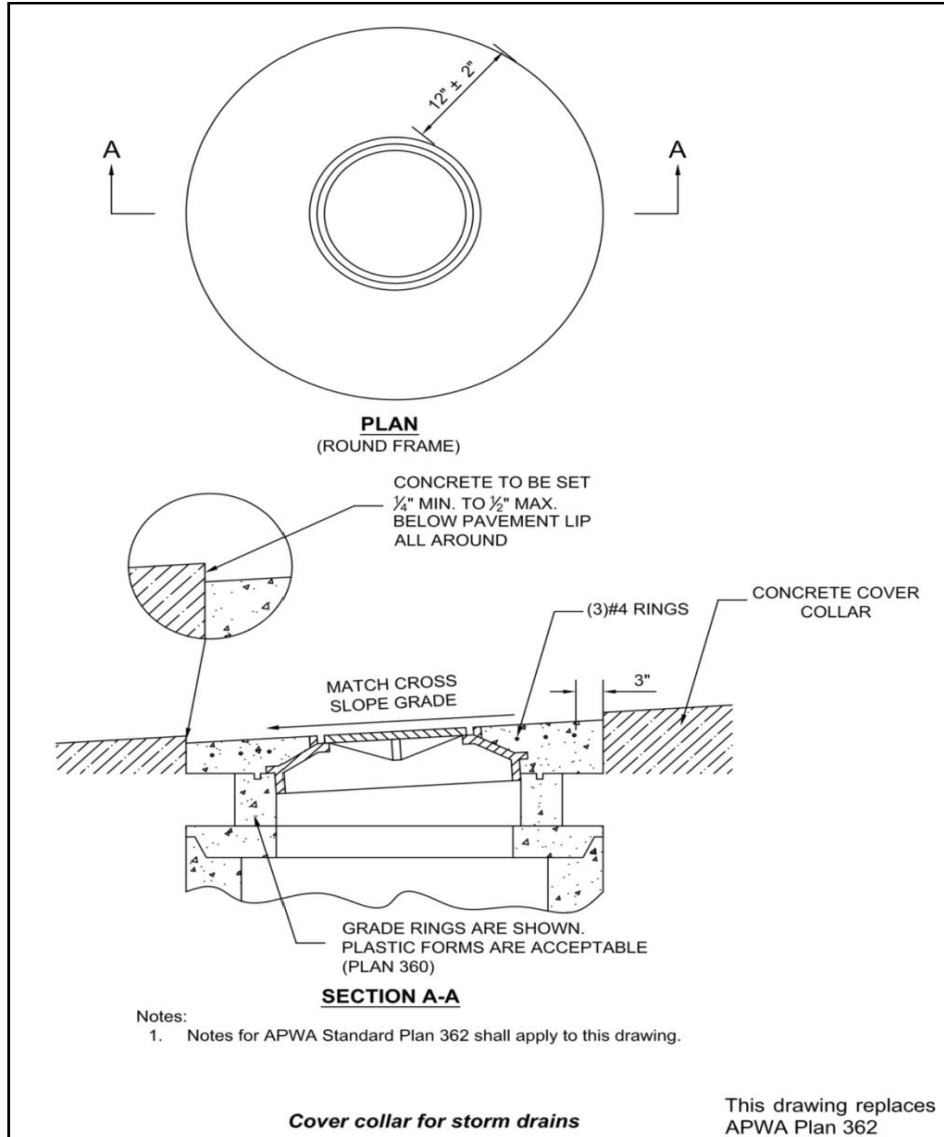
- xi. Plan 316: Combination catch basin and cleanout box. The City's standard plan is depicted below and replaces APWA Plan 316. Curb hoods are not allowed.



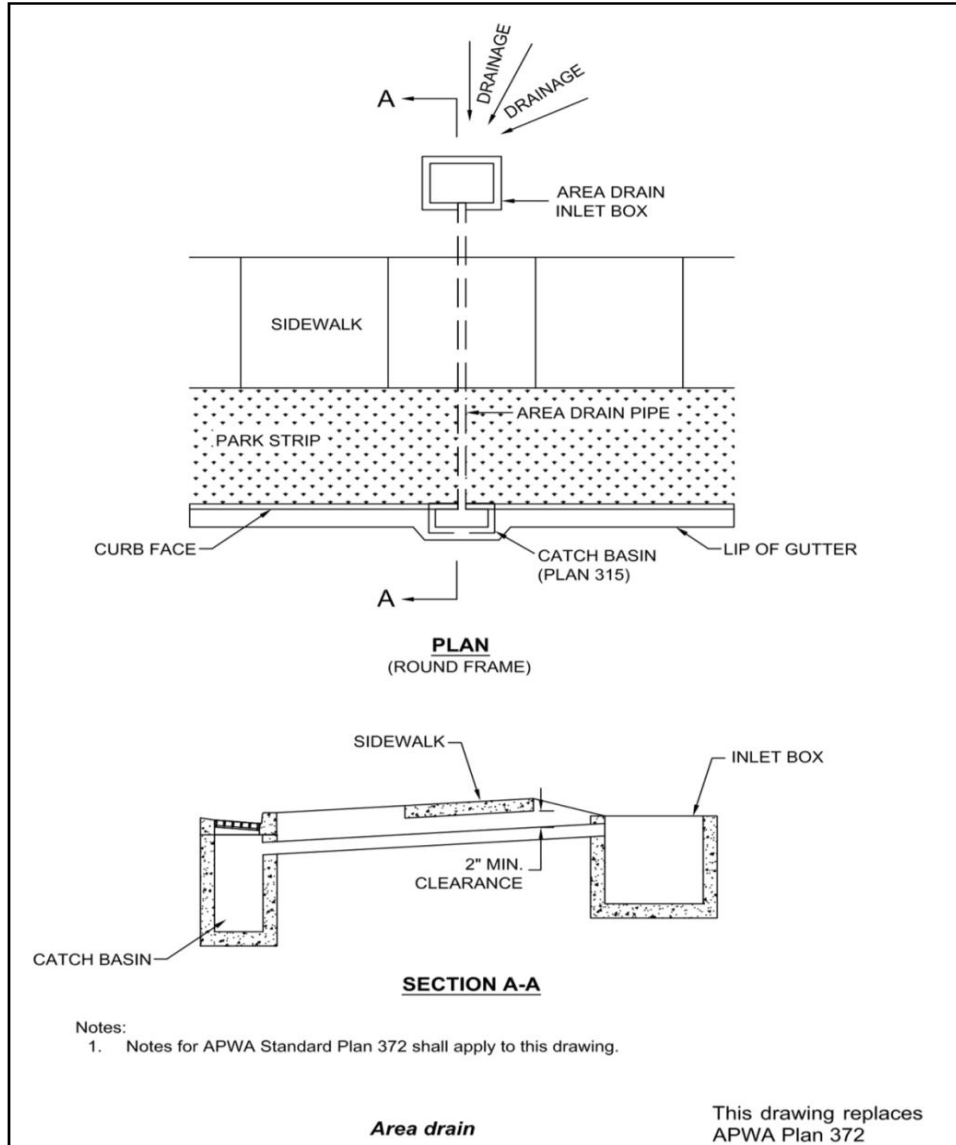
- xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.
- xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.
- xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.
- xv. Plan 331.3: Cleanout box. This plan is not acceptable and is deleted.
- xvi. Plan 345: Concrete deck. The standard requires a 30" opening. The City's standard plan is depicted below and replaces APWA Plan 345. The City prohibits a 60" deck plan with a 38"—40" opening.



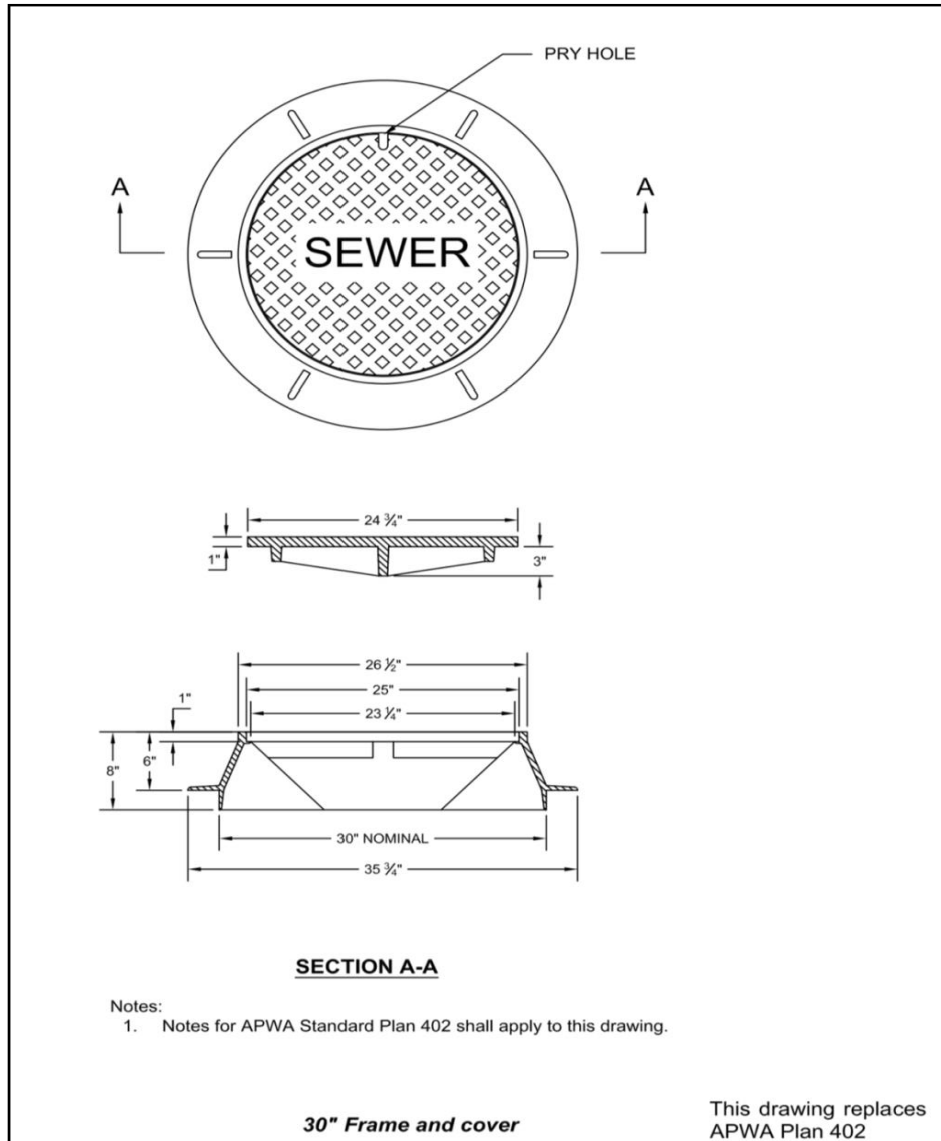
xvii. Plan 362: Cover collar for storm drains. The City's standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.



xviii. Plan 372: Area drain. The City's standard plan is depicted below and replaces APWA Plan 372. Curb hoods are not allowed.

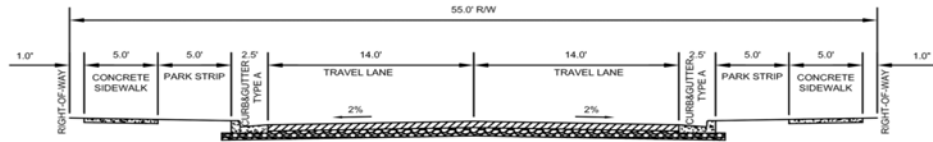


- xix. Plan 402: 30" Frame and cover. The City's standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.

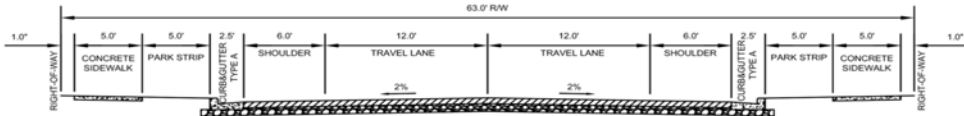


6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the Roadways and Functional Classifications in the General Plan that meet the following applicable minimum road profiles:

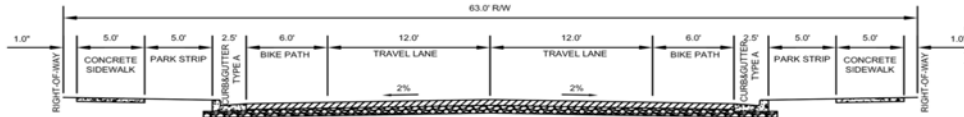




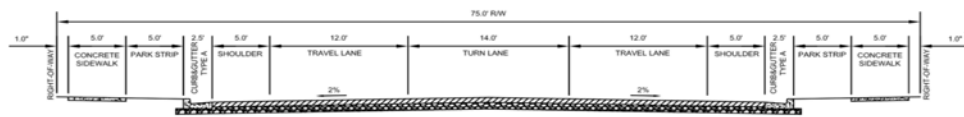
LOCAL  
(RESIDENTIAL, NO ON STREET PARKING)



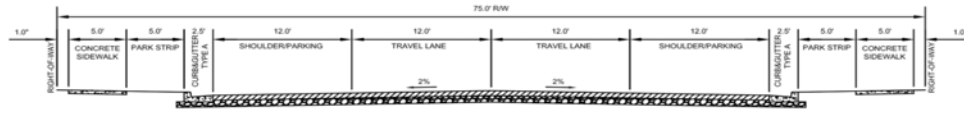
LOCAL  
(RESIDENTIAL, ON STREET PARKING)



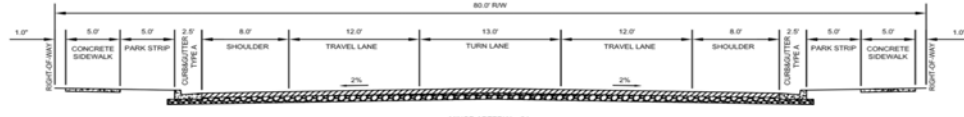
MINOR COLLECTOR - 2 L CONFIGURATION



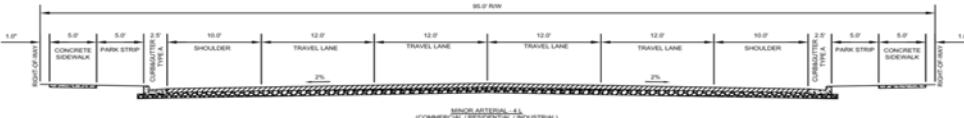
MAJOR COLLECTOR - 3 L CONFIGURATION



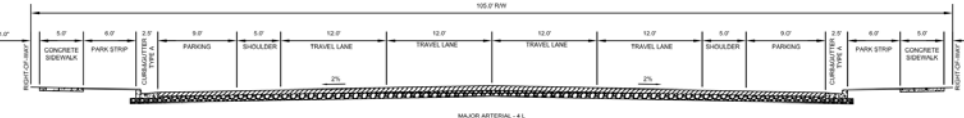
MINOR ARTERIAL - 2 L  
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



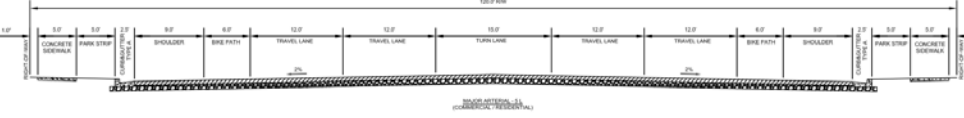
MINOR ARTERIAL - 3 L  
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



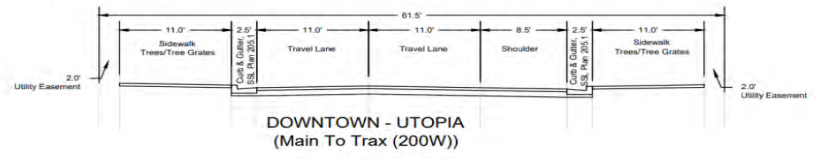
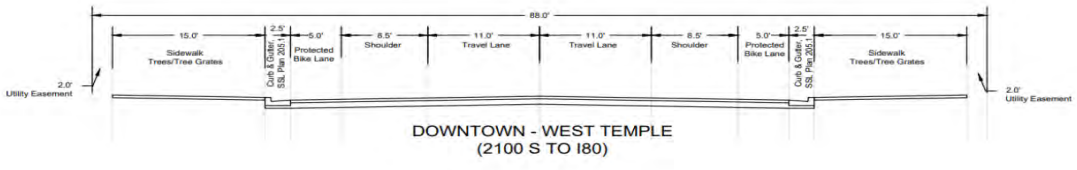
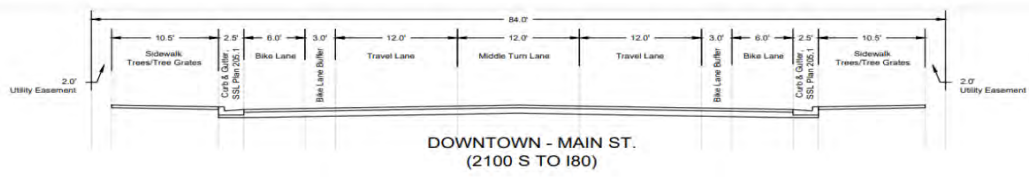
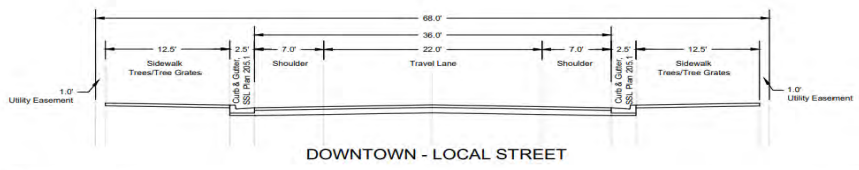
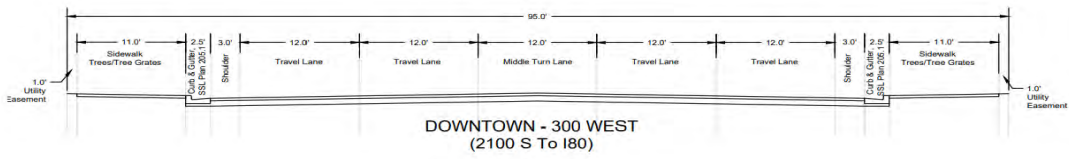
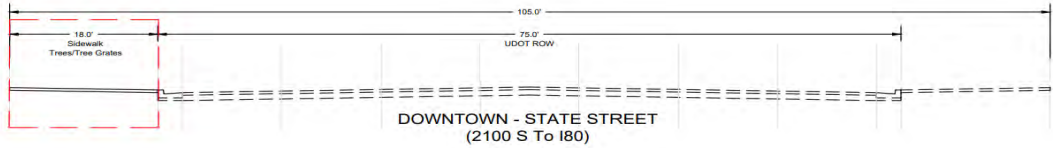
MINOR ARTERIAL - 4 L  
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)

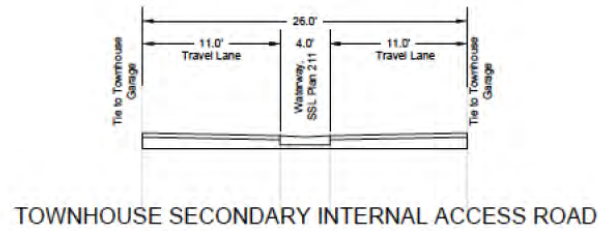
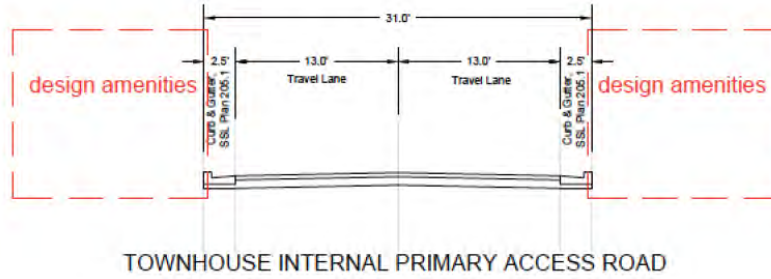


MAJOR ARTERIAL - 4 L  
(COMMERCIAL / RESIDENTIAL)

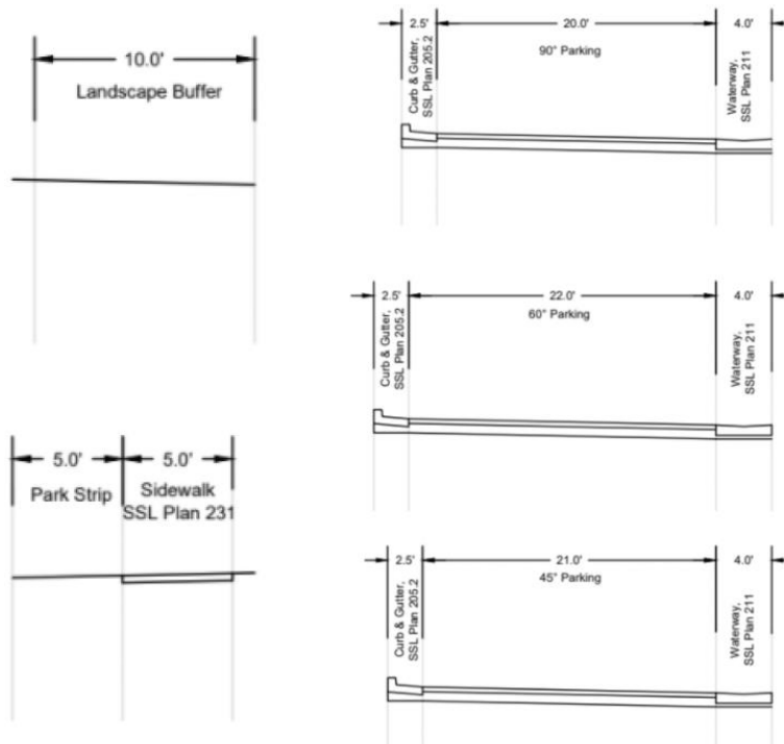


MAJOR ARTERIAL - 5 L  
(COMMERCIAL / RESIDENTIAL)



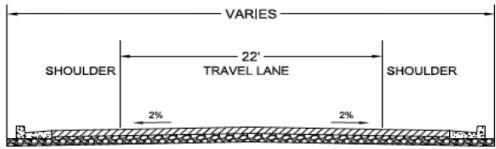


7. Required Townhome Internal Primary Access Road Right-of-Way Amenities. From public Street to public Street, each Townhome Development shall include provide one or more of the following design amenities on each side of the internal primary access road:

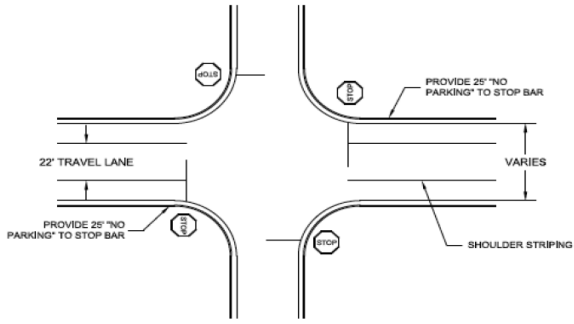


8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:

LOCAL ROAD ONLY



**SECTION**

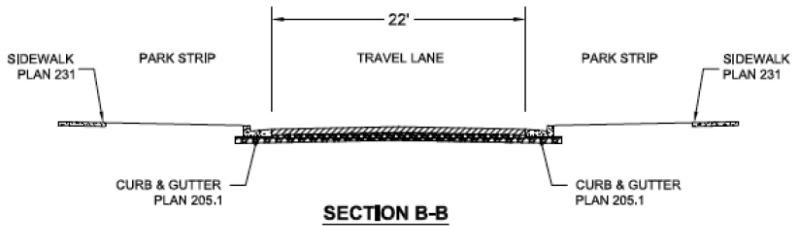
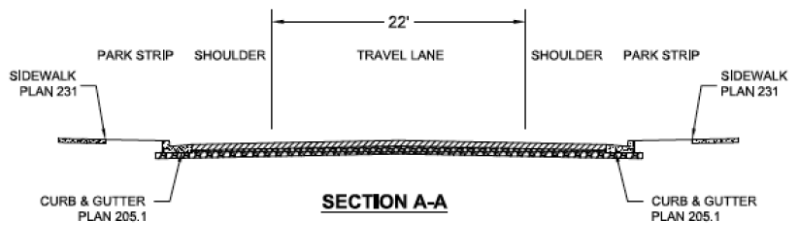
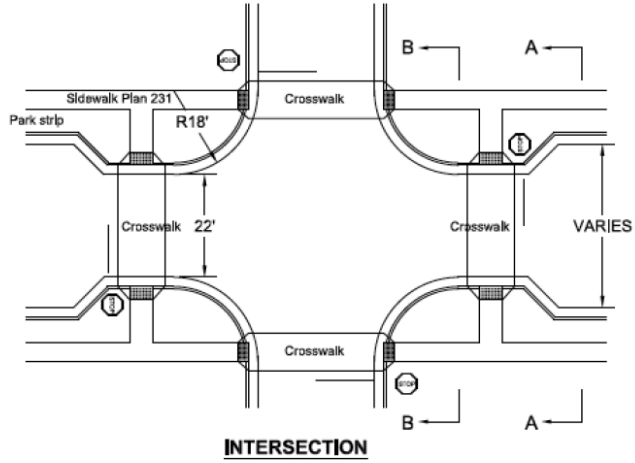


**INTERSECTION**

***Narrow travel lane***

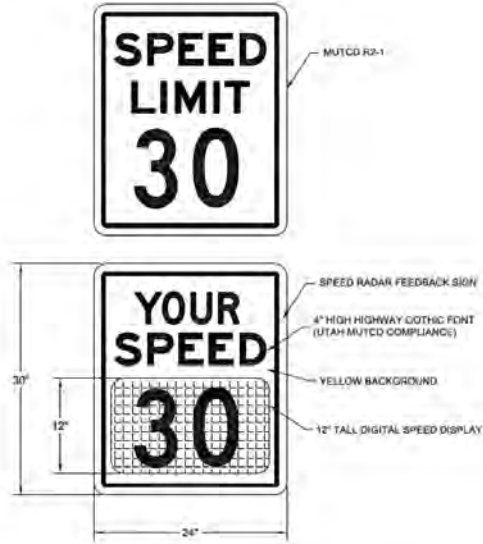
- 1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
- 2. PRODUCTS
  - A. Pavement Markings: Paint. APWA Section 32 17 23.
- 3. EXECUTION
  - A. Pavement Markings: Follow APWA Section 32 17 23.

9. Standard Intersection Profile with Bulb-out. Each Subdivision or Condominium Plat shall incorporate the following traffic calming design at intersections as required by the City Engineer:



**Bulb-out**

10. Each new subdivision shall incorporate the following solar powered, speed radar feedback signs within the Subdivision in locations designated by the City Engineer:
  - a. For Collector Roads:



**COLLECTOR**

**Notes:**

1. This sign shall be used on roads classified as "Collector".
2. Standard static speed limit sign Utah MUTCD Sign R2-1. Solar powered feedback sign is preferred.
3. Speed feedback sign shall be mounted below speed limit sign.
4. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

**Speed radar feedback sign**

1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
  - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign.
  - B. Speed Feedback Sign: Dimensions match MUTCD R2-1 sign.
3. EXECUTION
  - A. Location: Collector roads only. Consult ENGINEER for location and spacing.

b. For Local Roads:



**LOCAL ROAD**

**Notes:**

1. This sign shall be used on local road only.
2. Standard Utah MUTCD Sign R2-1. Solar powered flashing is preferred.
3. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

**Speed radar feedback sign**

1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
  - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign, 25 mph.
  - B. Feedback flashing strip.
3. EXECUTION
  - A. Location: Residential area only. Consult ENGINEER for location and spacing.

- C. Self-Imposed Restrictions. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or within restrictive covenants be recorded with the County Recorder simultaneously with the Plat in a form and substance approved by the City Attorney, the material terms of which may not be altered without prior Planning Commission approval.
- D. Restrictions Due to Character of The Land. Land that is unsuitable for Subdivision or Development due to flooding, improper drainage, potentially toxic wastes, wetlands, geologic hazards, utility easements, or other features that reasonably will be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or Developed unless adequate methods are formulated by the Applicant and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Applicant. Without adequate remediation, such land shall be set aside or reserved for Uses that do not involve such a danger.

**17.10.130 General Subdivision Requirements.**

- A. Subdivision Name. The proposed name of the Subdivision and all roadways contained therein shall not duplicate, or too closely approximate, the name of any other Subdivision or Street in the Area covered by these regulations or those of Salt Lake County, Utah. The Planning Commission shall have final authority to designate the name of the Subdivision and to select Street names.
- B. Survey Monuments. Prior to Final Plat Approval, the Applicant shall place permanent survey monuments in the Subdivision as required herein or as otherwise approved by the City Engineer.
  - 1. Survey monuments shall be installed in accordance with the South Salt Lake City Construction Specifications and Standard Drawings.
  - 2. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor prior to the time the Planning Commission recommends approval of the Final Plat unless a performance Guaranty is established in accordance with the provisions of this Code.
- C. Limits of Disturbance/Vegetation Protection. A separate plan that addresses Limits of Disturbance and vegetation protection during construction and re-vegetation of disturbed Areas will be required. This shall include a construction plan for all project improvements such as Streets and utilities and a commitment to replace Significant Vegetation in a ratio of four (4) four-inch (4") caliper trees for each tree outside of the Limits of Disturbance that qualifies as Significant Vegetation.
- D. Soil Conditions. Consideration must be given to soil conditions and ground water existence and may include appropriate Setbacks or restrictions.
- E. Trails and Sidewalks. Trails and sidewalks shall be provided to allow efficient internal circulation as well as links to adjacent trail systems on other Properties. Existing trails should be maintained and incorporated into open space elements of the project. This may include trails for pedestrian or bicycle use. Construction of new trails will be required concurrently with the installation of other Public Improvements. Although required trails may not link to adjacent trails immediately, each trail is a vital part of an overall Trails Master Plan. In most cases, the homeowners are required to maintain the trails internal to their Subdivision.
- F. Limits of Disturbance/Vegetation Protection. Limits of Disturbance or Building Pad lines shall be shown on the Preliminary and Final Plats if the staff determines that there is Significant Vegetation on the Site or if it is important to clearly designate future Building locations. Limits of Disturbance or Building Pad lines with definitions as approved by the Planning Commission must be reflected on the Final Plat.
- G. Top Soil Preservation and Final Grading. Topsoil shall not be removed from residential Lots or used as spoil, but shall be redistributed so as to provide at least six inches (6") of cover on the Lots and at least four inches (4") of cover between the sidewalks and curbs, and shall be stabilized by seeding or planting.

### **17.10.140 Subdivision Development Lot Standards.**

- A. All Final Plats shall result in the creation of compliant Lots and Building sites.
- B. All Lots or Parcels created by a Final Plat shall have Frontage on a Public Street that has been Dedicated to the City and has been improved to the applicable City Road Profile according to City Engineer approved Construction Standards and Specifications.
- C. Property designated as Street Right-of-Way shall be separate and distinct from subdivided Lots adjoining such Street Right-of-Way.
- D. The minimum area and dimensions of all Lots shall conform to the requirements of this Code.
- E. The side boundary lines of all Lots, so far as possible, shall be at right angles to the Street which the Lots face, or approximately radial to the center of curves, if such Street is curved.
- F. Side boundary lines of Lots shall be approximately radial to the center of a Cul-de-Sac on which the Lots face.
- G. Corner Lots for Residential Use shall be platted wider than Interior Lots within the Subdivision to facilitate conformance with the required Front Yard Street Setback requirements of this Code.
- H. A Lot shall not be divided by a City boundary line.
- I. Double Frontage residential Lots are not permitted for Single-Family residential Subdivision.
- J. Building sites or Development envelopes shall be designed to allow for minimum separations between Structures.
- K. Side Lot Lines shall be at right angles to Street lines, or radial to curving Street lines.
- L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings, observing the minimum Front Yard Setback and Site Distance Triangles from both Streets.
- M. Depth and width of Properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the Off-Street parking and loading facilities required for the type of Use and Development generally contemplated in the District.
- N. New Single-Family Lots shall not Front on or access an Arterial or Collector Street.
- O. If Access from an Arterial or Collector Street is necessary for new adjoining Lots, at a minimum, such Lots shall be served by a separate Local Street to limit potential traffic hazards on larger Arterial or Collector Streets.
- P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets. Single-Family homes may not back onto Arterial or Collector Streets.
- Q. Lots shall be laid out to provide positive drainage away from all Buildings and individual Lot drainage shall be coordinated with the general storm drainage pattern for the Area. Drainage shall be designed to avoid surface concentration of storm drainage water from any Lot to adjacent Lots or Streets.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

### **17.10.150 Subdivision and Condominium Plat Layout Requirements.**

- A. General Layout Requirements.
  - 1. Roads shall be graded and improved and conform to the South Salt Lake City Standards and Construction Specifications, and Standard Drawings and shall be approved as to design and



specifications by the City Engineer, in accordance with the Construction Plans and Specifications required to be submitted prior to Final Plat approval.

2. In Developments with non-Residential components, the Streets, and other Access ways shall be planned in connection with the grouping of Buildings, location of rail facilities, and the provision of Alleys, truck loading and maneuvering Areas, and walks and parking Areas to minimize conflict of movement between the various types of traffic and with pedestrians.
3. Proposed Streets shall be extended to the boundary lines of the tract to be platted, unless prevented by topography or other physical conditions.

B. Frontage on and Arrangement to Improved Roads.

1. No Subdivision or Plat shall be approved unless the Area to be platted has Frontage on and Access from an existing Street on the Roadways and Functional Classifications in the General Plan unless such Street is an existing state highway; or a dedicated public Street shown upon a Subdivision Plat approved by the Planning Commission and recorded in the County Recorder's office. Such Street or highway must be suitably improved as required by the state highway rules, City regulations, specifications, or orders, or such improvements shall be secured by an Infrastructure Improvement Assurance, with the width and Right-of-Way and Road Profile required by this Chapter.
2. Wherever the Area to be subdivided or platted is to utilize existing Street Frontage, such road shall be suitably improved as provided above.
3. All Streets shall be integrated with the thoroughfares and Dedicated Rights-of-Way established in the Standard Road Profiles and in the Roadways and Functional Classifications in the General Plan.
4. All thoroughfares shall be configured to address specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing, proposed, and future land Uses.

C. Road Design Considering Blocks.

1. Block lengths in Single-Family residential Areas should not exceed six hundred feet (600') and shall not be less than four hundred feet (400') in length.
2. Wherever practicable, Blocks along Major Collector and all Arterial Streets shall be not less than six hundred feet (600') in length.
3. Planning Commission may require the reservation of an easement through a Block to accommodate utilities, drainage facilities, and/or pedestrian traffic.
4. Planning Commission may require improved pedestrian ways and crosswalks, not less than ten feet (10') wide, through the center of any proposed Development Block that is more than eight hundred feet (800') long.

D. Access to/from Arterial or Collector Streets. Where a Subdivision or Plat borders on or contains an existing or proposed Arterial or Collector, the Planning Commission may require that Access to such Streets be limited by one of the following means:

1. The Subdivision of Lots to back onto the Arterial or Collector and Front onto a parallel Local Street; no direct Access from the primary Arterial or Collector Street, with Screening provided in a strip of land along the Rear Property Line of such Lots.
2. A series of U-shaped Streets or short loops entered from and designed generally at right angles to such a parallel Street, with the rear boundary lines of their terminal Lots backing onto the Arterial or Collector Street.

E. Construction of Dead-End Roads. The arrangement of Streets shall provide for the continuation of principal Streets between adjacent Properties to allow for convenient movement of traffic, effective fire protection, for efficient provision of utilities.

1. Dead End Road-Temporary. If the adjacent Property is undeveloped and the Street must be a dead-end Street temporarily, the Right-of-Way shall be extended to the Property Line. A temporary turnabout shall be provided on all temporary dead-end Streets, with the notation on the Plat that land outside the normal Street Right-of-Way shall revert to abutting Property Owners whenever the Street is continued. The Planning Commission shall limit the length and use of temporary dead-end Streets in accordance with these regulations.
  2. Existing Dead-End Roads, Permanent. Where an existing road does not extend to the boundary of the Subdivision and its continuation is not required by the Planning Commission for Access to adjoining Property, its terminus shall not be nearer to such boundary than fifty feet (50'). The Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A Cul-de-Sac turnaround shall be provided at the end of a permanent, existing dead-end Street in accordance with the Design Standards, Construction Specifications, and Standard Drawings. For greater convenience to traffic and more effective police and fire protection, existing dead-end Streets shall be limited in length to six hundred and fifty feet (650') and no more than ten (10) equivalent residential units.
- F. Road Names. The Subdivision or Condominium Plat Applicant, upon consent of the Planning Commission, shall name all roads at the time of Preliminary or Final Plat approval. Names shall be sufficiently different in sound and in spelling from other road names in Salt Lake County, Utah to prevent confusion to emergency responders. A road that is or is planned as a continuation of an existing road shall bear the same name.
- G. Road Regulatory Signs. The Applicant shall erect or post acceptable Guarantees ensuring each road regulatory Sign and Street name Sign required by the City Engineer has been installed at all road intersections prior to the first Certificate of Occupancy. Street and road regulatory signs shall be designed according to South Salt Lake City Design Standards, Construction Specifications, and Standard Drawings.
- H. Street Lights/Project Lighting. Installation of Street lights and Project lighting is required for every Subdivision of land and Condominium Plat and shall be placed by the Applicant in accordance with South Salt Lake City Design Standards, the South Salt Lake Lighting Master Plan, Construction Specifications, and Standard Drawings as approved, in writing, by the City Engineer.
1. The Applicant shall pay to the City a Street light system development fee in the amount set forth in the City fee schedule, which amount, if necessary, shall be adjusted to cover the City's entire expense for the design, installation, and maintenance of a Street lighting system for the Development.
  2. The City shall provide for the design and installation of the Street lighting system by contract with the Rocky Mountain Power (or its successor in interest) and shall pay the cost of electricity provided to the Street lighting system.
- I. Road Design Standards. In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory Access to police, fire fighting, snow removal, sanitation, and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining Properties, the design standards for roads are hereby required to comply with the South Salt Lake City Development Standards, Construction Specifications and Standard Drawings, and Roadways and Functional Classifications in the General Plan.
1. Road Surfacing and Improvements. After a four-inch (4") quad conduit duct and sewer and water utilities have been installed, the Applicant shall compose and compact all road base, shall construct curbs, gutters, sidewalks, culverts, drains and bridges, and shall surface or cause to be surfaced roadways and the complete road profile installed. Said surfacing shall be of such character as is suitable for the expected traffic. Types of pavement shall be as determined by the City Engineer, based on the soils compaction test within the Right-of-Way. In all circumstances the City Engineer shall require at least 4" of asphalt upon untreated base course; native material must have a minimum CBR of 3.0. Adequate provision shall be made for culverts, drains, and bridges.

2. All road pavement, shoulders, drainage improvements and Structures, curbs, turnarounds, and sidewalks shall conform to the adopted Construction Standards and Specifications and shall be incorporated into the construction plans required to be submitted by the Applicant for Plat approval.
- J. Fire Access. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the State of Utah.
- K. Intersection Design Standards.
1. Streets shall be laid out to intersect as nearly as possible at right angles. A proposed intersection of two (2) new Streets at an angle within ten degrees of perpendicular is required. An oblique Street shall be curved approaching an intersection and shall be approximately at right angles for at least one hundred feet (100') there from. Not more than two (2) Streets shall intersect at any one point.
  2. Proposed new intersections along one side of an existing Street shall, wherever practicable, coincide with any existing intersection on the opposite side of such Street. Street jogs with center line offsets of less than one hundred and fifty feet (150') shall not be permitted, except where the intersected Street has separated dual drives without median breaks at either intersection. Where Streets intersect with Arterial or Collectors Streets, their alignment shall be continuous. Intersections of major Streets shall be at least eight hundred feet (800') apart.
  3. Minimum curb radius at the intersection of two (2) Local Streets shall be at least twenty feet (20'), and minimum curb radius at an intersection involving a collector Street shall be at least twenty-eight feet (28'). Alley intersections and abrupt changes in alignment within a Block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement and a safe Sight Distance Triangle.
  4. Intersections shall be designed with a flat Grade wherever practical. At the approach to an intersection, a leveling Area shall be provided having not greater than a two percent (2%) Slope for a distance of sixty feet (60'), measured from the nearest Right-of-Way line of the intersecting Street.
  5. The cross Slopes on all Streets, including intersections, shall be three percent (3%) or less.
- L. Road Dedications and Reservations.
1. New Perimeter Streets. Street systems in new Subdivisions or Condominium Plats shall be configured to eliminate or avoid new perimeter half-Streets. The Planning Commission may authorize a new perimeter Street where the Applicant improves and Dedicates the entire required Street Right-of-Way width.
  2. Widening and Realignment of Existing Roads. Where a Subdivision borders an existing narrow road or when the Standard Road Profile and Roadways and Functional Classifications in the General Plan indicates plans for realignment or widening a road that would require use of some of the land in the Subdivision, the Applicant shall be required to improve and Dedicate at its expense such Areas for widening or realignment of such roads. Such Frontage roads and Streets shall be improved and Dedicated by the Applicant at its expense to the full width as required by these regulations. Land reserved for any road purpose may not be counted in satisfying Yard or Area requirements contained in this Title.

### **17.10.160 Drainage and Storm Sewers.**

- A. General Requirements. Each Plat shall make adequate provision for storm or flood water runoff in compliance with Title 13 and the Construction Specifications and Standard Drawings. The storm water drainage system shall be separate from and independent of the sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method or other methods as approved by the City Engineer, and a copy of storm water system design computations shall be submitted along with plans. When calculations indicate that curb capacities are exceeded at a point, catch basins shall be used to intercept flow at that

point. Surface water drainage patterns shall be shown for each and every Lot and Block. On-Site storm water detention is required.

B. Nature of Storm Water Facilities.

1. Location. Upon the recommendation of the City Engineer, the Planning Commission may require the Applicant to carry away by pipe or open channel any spring or surface water that may exist either previously to, or as a result of the Subdivision. Such drainage facilities shall be located in the road Right-of-Way where feasible, or in perpetual unobstructed easements of appropriate width Dedicated to the City and constructed in accordance with Title 13 and the Construction Standards and Specifications.
2. Accessibility to Public Storm Sewers.
  - a. Underground storm sewer systems shall be constructed throughout the Subdivision and be conducted to an approved out-fall, maintained by the Owner. Periodic inspection of facilities shall be conducted by the City Engineer over the life of the Development.
  - b. If a connection to a public storm sewer will be provided eventually, as determined by the City Engineer and the Planning Commission, the Applicant shall make arrangements for future storm water disposal by a public utility system at the time the Plat receives final approval. Provision for such connection shall be incorporated by inclusion in the performance Guaranty required for the Subdivision Plat.
3. Accommodation of Upstream Drainage Areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage Area, whether inside or outside the Subdivision. The Applicant shall hire a qualified engineer to determine the necessary size of the facility, based on the provisions of the current MS4 permit and Construction Standards and Specifications assuming conditions of maximum potential permitted Development. The City Engineer must review, recommend modifications where applicable, and approve the proposed design prior to Plat approval.
4. Effect on Downstream Drainage Areas. The City Engineer shall also require the Applicant's qualified engineer to study the effect of each Subdivision on existing downstream drainage facilities outside the Area of the Subdivision. City storm drainage studies together with such other studies as shall be appropriate, shall serve as a guide to any needed improvements required by the Development to City facilities prior to Development approval. No Subdivision shall be approved unless adequate storm/flood water drainage will be provided to an approved drainage watercourse or facility with capacity to serve the anticipated storm water flow.
5. Areas of Poor Drainage. Whenever a Plat is submitted for an Area that is subject to periodic flooding, the Planning Commission upon recommendation of the City Engineer, may approve such Subdivision provided that the Applicant fills the affected Area of said Subdivision with appropriate structural base materials to an elevation sufficient to place the elevation of Streets and Lots at a minimum of twelve inches (12") above the elevation of the maximum probable 100 year flood event. The Plat of such Subdivision shall provide for an overflow zone along the bank of any stream or watercourse, in a width that is sufficient in a time of high water to contain or move the flood water without damaging improved properties, including City Streets and facilities. No fill shall be placed in the overflow zone nor shall any Structure be erected or placed therein.
6. Flood Plain Areas. The Planning Commission may, upon recommendation of the City Engineer and when it deems it necessary for the health, safety, or welfare of the present and future population of the Area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the Subdivision of any portion of the Property which lies within the flood plain of any river, stream or drainage course. These flood plain Areas should be preserved from any and all destruction or damage resulting from clearing, Grading, or dumping of earth, waste material, or stumps.

C. Dedication of Drainage Easements.

1. General Requirements. Where a Subdivision is traversed by a watercourse, drainage way, channel, or stream, the Owner shall Dedicate to the City a storm water easement or drainage Right-of-Way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for drainage in the 100 year flood event. The existing drainage will be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
2. Drainage Easements.
  - a. Where topography or other conditions make impractical the inclusion of necessary drainage facilities within road Rights-of-Way, perpetual unobstructed easements at least twenty feet (20') in width for such drainage facilities shall be provided across the platted Property outside the platted road lines and with satisfactory access to the road. Drainage easements shall be indicated on the Plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facility.
  - b. When a proposed drainage system will carry water across private land outside the Subdivision, appropriate drainage rights must be secured from the affected land Owner and must be indicated on the Plat.
  - c. The Applicant shall Dedicate, either in fee simple or by drainage easement, land on both sides of existing watercourses within the Subdivision.
  - d. Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in Areas for Dedication, shall be preserved and retained in their natural state as drainage ways.

#### **17.10.170 Water Facilities.**

- A. General Requirements.
  1. The Applicant shall extend the public culinary water-supply system for the purpose of providing an adequate water-supply to the Plat that is capable of providing domestic water Use and fire protection for the proposed land uses within the Plat without diminishing the water-supply to land uses outside of the Plat.
  2. The Applicant shall install adequate water facilities, including fire hydrants, subject to the specifications of the City and Appendix C to the International Fire Code in effect in the state. All water mains shall be at least eight inches (8") in diameter.
  3. Water main extensions shall meet the City's standards and shall be approved by the City Engineer, the City Water Manager and, where applicable, the culinary water provider.
  4. Fire flow shall be approved by the Fire Marshal, consistent with Appendix B of the International Fire Code in effect in the state.
  5. The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served, shall be shown on the approved site plan, and the cost of installing same shall be included in the performance Guaranty to be furnished by the Applicant.
  6. Prior to approval of the Subdivision Plat by the City Engineer, a determination shall be made by the City Water Manager and City Engineer as to the location and extent of facilities to be maintained by South Salt Lake City. Private facilities may be required to be so noted on the Plat
- B. Fire Hydrants. Fire hydrants are required for all Plats. Fire hydrants shall be located no more than one thousand feet (1,000') apart and within one hundred and fifty feet (150') of any Structure and shall be approved by the City Fire Marshal and City Engineer in accordance with Appendix D of the International Fire Code in effect in the state. To eliminate future Street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed

according to approved civil engineering plans before any final paving of a Street shown on the Subdivision Plat.

**17.10.180 Sewer Facilities.**

- A. General Requirements. The Applicant shall install sanitary sewer facilities in manner prescribed by the applicable sanitary sewer authority's construction standards and specifications. All plans shall be designed in accordance with their rules, regulations, and standards.
- B. Residential and Nonresidential Subdivisions. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority. No individual disposal system or treatment plants, private or group disposal systems, shall be permitted. Sanitary sewer facilities, including the installation of laterals in the Right-of-Way, shall be subject to the sanitary sewer authority's specifications, rules, regulations, and guidelines.

**17.10.190 Utilities**

- A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each platted Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities.

B. Easements.

~~1. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least ten feet (10') wide. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.~~

- 1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.
- 2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
City Facility	10'	0'	0'	
R1	10'	5'	10'	

Townhome Overlay	10'	0'	0'	8'
Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	
Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	*	*	*	
Crossing MPMU - 2100 S./State St.	*	*	*	
Crossing MPMU - Transit	*	*	*	
Downtown	5'	0'	0'	
East Streetcar	5'	0'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	*	*	*	
Granite MPMU - Townhome	*	*	*	

\* See Approved MPMU or Overlay District

~~3.2. Where topographical or other conditions make impractical the inclusion of utilities within the Rear Lot Lines, perpetual unobstructed easements at least ten feet (10') in width shall be provided along Side Lot Lines with satisfactory Access to the road or Rear Lot Lines.~~ All easements shall be indicated on the Plat. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.

~~4.3.~~ Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.

### 17.10.200 Sidewalks, Trails, and Bike Paths.

The following are required Improvements:

- A. Sidewalks, Landscaping, bike lanes, curb, and gutter, shall be included within the Dedicated Right-of-Way of all roads, consistent with the applicable road profile, unless an alternate location has been specifically recommended by the City Engineer and approved by the Planning Commission.
- B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography, require a minimum of Site disturbance, permit efficient drainage, and provide safe Access.
- C. Trails, pedestrian paths, and bike paths shall be provided by the Applicant in accordance with the Trails Master Plan and where otherwise necessary as determined by the Planning Commission. Trails should connect traffic generators such as schools, recreation facilities, commercial Areas, parks, and other significant natural features. Such trails shall be built to City specifications and easements shall be Dedicated for such trails. The trails shall be constructed at the time of road construction.

### 17.10.210 Nonresidential Subdivisions.

- A. In addition to the principles and standards for residential Subdivisions in this Chapter the Applicant shall demonstrate to the satisfaction of the Planning Commission that the Street, Parcel, and Block pattern proposed is specifically adapted to the Uses generally applicable in the District anticipated and other Uses in the vicinity.
- B. The following principles and standards shall be observed:
  - 1. Proposed industrial Parcels shall be suitable in Area and dimensions to the types of industrial Development anticipated.

2. Street Rights-of-Way subbase, pavement width, and pavement depth shall be adequate to accommodate the type, gross vehicle weight and volume of traffic anticipated to be placed thereupon.
3. Every effort shall be made to protect adjacent residential Areas from potential nuisance from a proposed commercial or industrial Subdivision, including the provision of extra depth in Parcels backing up on existing or potential residential Development and provisions for a permanently landscaped Buffer strip when necessary.

### **17.10.220 Specifications for Documents to be Completed**

- A. Preliminary Plat Specifications. A Preliminary Plat shall include the following:
1. General. The Preliminary Plat shall be prepared by a licensed land surveyor at an engineers' scale not more than one inch (1") equals twenty feet (20'), may be prepared in pen, or pen and pencil, and the sheets shall be numbered in sequence if more than one (1) sheet is used and shall be twenty-four inches by thirty-six inches (24" x 36"). It should be noted that the map prepared for the Preliminary Plat may also be used during the preparation of the Final Plat and, therefore, should be drawn on mylar.
  2. Name.
    - a. Name of Subdivision if Property is within an existing Subdivision.
    - b. Proposed name if not within a previously platted Subdivision. The proposed name shall not duplicate the name of any Plat previously recorded in Salt Lake County, Utah.
    - c. Name of Property if no Subdivision name has been chosen. This is commonly the name by which the Property is locally known.
    - d. Name, address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
    - e. Proposed names of new Streets, subject to the approval by the Planning Commission.
  3. Ownership. Name and address, including telephone number, of legal Owner or Owner's Agent of the Property, a Property title report, and citation of last instrument conveying any attribute of title to each Parcel of Property involved in the proposed Subdivision, giving grantor, grantee, date, and land records reference.
    - a. Citation and documentation of any existing legal Rights-of-Way or easements affecting the Property.
    - b. Existing recorded covenants on the Property, if any.
    - c. Name and address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
    - d. Copy of any environmental report prepared for the Property.
  4. Description. Location of Property by government Lot, section, township, range and county, graphic scale, north arrow, and acres.
    - a. Location of Property Lines; existing easements; burial grounds; physical hazards; known geologic hazards; hazardous materials, flood plains, railroad Rights-of-Way; water courses; wetlands; each tree of six inches (6") or more in diameter (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an area of fifty square feet (50 ft<sup>2</sup>), as measured to the canopy dripline; location, width, and names of all existing or platted Streets or other public ways within or immediately adjacent to the Property; and names of adjoining record Property Owners within six hundred feet (600') of any perimeter boundary of the proposed Subdivision.



- b. Location, sizes, elevations, excess capacities, and Slopes of existing sewers, water mains, culverts, other underground Structures, and hydrants within the tract and immediately adjacent thereto; existing permanent Building and utility poles and lines on or immediately adjacent to the Site and utility Rights-of-Way.
  - c. Approximate topography, at the same scale as the Preliminary Plat with at least two-foot (2') contour intervals.
  - d. The approximate location and widths of proposed Streets.
  - e. Preliminary proposals for connection with existing municipal water supply and sanitary sewer systems; and preliminary provisions for collecting, detaining, and discharging surface water drainage.
  - f. The approximate location, dimensions, and areas of all proposed and/or existing Lots.
  - g. The approximate location, dimensions, and areas of all Parcels of land proposed to be set aside for park or playground Use or other public Use, or for the common Use of Property Owners in the proposed Subdivision.
  - h. The location of temporary stakes to enable the Planning Commission and staff to find and appraise features of the Preliminary Plat in the field.
  - i. Whenever the proposed Preliminary Plat covers only a part of an Applicant's contiguous holdings, the Applicant shall submit, at the scale of no more than twenty feet (20') to the inch, a sketch of the proposed Subdivision Area, together with its proposed Street and trail system, and an indication of the probable future Street and drainage system of the remaining portion of the tract owned by the Applicant or its affiliates.
  - j. A vicinity map showing Streets and other general Development of the surrounding Area. The Preliminary Plat shall show all school and special service district boundary lines.
  - k. A plan designating Limits of Disturbance for each Parcel and for Subdivision improvements, such as utilities and roads.
5. Features.
- a. The location of Property with respect to surrounding Property and Streets, the names of all adjoining Property Owners of record or the names of adjoining Developments, the names of adjoining Streets.
  - b. Citation of any existing legal Rights-of-Way or easements affect the Property.
  - c. Existing covenants on the Property, if any.
  - d. The location and dimensions of all boundary lines of the Property to be expressed in feet and decimals of a foot.
  - e. The location of existing Streets, easements, water bodies, streams, and other pertinent features such as swamps, railroads, Buildings, parks, cemeteries, drainage ditches, physical hazards, identified hazardous materials, or bridges.
  - f. The location and width of all existing and proposed Streets and easements, Alleys, trails, and other public ways, and easement and proposed Street Rights-of-Ways and Building Setback lines.
  - g. The location, dimensions, and areas of all proposed or existing Lots.
  - h. The location and dimensions of all Property proposed to be set aside for park, playground, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the Dedication or reservation.

- i. The name and address of the Owner or Owners of land to be subdivided, the name and address of the Applicant, if other than the Owner, and the name of the land surveyor.
- j. The date of the map, approximate true north point, scale, and title of the Subdivision.
- k. Sufficient data acceptable to the City Engineer to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground.
- l. Indication of the proposed Use of any Lot (i.e. Single-Family, two-Family, Multi-Family, Townhome) and all non-Residential Uses proposed by the Applicant.
- m. All Lots in each Block shall be consecutively numbered. Reserved Lots shall be lettered in alphabetical order.
- n. The following notation shall also be shown:
  - i. Explanation of drainage systems and easements and Dedication of a public right of access to inspect or maintain such systems, if any.
  - ii. Explanation of Site easements, if any.
  - iii. Explanation of reservations, if any.
  - iv. Owners' Dedication, if any, and Owners' consent to record as required by state law.
- o. Any restrictions or requirements necessary to ensure solar access shall be defined.
- p. All utility facilities existing and proposed throughout the Subdivision shall be shown on the Preliminary Plat or on accompanying engineering plans and specifications.
- q. A plan designating Limits of Disturbance or Building Pads and utilities corridors and connections for each Parcel and for Subdivision improvements, such as utilities and roads.

B. Construction Plan Details.

- 1. General. Construction Plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one-inch (1") equals twenty feet (20'), and map sheets shall be of the same size as the Preliminary Plat. The following shall be shown:
  - a. Profiles showing existing and proposed elevations along the left and right edges of each road, and center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within one hundred feet (100') of the intersection shall be shown. Approximate radii of all curves, lengths of tangents, and central angles on all Streets.
  - b. Plans and profiles showing the locations and typical sidewalks, drainage easements, irrigation ditches, servitudes, Rights-of-Way, manholes, and catch basins; the locations of Street trees, Street lights, and Street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connections to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or Structures.
  - c. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing Streets, sewers, drains, water mains, easements, water bodies or impoundments, streams, and other pertinent features such as wetlands, railroads, Buildings, features noted on the Official Land Use Map or Master Plans, at the point of connection to proposed facilities and utilities within the Subdivision, and each tree with a diameter of six inches (6") or more (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an Area of fifty square feet (50 ft<sup>2</sup>), as measured to the canopy dripline. The water elevations of adjoining ponds, rivers, or streams at the date of the survey, and the approximate high- and low-water elevations of such ponds, rivers

or streams. All elevations shall be referred to the South Salt Lake City Engineer's or U.S.G.S. datum plane. If the Subdivision borders a pond, river, or stream, the distances and bearings of a meander line established not less than twenty feet (20') back from the ordinary high-water mark of such water ways.

- d. Topography at the same scale as the Preliminary Plat with a contour interval of two feet (2'), referred to sea-level datum. All datum provided shall be latest applicable U.S. Coast and Geodetic Survey datum and should be so noted on the Plat.
- e. All other specifications, details, and references required by City Design Standards, Construction Specifications and Standard Drawings, including a Site-Grading plan for the entire Subdivision.
- f. Notation of approval of the Preliminary Plat as follows:

Owner	Date
City Attorney	Date
City Engineer	Date
Community Development Director	Date
Planning Commission Chair	Date

- g. Title, name, address, signature, and seal of professional engineer, and date, including revision dates.
- h. A Limits of Disturbance and revegetation plan.

C. Final Subdivision Plat Requirements

- 1. General. The Final Plat shall be presented on reproducible mylar at the same scale and contain the same information required for a Preliminary Plat, except for any changes or additions required by the Planning Commission. All revision dates must be shown as well as the following:
  - a. Notation of any self-imposed restrictions, and locations of any Building Lines proposed to be established in this manner, if required by the Planning Commission in accordance with these regulations.
  - b. All survey monuments erected, corners, and other points established in the field in their proper places. The material of which the survey monuments, corners, or other points are made shall be noted at the representation thereof or by legend. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.
  - c. Form for endorsements by the Planning Commission Chair, City Mayor, Community Development Director, City Recorder, City Engineer, City Attorney, culinary water authority, sanitary sewer authority, Salt Lake County Health Department (as applicable), all applicable utilities, and other entities as required by the City Engineer and the City Attorney.

2. Preparation. The final Subdivision Plat shall be prepared by a land surveyor licensed by the state of Utah. The surveyor shall certify that the survey of the Property described on the Plat is in accordance with Title 17, Chapter 23, Section 17 of the Utah Code Annotated (1953, as amended) and has verified all measurements and has placed monuments as represented on the Plat.

### **17.10.230 Assurance for Completion of Landscaping and Infrastructure Improvements.**

- A. Costs of Improvements. All required Landscaping and Infrastructure Improvements shall be completed by the Applicant.
- B. Assurance for Landscaping and Infrastructure Improvements. The Applicant may post an Infrastructure Completion Assurance, in an amount estimated by the City Engineer, as sufficient to secure to the municipality the satisfactory construction, installation, and Dedication of any uncompleted portion of required Landscaping and Infrastructure Improvements and record a conforming the Final Plat prior to completion of all required Landscaping and Infrastructure Improvements. The Infrastructure Completion Assurance shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution. The period within which required improvements must be completed shall be specified by the Planning Commission in the decision approving the Final Plat and shall be incorporated in the Assurance and shall not in any event exceed two (2) years from date of Final Approval.
  1. Reduction of Completion Assurance. An Infrastructure Improvement Assurance shall be reduced upon actual completion and acceptance of Landscaping and Infrastructure Improvements to the ratio that the accepted Landscaping and Infrastructure Improvements bears to the total Landscaping and Infrastructure Improvements for the Plat.
  2. Governmental Units. Governmental units to which these Assurances apply may file in lieu of said Assurance a certified resolution or ordinance from officers or agencies authorized to act on their behalf, agreeing to comply with the provisions of this Title.
- C. Prior to excavating or commencement of construction, the Applicant shall meet with the Community Development Director, the City Engineer, and other officials as required for a preconstruction meeting. The Applicant shall bring to the meeting all contractors responsible to build the Infrastructure Improvements associated with the project and to comply with a detailed construction management plan for the project.
- D. Inspection of Improvements General Procedure and Fees. The Planning Commission, in consultation upon the advice of the City Engineer, shall provide for inspection of required Landscaping and Infrastructure Improvements during construction and insure their satisfactory completion. The Applicant shall, in accordance with the City's fee resolution, pay to the City an inspection fee and the Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or Certificates of Occupancy shall be issued until all fees are paid. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's construction standards and specifications, the Applicant shall be responsible for completing the improvements. Wherever the cost of improvements is covered by an Infrastructure Completion Assurance, the Applicant and the Guarantor, if any, shall be severally and jointly liable for completing the improvements according to approved plans and specifications. Prior to commencement of construction on any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- E. Maintenance of Improvements. The Applicant/Owner shall be required to maintain all required Landscaping and Infrastructure Improvements and provide for maintenance and snow removal on Streets and sidewalks until acceptance of said Landscaping and Infrastructure Improvements by the Planning Commission. If there are any certificates of occupancy on a Street not Dedicated to the City, the City may on twelve (12) hours-notice, plow the Street or effect emergency repairs and charge same to Applicant/Owner.

- F. Completion of Improvements. Before the Plat is signed by the Chairman of the Planning Commission, the Applicant shall complete, to the satisfaction of the City Engineer, all the Street, sanitary sewer, culinary water, power, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) and to Dedicate same to the local government, free and clear of all liens, environmental contamination, and encumbrances on the Property and Improvements thus Dedicated.
- G. Certificate of Satisfactory Completion. Subject to maintenance provisions contained in this Chapter, the City will not accept Dedication of required improvements, or release or reduce an Infrastructure Completion Assurance, until the City Engineer has submitted a certificate to the Planning Commission stating that all required improvements have been satisfactorily completed and until the Applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed "as-built" construction drawings and survey Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all environmental contamination, liens and encumbrances.
- H. Warranty. Upon such approval and recommendation of the City Engineer, the Applicant shall submit an Infrastructure Improvement Warranty, warranting that the Infrastructure Improvements have been installed as described in the approved construction plans and specifications, and a 10% Cash Deposit.
- I. Dedication. Upon the City Engineer's certification, approval, and recommendation, and the City Attorney's approval of the Infrastructure Improvement Warranty and 10% Cash Deposit, the Planning Commission shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.
- J. Issuance of Building Permits and Certificates of Occupancy.
  - 1. Building Permit. For any recorded Subdivision for which the City holds a current Infrastructure Completion Assurance, but the Infrastructure Improvements are not yet accepted, the extent of utilities and Street improvements shall be adequate for emergency response and vehicular Access by the prospective occupant and by police and fire equipment, prior to the issuance of any Building Permit.
  - 2. Certificate of Occupancy. Where an Infrastructure Completion Assurance has been accepted for a Final Subdivision Plat, no Certificate of Occupancy for any Building in the Subdivision shall be issued prior to the completion of the Public Improvements and Dedication of same to the City, as required in the Planning Commission's final approval of the Subdivision Plat. This restriction can be waived upon Good Cause shown and adequate assurance revived.

# DOWNTOWN SOUTH SALT LAKE

ZONING ORDINANCE & DESIGN STANDARDS



South Salt Lake City, Utah

Adopted April 12, 2016  
Amended August 14, 2019  
Amended January 13, 2021  
Amended April 13, 2022



# 5.0 BUILDING TYPES

## 5.1 Introduction.

### 1. Intent.

To facilitate urban form, human scale, resident comfort, sustainability, and a vibrant 24-7 neighborhood.

### 2. General Requirements.

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Downtown South Salt Lake Area.

All Building Types must meet the following requirements.

- (1) Subdistricts. Each Building Type shall be constructed only within its designated subdistricts. Refer to Table 5.1 Allowed Building Types by Subdistrict.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the subdistrict district of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted in Transitional Retail 4.2.3 (3).
- (5) Accessory Structures.
  - (a) Attached accessory structures are considered part of the principal structure.
  - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
    - (i) Detached accessory structures are not permitted in the front yard.
    - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
    - (iii) Detached accessory structures shall not exceed the height of the principal structure.
  - (c) Accessory structures shall be built in a manner compatible with the primary building and shall use the same or similar quality materials as the primary building.
- (6) Building Length. Buildings shall not exceed 400' feet in maximum length along any frontage.
- (7) Areas within a facade articulation zone that are between the building wall and the right-of-way must be landscaped with at least 50% live plant material at maturity.
- (8) Grade Separation. Ground floor residential units are recommended to be separated up to 4' above or below the street for privacy.
- (9) Theme and Unity. The architectural design within a single multi-building development of structures shall be organized around a consistent architectural theme in terms of the character, materials,

## 5.1 Building Types by Subdistrict

	Station District	Greenway	Mixed Use	Retail Destination
<b>Storefront</b>	A	A	A	A
<b>Urban Style</b>	A	A	A	A
<b>Townhome</b>		A	A	
<b>Civic</b>	A	A	A	A
<b>Parking Structure</b>	A	A	A	A
<b>Adaptive Reuse</b>	A	A	A	A

**KEY**  
A: Allowed



Figure 5.1 (1). Projection Clearance.

texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a developer's architectural character.

- (10) Projections. A projection is that portion of a building that projects beyond the main building face. All projections shall have a minimum clearance to the sidewalk of 9 ft. high. See Figure 5.1 (1).
- (11) Active Streetscape. Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, stoops, awnings, galleries, arcades.

## 5.0 BUILDING TYPES

An active streetscape that meets the requirements of section 6.9 may be counted as part of the required open space in applicable subdistricts.

- (12) Rail. Transit lines should be considered a “front door” amenity. Buildings should include entries, facades, and occupied spaces facing these lines. Building setbacks on transit corridors are designed to facilitate trails and greenways along the public ROWs.

### 5.2 Explanation of Building Type Table Standards.

The following explains and further defines the standards outlined in tables 5.3 through 5.7 for each building type. Refer to each table for specific requirements for each type. For all building types, the street type cross-section in Chapter 2 takes precedence over the build to zone. A range is shown for each building type to accommodate for varying street ROWs.

#### 1. Building Siting.

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone.
  - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
  - (b) Some building types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet. All surface parking on a site must be contiguous and arranged to facilitate future redevelopment.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front or side property line on a public frontage. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
  - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the side property line.
  - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line with no street frontage.

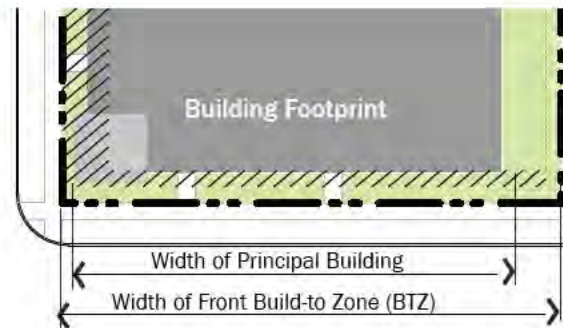


Figure 5.2 (1). Measuring Front Property Line Coverage.



Figure 5.2 (2). Corner Building.



Figure 5.2 (3). Maximum Impervious & Additional Semi-Pervious Coverage.



## 5.0 BUILDING TYPES

- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (8) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) Maximum Impervious Coverage. (Refer to Figure 5.2(3)), Maximum Impervious & Semi-Pervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (10) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage may be surfaced in a semi-pervious material, including a green roof or pavers.
- (11) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
  - (a) Lanes, parking grids, and parking connectors shall always be the primary means of access when present.
  - (b) When lanes are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a primary thoroughfare.

### 2. Building Massing.

- (1) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) Maximum Overall Height. The sum of a building's total height.
  - (a) Half stories are located dormer style completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above ground. That portion which is visible above ground level shall be included in the overall height.
- (3) Ground Story and Upper Story, Minimum and Maximum Height. Each frontage type includes a permitted range of height in feet for each story. Refer to Figure 5.2 (4). Additional information is as follows:
  - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
  - (b) Floor height requirements apply only to street facing facades.
  - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (4) Open Space Requirements. Projects must meet minimum open space requirements in table 6.1 (1). Only spaces represent types described in Chapter 6.0 Open Space Types may be counted.

### 3. Uses.

In addition to this section, refer to Section 4.0 Uses for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (4) Main Floor Mixed-Use. In Station and Greenway districts, the ground floor must contain a non-residential use for a specified percentage.

### 4. Primary Facade.

Street Facade requirements apply only to facades facing a public or private right-of-way, including a Transit Corridor. All buildings must meet the public frontage requirements identified in 2.0 Street Types. The rear or interior side yard facades (except when facing a courtyard) are not required to meet these standards unless otherwise stated.

- (1) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.2 (5), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
  - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
  - (b) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
  - (c) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

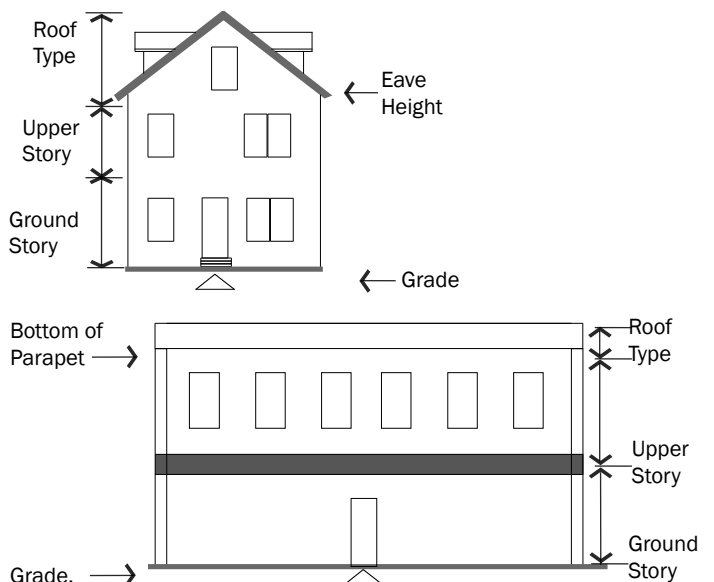


Figure 5.2 (4). Measuring Height.

## 5.0 BUILDING TYPES

- (2) **Blank Wall Limitations.** A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
  - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless. On non-primary street facades, if landscaping is added that meets the requirements of 7.6 Screening of Buildings, up to 50% of the facade may be windowless.
  - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
  - (c) Parking structures facing a street or transit frontage must enclose openings to create a window-like pattern that meets these requirements.
- (3) **Front Facade Entrance Type.** The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) **Principal Entrance Location.** The facade on which the primary building entrance is to be located.
- (5) **Number of Street Entrances.** The minimum required number of and maximum spacing between entrances on the ground floor building facade with street frontages.
- (6) **Vertical Facade Divisions.** The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, facade setbacks, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) **Horizontal Facade Divisions.** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
- (8) **Facade Depth Variation.** The first two stories of any structure shall incorporate projection or recess from the primary plane of the wall. Projections or recesses shall be a minimum of two feet.

### 5. Roof Type.

- (1) **Permitted Roof Type.** The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) **Tower.** A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types and located on street intersection. Refer to 5.10. Roof Types.

### 6. Loading, Mechanical, Equipment, and Meters.

- (1) Off-street loading spaces are not required for residential and retail buildings. If off-street loading spaces are supplied, they shall be a minimum length of 35 ft., minimum width of 12 ft., and minimum height of 14 ft. Where off-street loading spaces are not supplied, on-street curb management practices must be utilized, meaning there shall be no disruption to transit operations or auto traffic at

peak travel times or on critical routes.

- (2) **Curb Cuts.** The maximum width of a curb cut shall be 24 ft. Curb cuts shall be a minimum of 30 ft. from the end of a street corner radius.
- (3) **Screening.** Loading areas, trash storage and mechanical equipment and meters shall be enclosed within structures and hidden from view of the public realm. See Figure 5.2 (6).

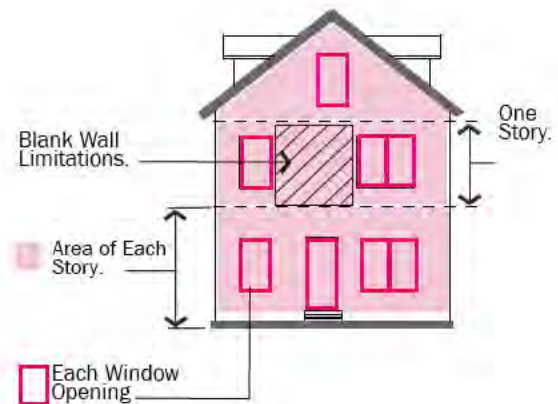


Figure 5.2 (5). Measuring Transparency.



Figure 5.2 (6). Screened loading area.

# 5.0 BUILDING TYPES

## 5.3 Storefront.

### 1. Description & Intent.

The Storefront building is intended for use as a mixed use building located close to the front property line with parking typically to the rear or side. This building type may support office, hotel or hospitality, or vertical mixed use.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and frequent entrances. This building type is encouraged near the street intersections. Parking should be accommodated primarily within a structure, away from street frontages.

### 2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- (a) Structures using the Storefront Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- (b) Structures using the Storefront Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Storefront Building Type are defined in the adjacent table. Storefront buildings are also subject to the building amenities requirements of Section 5.12.1.



Figure 5.3 (1). Sample Storefront Building.

5.3 Storefront Building Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
<b>(1) Building Siting</b>				
Multiple Principal Buildings	A	A	A	A
Front Property Line Coverage	80%	90%	70%	70%
Occupation of Corner <sup>1</sup>	A	A	A	A
Front Build-to Zone on Frontage Front Build to Zone on Transit	0-10' 25'	15-20' 25'	0-10' 25'	0-10' 25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback	5'	5'	5'	5'
Minimum Rear Yard Setback <sup>1</sup>	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
<b>(2) Building Massing</b> Refer to Figure 5.3 (1).				
Overall Height: Minimum Height	50'	32'	32'	26'
Overall Height: Maximum Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Ground Story: Maximum Height	20'	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'	9'
Upper Stories: Maximum Height	14'	14'	14'	14'
<b>(3) Uses</b> Refer to 4.0 Uses for permitted uses.				
Ground Story	NR, OP, NS		NR,GR, OP, NS, GS, CI	
Upper Story	Any Permitted Use			
Parking within Building <sup>2</sup>	Permitted in basement, upper stories and behind occupied space on ground floor			
Required Occupied Space	30' deep, measured from the front façade, on all floors			
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor shall be commercial.		No requirement	
<b>(4) Primary Facade</b>				
Minimum Ground Story Transparency <sup>3,4</sup> <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	66%	75%	65%	65%
Minimum Upper Story Transparency	35%	50%	50%	50%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Facade Entrance Type	Storefront, arcade			
Principal Entrance Location	Front, side			
Number of Street Entrances	One per every 80' of Frontages			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
<b>(5) Roof Type</b>				
Permitted Roof Types	Parapet, Flat, Pitched, Shed			
Tower	Flat, Pitched			

**Notes:**

- <sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- <sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- <sup>3</sup>: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets
- <sup>4</sup>: As measured from 2-8 feet above grade

# 5.0 BUILDING TYPES

## 5.4 Urban Style.

### 1. Description & Intent.

The Urban Style Building Type permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used only for residential.

This Building Type should be built close to the front and corner property lines and should promote resident safety and comfort. Ground floor residential urban style units should engage the street with pedestrian-welcoming frontages and direct access to the sidewalk. Ground floor residential units should relate to the street environment and contribute to street surveillance, but should maintain a sense of ownership and a delineation of the transition from public to private. A stoop up or a step down is recommended.

### 2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- (a) Structures using the Urban Style Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- (b) Structures using the Urban Style Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Urban Style Type are defined in the adjacent table. Urban style buildings are also subject to the building amenity requirements of Section 5.12.



Figure 5.4 (1). Sample Illustration of the Urban Style Building.

5.4 Urban Style Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
<b>(1) Building Siting</b>				
Multiple Principal Buildings	A	A	A	A
Front Property Line Coverage	80%	90%	70%	70%
Occupation of Corner <sup>1</sup>	A	A	A	A
Front Build-to Zone on Frontage Front Build to Zone on Transit	0-10' 25'	15-20' 25'	10-20' 25'	0-10' 25'
Corner Build-to Zone	15'	15'	5-10'	5-10'
Minimum Side Yard Setback <sup>1</sup>	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
<b>(2) Building Massing</b> <small>Refer to Figure 5.3 (2).</small>				
Overall Height: Minimum Height	50'	32'	50'	26'
Maximum Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Maximum Height	20'	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
<b>(3) Uses</b> <small>Refer to 4.0 Uses for permitted uses.</small>				
Ground Story	NR, OP, NS, R		NR,GR, OP, NS, GS, CI, R	
Upper Story	Any Permitted Use			
Parking within Building <sup>2</sup>	Permitted in basement, upper stories, and behind occupied space on ground floor.			
Required Occupied Space	30' deep, measured from the front façade, on all floors			
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor frontage shall be Retail.		No requirement	
<b>(4) Primary Façade</b>				
Minimum Ground Story Transparency <sup>3,4</sup> <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	75%	75%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Storefront, arcade, stoop, porch, vestibule			
Principal Entrance Location	Front or corner side façade			
Number of Street Entrances	One per every 75' of Frontages; One per residential ground floor unit			One per development
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
<b>(5) Roof Type</b>				
Permitted Roof Types	Parapet, Flat, Pitched, Shed			
Tower	Flat, Pitched			

**Notes:**

- <sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- <sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- <sup>3</sup>: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets
- <sup>4</sup>: As measured from 2-8 feet above grade

# 5.0 BUILDING TYPES

## 5.5 Townhome.

### 1. Description & Intent.

The Townhome is a building typically comprised of multiple vertical attached units, each with its own entrance to the street. This Building Type may be organized as townhouses or row houses, and could also incorporate live/work units. Parking garage doors and driveways should be minimized on the public street frontages to improve the streetscape and walkability.

### 2. Regulations.

The townhome consists of a series of two or more units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

No more than three garages in a row may face the primary street or parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. When the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

The storefront entrance type is permitted only for buildings that are designated for live/work units.

Regulations for the Townhome type are defined in the adjacent table.



Figure 5.5 (1). Sample Illustration of the Townhome Building.

5.5 Townhome Building Requirements	Permitted Districts	
	Greenway	Mixed-Use
<b>(1) Building Siting</b>		
Multiple Principal Buildings	A	A
Front Property Line Coverage	65%	65%
Occupation of Corner <sup>1</sup>	A	A
Front Build-to Zone on Frontage	5-15'	5-15'
Front Build to Zone on Transit	25'	25'
Corner Build-to Zone	15'	5-10'
Minimum Side Yard Setback	5'	5'
Minimum Rear Yard Setback <sup>1</sup>	5'	5'
Minimum Unit Width	20' Per Unit	20' Per Unit
Maximum Building Width	Maximum 8 units per building	
Minimum Impervious Coverage	60%	75%
Parking & Loading Location	Alley	Alley
Vehicular Access	Alley or one driveway per building per street frontage (not per unit)	
<b>(2) Building Massing</b> Refer to Figure 5.3 (2).		
Overall Height: Minimum Height	26'	26'
Maximum Height	39'	62'
All Stories: Minimum Height	9'	9'
Maximum Height	14'	14'
<b>(3) Uses</b> Refer to 4.0 Uses for permitted uses.		
Ground Story	Residential	Residential, Live/Work
Upper Story	Residential	Residential
Parking within Building <sup>2</sup>	Garage parking is allowed along non-street-facing facades	
Required Occupied Space	30' deep, measured from the front facade	
Main Floor Mixed Use	No requirement	
<b>(4) Primary Facade</b>		
Minimum Transparency per Story <sup>3</sup> <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)	
Front Facade Entrance Type	Stoop, Porch	Stoop, Porch (Storefront allowed for Live/Work Units)
Principal Entrance Location	Required on all frontages, or along public open space	
Number of Street Entrances	One per unit	
Vertical Façade Division	Every 40' of width for the entire height of the building	
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story	
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories	
<b>(5) Roof Type</b>		
Permitted Roof Types	Parapet, Flat, Pitched	
Tower	Flat, Pitched	

**Notes**

- <sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- <sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- <sup>3</sup>: As measured from 2-8 feet above grade

# 5.0 BUILDING TYPES

## 5.6 Civic.

### 1. Description & Intent.

The Civic Building is intended for primarily a civic or institutional use. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures.

Parking is limited to the rear and should include short term and visitor parking.

### 2. Regulations.

Regulations for the Civic Building type are defined in the adjacent table.



Figure 5.6 (1). Sample Illustration of the Civic Building.

5.6 Civic Building Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
<b>(1) Building Siting</b>				
Multiple Principal Buildings	A	A	A	A
Occupation of Corner <sup>1</sup>	A	A	A	A
Front Build-to Zone on Frontage Front Build-to Zone on Transit	5-15' 25'	15-20' 25'	15-20' 25'	15-20' 25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback <sup>1</sup>	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access:	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
<b>(2) Building Massing</b> Refer to Figure 5.3 (2):				
Minimum Overall Height	23'	23'	23'	23'
Maximum Overall Height	None	50'	None	None
Ground Story: Minimum Height Maximum Height	14' 62'	14' 50'	14' 50'	14' 50'
Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
<b>(3) Uses</b> Refer to 4.0 Uses for permitted uses.				
Ground Story	Civic and Commercial uses			
Upper Story	Civic and Commercial uses			
Parking within Building <sup>2</sup>	See 5.4			
Required Occupied Space	30' Required			
Main Floor Mixed Use	No requirement			
<b>(4) Primary Façade</b>				
Minimum Ground Story Transparency <sup>3</sup> <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	25%	25%	25%	25%
Minimum Upper Story Transparency	10%	10%	10%	10%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Porte cochere, storefront, arcade			
Principal Entrance Location	Front, corner, or side façade			
Number of Street Entrances	Minimum of one per façade			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
<b>(5) Roof Type</b>				
Permitted Roof Types	Flat, Pitched, Parapet			
Tower	Flat, Pitched			

**Notes**

- <sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- <sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of façade appearance as other building types in that subdistrict
- <sup>3</sup>: As measured from 2-8 feet above grade

# 5.0 BUILDING TYPES

## 5.7 Parking Structure.

### 1. Description & Intent.

Parking Structures are detached parking structures designed to meet the general parking needs of the Downtown district. To the extent possible, when proposed adjacent to a public street frontage, first floors shall be designed to accommodate active non-parking uses. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

### 2. Regulations.

Top level parking garages visible from the street must screen view of cars with a “cap”. Regulations for the Parking Structure type are defined in the adjacent table.



Figure 5.7 (1). Parking Structure Examples

5.7 Parking Structure Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
<b>(1) Building Siting</b>				
Multiple Principal Buildings	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Occupation of Corner <sup>1</sup>	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Front Build-to Zone on Frontage Front Build-to Zone on Transit	15-20' 25'	15-20' 25'	15-20' 25'	15-20' 25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback <sup>1</sup>	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard, Parking Connector, or Alley loaded			
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
<b>(2) Building Massing</b> <small>Refer to Figure 5.3 (2).</small>				
Minimum Overall Height	2 story minimum	2 story minimum	2 story minimum	2 story minimum
Maximum Overall Height	The height of all parking structures cannot exceed the height of the supporting building.			
Ground Story: Minimum Height Maximum Height	Not specified			
Upper Stories: Minimum Height Maximum Height	Not specified			
<b>(3) Uses</b> <small>Refer to 4.0 Uses for permitted uses.</small>				
Ground Story	Office, Neighborhood Retail, Neighborhood Service required within 30' of public street. Parking allowed on interior if wrapped by permitted use on street facade.			
Upper Story	Parking			
Parking within Building <sup>2,3</sup>	Permitted.			
Main Floor Mixed Use	No requirement			
<b>(4) Primary Facade</b>				
Minimum Ground Story Transparency <sup>4</sup> <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	65%	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Facade Entrance Type	Storefront, arcade when alternative uses exist on the ground floor			
Principal Entrance Location	When alternative uses exist on the ground floor, orient entrances to public frontage			
Number of Street Entrances	When alternative uses exist on the ground floor, one per 75 feet; one pedestrian entry to garage every 150'			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width for all alternative uses in the bottom 3 floors			
<b>(5) Roof Type Requirements</b>				
Permitted Roof Types	Flat			
Tower	Flat, pitched			

**Notes**

- <sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- <sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- <sup>3</sup>: Security Doors blocking vehicle entry are permitted. They must be recessed by 10 feet from facade
- <sup>4</sup>: As measured from 2-8 feet above grade

## 5.0 BUILDING TYPES

### 5.8 Adaptive Reuse.

#### 1. Description & Intent.

Many of the existing buildings within the Downtown South Salt Lake Area have the potential to be reworked into a new use. Adaptive reuse is encouraged with the following general requirements:

- (1) Reconstruction should attempt to retain much of the character of the existing building.
- (2) Lighting should reflect the historic nature of the building.
- (3) Windows shall address the street frontage and encompass at least 50% of first story building facades to the extent that it is structurally feasible.
- (4) Parking shall be located to the rear of the building and may front on the public frontage if a frontage buffer (see 7.2) or a public landscaped open space is provided on site.

#### 2. Regulations.

Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

Single family homes or former single family structures adapted for commercial use are not eligible to be adapted for the purpose of multifamily residential use. Conversion of single family homes to live-work units is permitted provided the same tenants occupies both the commercial and residential unit.



Figure 5.8 (1). Examples of Adaptive Reuse.



# 5.0 BUILDING TYPES

## 5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, for each type.

### 1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type table.
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 (5) for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

### 2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 5.9 (1).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
  - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
  - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

### 3. Arcade Entrance Type.

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story. It is only allowed on south facing facades. Refer to Figure 5.9 (2).

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.
- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the

required build-to zone.

- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

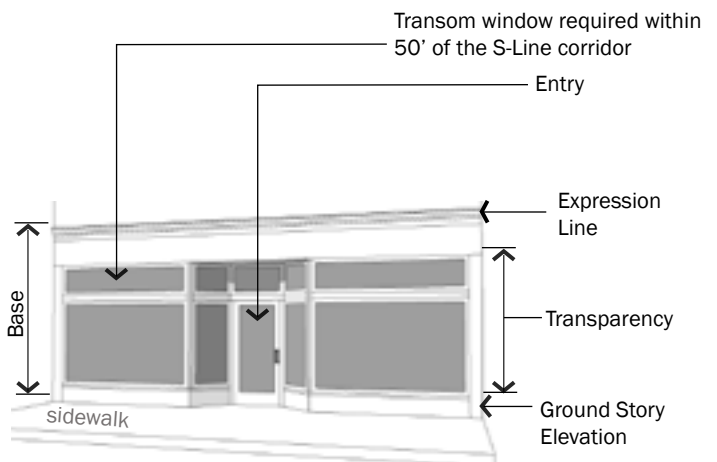


Figure 5.9 (1). Storefront Entrance Type

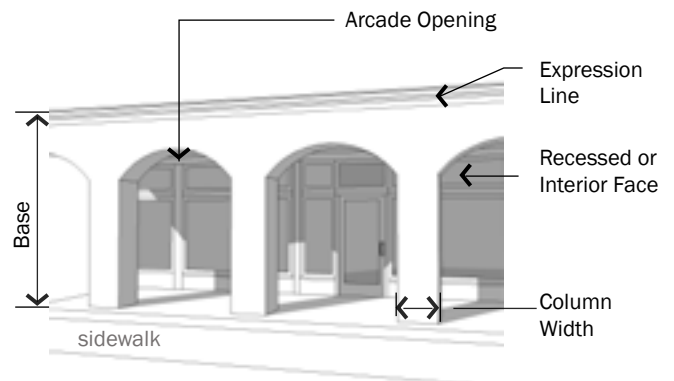


Figure 5.9 (2). Arcade Entrance Type

## 5.0 BUILDING TYPES

### 4. Stoop Entrance Type.

A stoop is an unroofed, open platform. Refer to Figure 5.9 (3).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

### 5. Porch Entrance Type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. Refer to Figure 5.9 (4).

- (1) Transparency.
  - (a) Minimum transparency per Building Type is required.
  - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

### 6. Vestibule Entrance Type.

A vestibule is a interior lobby space that serves as a common entry to multiple units.

### 7. Porte Cochere Entrance Type.

A porte cochere is an exterior entry that encompasses a driveway for cars not on the principal street and is attached to a vestibule or lobby. It may be above or below ground. Refer to Figure 5.9 (5).

- (1) Transparency. Per building type
- (2) Porte cochere. Porte Cocheres along all street types, except parking connectors or parking grids shall be designed to accommodate no more than 5 vehicles.
- (3) Elevation. Shall be at grade shall accommodate ADA access.
- (4) Visible Basement. None.

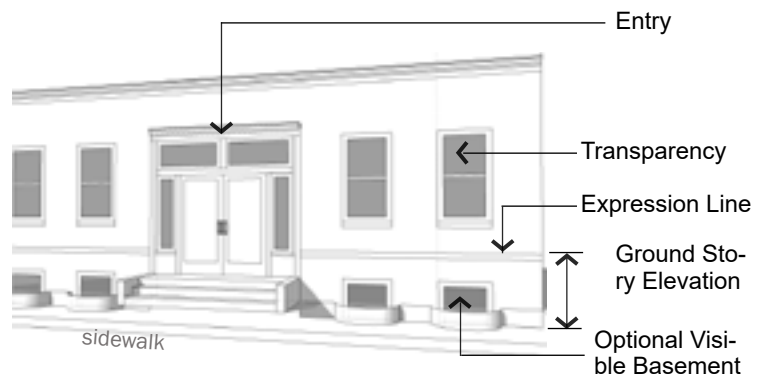


Figure 5.9 (3). Stoop Entrance Type

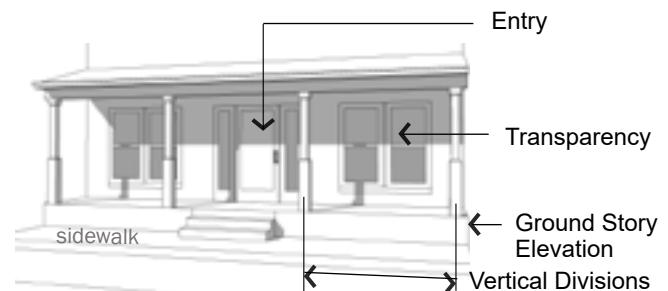


Figure 5.9 (4). Porch Entrance Type



Figure 5.9 (5). Porte Cochere Entrance Type

- (5) Height. 25' maximum.
- (6) Entrance. Lobby or vestibule entrance shall be located adjacent to or within the porte cochere. A courtyard style porte cochere is acceptable and does not require a lobby.
- (7) Pavement. Asphalt is prohibited for use under porte cocheres and on approaches serving porte cocheres. An alternative paving material, including but not limited to concrete or brick pavers or stained and stamped concrete, or the equivalent, shall be used.
- (8) Maximum Depth. Measured from back of the curb on street to building facade is 35 feet, including the pedestrian zone.
- (9) Pedestrian Zone. Must be included at back of curb on public right-of-way.

# 5.0 BUILDING TYPES

## 5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.7.

### 1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the caps of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Land Use Authority with the following requirements:
  - (a) The roof type shall not create additional occupied space beyond that permitted by the Building Type, except for private open space.
  - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
- (5) Solar panels are permitted for all roof types.
- (6) Appearance. Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10 feet from the edge of the roof.

### 2. Parapet Roof Type.

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street. Refer to Figure 5.10 (1).

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
  - (a) Minimum height is two feet with a maximum height of six feet.
  - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

### 3. Pitched Roof Type.

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. Refer to Figure 5.10 (2).

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise/run) or more than 6:12.

- (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 5.10 (2).
- (2) Configurations.
  - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
  - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
  - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 5.10 (3).

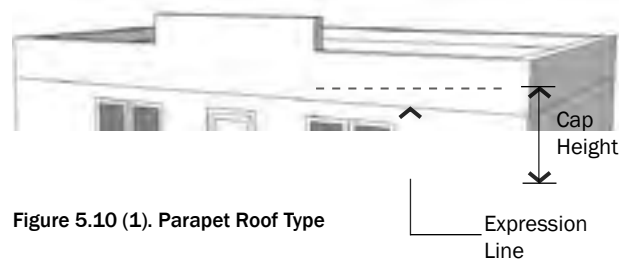


Figure 5.10 (1). Parapet Roof Type

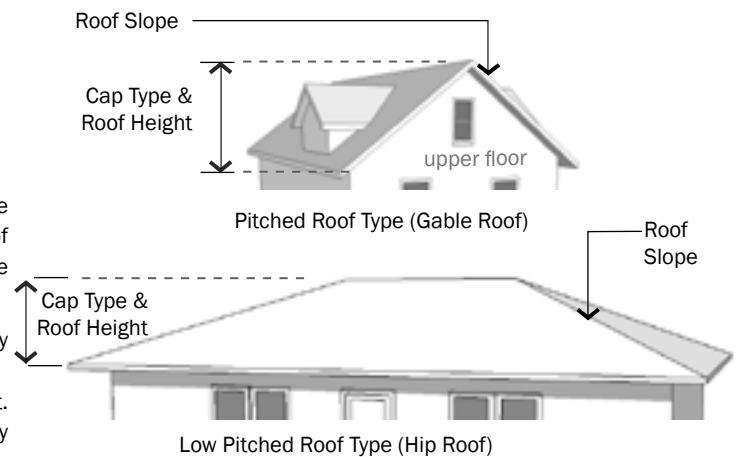


Figure 5.10 (2). Pitched Roof Type



Figure 5.10 (3). Parallel Ridge Line

## 5.0 BUILDING TYPES

- (4) **Roof Height.** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) **Occupied Space.** Occupied space may be incorporated behind this roof type.

### 4. Flat Roof Type.

This roof type has a flat roof with or without overhanging eaves. Refer to Figure 5.10 (5).

- (1) **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
  - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
  - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (5) **Occupied Space.** Occupied space shall not be incorporated behind this roof type.

### 5. Towers.

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on public frontage intersections. Refer to Figure 5.10 (5).

- (1) A stair tower used for emergency and roof access is exempt from this limit.
- (2) **Quantity.** All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (3) **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (4) **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (5) **Horizontal Expression Lines.** An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (6) **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (7) **Application.** May be combined with all other roof types.
- (8) **Tower Cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.



Figure 5.10 (4). Flat Roof Type

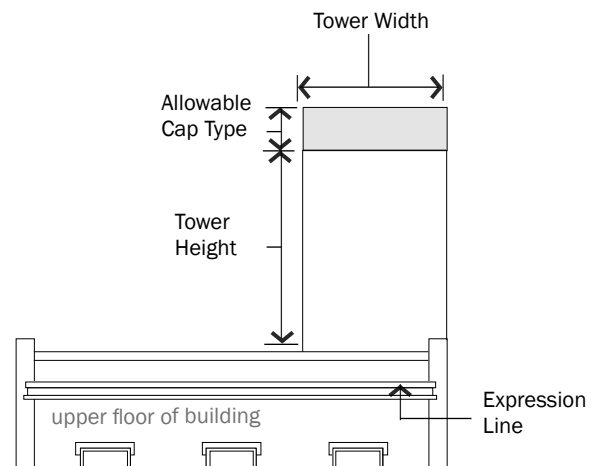


Figure 5.10 (5). Tower

## 5.0 BUILDING TYPES

### 5.11 Additional Design Standards.

The following outlines the Downtown South Salt Lake District design standards that affect a building's appearance and quality. They improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

#### 1. Materials and Color.

- (1) Primary Facade Materials. A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
  - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. On Townhome style buildings, up to 40% of an exterior façade may be stucco. Other high quality synthetic materials



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

Figure 5.11 (1). Primary Materials.

may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
  - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades, up to 20% of total.
  - (b) The Design Review committee may make a recommendation to the Land Use Authority to accept materials not covered in this Chapter or to modify the exterior materials and colors requirements.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Membrane roofs are acceptable for flat rooms with no surface visible from the street. Refer to Figure 5.11 (2).



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (2). Roof Materials.

## 5.0 BUILDING TYPES

- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Townhome. Refer to Figure 5.11 (3).
- (6) Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

### 2. Windows, Awnings, and Shutters.

- (1) Windows. Transparency requirements vary by Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of a 9 foot clearance above the sidewalk. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings

Figure 5.11 (3). Commercial Grade Doors & Windows.



Prohibited Awnings: Plastic



Permitted Awnings: Metal



Permitted Awnings: Canvas

Figure 5.11 (4). Awnings.

## 5.0 BUILDING TYPES

### 3. Corner Treatments.

When a building is located on a street frontage intersection:

(1) Corner plaza. The setback requirements of this chapter will create a triangular corner plaza defined as a clear area at the intersection of the corner property lines. Corner plazas shall meet the requirements outlined in 6.3 Plazas and meet the Corner Build-to-Zones for each Building Type. In addition, they shall meet the Downtown Streetscape Handbook or meet the S-Line Urban Design standards if adjacent to the streetcar corridor. Refer to Figure 5.11 (5).

(2) Architecture. Corner entries are encouraged.

### 4. Balconies.

Balconies are a desirable building feature and amenity. They increase the area of living spaces, provide individual outdoor space, allow more

light and air into buildings, promote eyes on the street, and variety to architecture. Balconies may be counted toward Open Space if they meet the requirements of 6.7 Individual Open Space.

### 5. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from abutting buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for an illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

### 6. Drive-through Structures.

Drive-through structures or canopies, where permitted, shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any street or shall be set back a minimum of 30' from property lines.

### 7. Meters and Equipment Placement.

Equipment shall be screened from view and not located on a public frontage.

### 8. Waste Containers.

Waste Containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building. Specific requirements for waste containers can be found in 7.7 of this code. All requirements of the South Salt Lake City Municipal Code pertaining to waste containers shall apply.

### 9. Solar Access Requirements.

As part of the site plan review, a developer shall include a shadow study of the proposed development for equinox, summer solstice and winter solstice.



Figure 5.11 (5). Corner Treatment Example.



Figure 5.11 (6). Balconies.



Figure 5.11 (7). Building Variety.

## 5.0 BUILDING TYPES

### 9. Residential Development Requirements.

- (1) Residential rental developments shall include:
- Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.
  - In order to mitigate the impacts of near-road air pollution, all residential developments within 500' of a highway or arterial must be served by air filtration systems with a minimum efficiency reporting value (MERV) rating of 13, or an equivalent mitigation measure to be proposed by the developer and approved by the Land Use Authority.

### 10. Building Amenities.

All buildings must include a mix of amenities to ensure quality of development and quality of life for tenants. Developers may propose, for credit, alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

Refer to Table 5.12 (1).

Table 5.12 (1) Amenity Requirements					
Building Features	(minimum)	Tenant Amenities	(minimum)	Green Building <sup>1</sup>	(minimum)
Storefront:	3	Storefront:	4	Storefront:	4
Urban Style:	6	Urban Style:	5	Urban Style:	4
Townhome:	2	Townhome (per development):	4	<b>Townhome:</b>	<b>2</b>
Civic:	3	Civic:	4	Civic:	4
Parking Structure:	1	Parking Structure:	1	Parking Structure:	2
Adaptive Reuse:	1	Adaptive Reuse:	0	Adaptive Reuse:	2
1. Main floor retail space above requirement (one credit for additional 5%. No more than one credit can be earned)		1. Lobby (at least 500 sf. No more than one credit can be earned)		1. Installation of renewable energy source (PV panels, wind, geothermal, other) to provide at least 20% of estimated energy demand	
2. First floor café/eatery		2. Interior social area, such as kitchen, media room, or event room		2. Design and install required connection for future PB or solar hot water in the future	
3. Rooftop/stepback terrace (location must be on street frontage and no higher than the first 3 floors)		3. Indoor Fitness room		3. Implementation of green infrastructure strategies to reduce storm water discharge below maximum levels allowed by the City Engineer	
4. Design that allows solar access onto adjacent open spaces		4. Outdoor dining patio		4. Certification of use of 50% local materials (extracted and manufactured within 500 miles)	
5. 35% upper story transparency		5. Secure bike storage and changing facilities		5. Certification of use of 50% hazard free or recycled materials	
6. The installation of a public art amenity along a street-facing façade or in a lobby area that is visible from the street		6. Sport Court		6. Tankless water systems in all units	
7. Open Space above requirement (one credit for additional 5%. No more than one credit can be earned)		7. Enclosed storage units		7. Recycling program as a part of a rental agreement or HOA	
8. Upgraded floor coverings in place of carpet		8. Community room open for regularly scheduled public programming (such as youth or senior activities)		8. Electric car charging plugs or stations for at least 5% of all project parking	
9. Solid doors serving all main entrances, bedrooms, and bathrooms in unit		9. Pool (at least 400 sf)		9. Bike share station	
10. Washer and dryer in every unit		10. Hot tub		10. Green roof	
11. Full-time on site management		11. Community garden		11. Utilization of water reclamation strategies	
		12. Sound attenuation provided by the following Sound Transmission Class (STC), Impact Insulation Class (IIC) or equivalent:		12. Utilization of passive solar to reduce energy consumption	
		(a) wall assemblies shall have a minimum rating of 55 STC		13. Utilization of daylighting for interior common and private spaces	
		(b) floor/ceiling assemblies shall have a minimum rating of 50 STC		14. Water efficient fixtures	
		(c) separating floor/ceiling assemblies shall have a minimum rating of 50 IIC		15. Smart metering/building management	

Notes:

<sup>1</sup> To gain credit for the performance standards outlined, the building shall meet the specifications for that standard, as established by LEED, Enterprise Green Building, Green Globes, Advanced Building Institute, or another third-party building sustainability certification system



# Magna Landscaping Ordinance

## **Chapter 19.50: LANDSCAPING, SCREENING, AND WATER-EFFICIENCY STANDARDS.**

### **19.50.010 – Purpose of Provisions.**

The intent of this Chapter is to establish landscaping and screening standards for new and expanded development to ensure efficient usage of water, establish landscaping quality standards, improve landscaping maintenance, promote land-use compatibility, and support the general welfare of the community. The provisions of this Chapter work toward the following goals:

- A. Increased water conservation and water efficiency;
- B. Preservation and enhancement of design continuity throughout the community;
- C. Improved management and quality of stormwater runoff;
- D. Improved health of plant and animal species;
- E. Increased compatibility between land uses;
- F. Enhanced property values;
- G. Reduction of development-related environmental impacts through mitigation of erosion, noise, dust, glare, and air pollution;
- H. Reduction of energy consumption through the prudent placement of plants;
- I. Reduction of absorption and re-generation of heat from impervious surfaces;
- J. Spatial and visual separation of;
  - 1. Vehicular and pedestrian functions within on-site vehicular circulation and parking areas, and
  - 2. Parked vehicles from public view and adjacent travel ways;
- K. Enhanced outdoor spaces through increased usage of native, drought tolerant, and low water use plant species in the developed environment; and
- L. Reduced landscape maintenance responsibilities and costs.

### **19.50.020 – Scope and Applicability.**

The standards of this Chapter apply to:

- A. New Development. Any new development and/or off-street parking facilities shall comply with the provisions of this Chapter. Existing landscaping shall be made to conform to the provisions of this ordinance when landscaping for public agency projects, private commercial, industrial, or multifamily projects are modified or rehabilitated. Routine maintenance does not qualify as a modification or rehabilitation.
- B. Building Additions. Building additions which increase building coverage by twenty percent (20%) or more require the entire property to fully comply with this Chapter. Single- and two-family dwellings are subject to this part only if more than 50% of the front or side yard area is disturbed. The Director

or Designee may grant relief from full compliance based on factors cited in the *exemptions* subsection (F).

- C. Building Renovations. Building renovations, whether involving interior or exterior work, do not trigger a requirement for the property to fully comply with this ordinance. However, if such work involves the removal of existing plants, new plants shall be installed that create comparable landscape design value.
- D. Residential Properties:
  - 1. Single- and Two-Family Dwellings. Single- and two-family dwellings, except where located within a planned unit development or master planned community, shall comply with Subsection 19.50.050.A(1), but are exempt from all other sections of this chapter.
  - 2. Less than Five (5) Units. Residential properties with less than five (5) units shall comply with the provisions of this Chapter for front yards and side yards only. The rear yard is not subject to the requirements of this Chapter.
  - 3. Five (5) or More Units. Residential properties or developments with five (5) or more units are subject to all provisions of this Chapter, including rear yards.
- E. Off-Street Parking Expansions.
  - 1. Fifty Percent (50%) or less. A parking expansion which increases the number of parking stalls by fifty percent (50%) or less requires that the newly established expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this Chapter.
  - 2. Fifty Percent (50%) or more. A parking expansion which increases the number of parking stalls by fifty percent (50%) or more requires that the entire expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this chapter. The pre-existing parking area, while not required to be retroactively brought into compliance with this Chapter's interior parking area landscape requirements, shall be made to conform to exterior/perimeter area landscape standards.
  - 3. Repeated Expansions. Repeated expansions of parking facilities over time are combined in determining whether the fifty percent (50%) threshold has been reached.
- F. Exemptions. The provisions of this Chapter do not apply to the following:
  - 1. Exemption for Historic District Contributing Buildings. Properties listed on either the State or National Historic Registers may be exempt from these regulations, subject to review by the Director or Designee.
  - 2. Exemptions from Water Allowance Limitations. Areas dedicated and used for the following specific purposes are exempt from the landscape water allowance limitations of this Chapter:
    - a. Sports fields;
    - b. Turf areas within public parks;
    - c. Golf courses; and

d. Cemeteries.

3. Limits to Exemptions. Although exempt from landscape water allowance limitations, all other provisions of this Chapter apply. In particular, landscaping shall be provided in the interior and perimeter areas of off-street parking facilities, adjacent to buildings, and along walkways.

**19.50.030 – Landscape Irrigation Standards and Efficient Water Usage.**

A. Establishment and Maintenance of a Site-Specific Landscape Water Allowance. To facilitate efficient water consumption in the establishment and long-term maintenance of site landscape improvements, an annual landscape water allowance shall be established and maintained for each improved property as set forth in this Chapter.

1. Acceptable water efficiency shall be deemed to have been achieved when the approved landscape plan indicates a landscape water allowance of no more than fifteen (15) inches per square foot (sq. ft.) average for the entire landscaped area of the site. Multiplying this figure by the total irrigated landscape area in square feet yields the annual water budget for landscape use for the property. A conversion factor of 0.62 shall be used to convert from Inches water utilized to gallons.

B. Landscape Irrigation Requirements.

1. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
2. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
3. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

C. Introduction and Use of Native and Other Drought-Tolerant Plants. To promote maximum water conservation, at least eighty percent (80%) of the trees and shrubs used on a site shall be water conserving species, capable of withstanding dry conditions once established. Native plants shall be used to the maximum extent feasible. Drought-tolerant grass varieties shall be used in areas planted in turf or Lawn. Lists of plants that satisfy these requirements and that are available locally may be obtained from the Director or Designee or by referencing Utah State University Extension Center for Water-Efficient Landscaping Water-Wise Plants for Utah Landscapes [website](#).

D. Plant Establishment and Arrangement Based on Water Consumption. Though there are many ways plants can be distinguished from one another, the categorization based on water use is critical for the purpose of this ordinance. The establishment and arrangement of plants on a site according to the

water needs of those plants is commonly referred to as *hydrozone management*. Hydrozone management is required by this Chapter and shall be implemented using the following techniques:

1. This requires separating high water use plants, whenever possible, from medium, low, and very low water plant material within the landscape.
2. Plants with similar water needs shall be clustered within the landscape in areas where water needs can be feasibly managed using independent hydrozones.
3. Each independent hydrozone shall identify a inches per square foot annual irrigation target intended maintain the plant material selected for the zone at maturity.
4. Each independent hydrozone will identify and appropriate irrigation strategy to meet irrigation target established for the hydrozone.
5. The total average water inches per sqft distributed in all hydrozones may not exceed 15 inches per sqft per year.
6. For projects located at the interface between urban areas and natural (non-irrigated) open space, drought-tolerant plants that will blend with the native vegetation shall be used.
7. Areas with slopes greater than thirty percent (30%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
8. Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water-conserving plants. Turf grass is prohibited.

**19.50.040 – Landscape Design Standards.**

- A. Standards Applicable to All Developments. Required site landscape improvements shall be provided in accordance with the standards and design guidelines set forth in this Chapter. The standards set forth herein are numerically measurable to readily facilitate the preparation, review and approval of landscape plan submittals and the subsequent verification of compliance with the requirements of the Chapter. Design guidelines, though not precisely measurable, are intended to clarify the principles associated with specified standards, provide guidance for the review and approval of submitted landscape plans, and provide flexibility for design professionals who wish to propose alternative compliance approaches.
- B. Retention of Significant Natural Features. Features that are unique to a property, such as that property's natural topography, existing vegetation, or riparian features shall be taken into consideration in the planning and design of landscape improvements for that property. Priority is to be given to the preservation or protection of existing undisturbed areas in the which vegetative cover of 60% or greater is dominated by mature native tree or wooded riparian species are present within a proposed development site. The proposed locations of streets, buildings and lots shall, to the extent possible, minimize disturbance to these areas.
- C. Tree Preservation, Removal, and Replacement.

1. Preservation of Existing Trees. All healthy, existing trees shall be preserved to the maximum extent feasible. Existing, living trees having a caliper of four inches (4") or larger shall be subject to the Replacement provisions below.
  - a. Preserved trees shall be credited to the satisfaction of replacement trees on a three to one (3-to-1) caliper-to-caliper basis.
  - b. Preserved trees shall be credited toward the satisfaction of the tree planting requirements of this Chapter.
  - c. Where existing trees are to be protected, the following standards shall apply:
    - i. A fenced tree protection zone shall be established around each tree or cluster of trees to be retained. The perimeter of this zone, which shall coincide with the drip line of the tree or trees to be protected, shall be clearly marked with high-visibility materials at a minimum height of four feet (4').
    - ii. The storage or movement of equipment, material, debris, or fill is prohibited within the fenced tree protection zone to minimize soil compaction around roots.
    - iii. The cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of a tree is prohibited within the drip line of any protected tree or group of trees.
    - iv. No cut or fill is permitted within the drip line of any protected existing tree or group of trees unless a qualified arborist, forester, or landscape architect has evaluated and approved the disturbance.
    - v. All protected existing trees shall be pruned as specified by a qualified arborist or forester.
    - vi. No damaging attachment, wires, signs, or permits may be fastened to any protected tree.
    - vii. Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way, and utility easements may be "ribboned off," rather than erecting protective fencing around each tree as required above. This may be accomplished by placing metal t-post stakes a maximum of fifty feet (50') apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
  - d. The removal of trees is allowed under the following circumstances:
    - i. Where trees have naturally fallen or are determined by a licensed arborist to be dead or dying.
    - ii. Where trees have been diagnosed by a qualified arborist as unhealthy beyond reasonable rehabilitation.
    - iii. Where the species is classified by the Utah Department of Agriculture and Food as a noxious weed.

- iv. Where trees are determined to be potentially harmful to the public health, safety, or welfare.
  - v. Where it has been determined by the municipality that tree removal is necessary to restore clear visibility at driveways and intersections.
  - vi. Where the preservation of trees would prevent reasonable site grading to accommodate a functional arrangement of buildings and related improvements on the property. Written documentation of the above is required prior to the removal of any tree.
2. Replacement of Existing Trees.
- a. Existing trees having a caliper of four inches (4") in size or greater which are removed as a result of development or construction shall be replaced on the development site by trees of no less than two-inch caliper in size. The required replacement ratio shall be one (1) tree for every two (2) caliper inches (cumulative) of trees removed. Replacement trees may not be credited toward the satisfaction of the tree planting requirements of this Chapter but shall be in addition to that otherwise specified.
  - b. Trees identified for preservation on the landscape plan, but which die as a result of construction, shall be considered "existing trees removed" and shall be replaced.
3. Maximum Replacement. On development sites with significant existing tree cover, the full replacement of removed trees may be impractical. In such instances, the regulations set forth below will apply:
- a. Residential and Open Space Uses. The installation of new and replacement trees shall be required up to the point where the average for the entire site reaches twenty (20) total trees per acre of landscape area (includes existing four-inch (4") caliper and larger trees and new trees).
  - b. For Non-Residential Uses. The installation of new and replacement trees shall be required up to the point where the average for the entire site reaches ten (10) total trees per acre of landscape area (includes existing four-inch (4") caliper and larger trees, and new trees).
- D. New Plantings. The measurements and specifications for all live plants used to fulfill the requirements of this Chapter shall be as set forth in the American Standard for Nursery Stock (ANSI Z60.1-204) as published and periodically amended by the American Nursery and Landscape Association. The following are minimums in relation to those standards. Nothing in this Chapter shall be interpreted to prohibit the provision of landscape improvements in excess of these minimums.
- 1. Plant Quality. Required plant materials shall be nursery or field grown, unless otherwise approved, and shall be healthy, well-branched vigorous stock with a growth habit normal to the species and variety, free from defects decay, disfiguring roots, sun-scald, injuries, abrasions of the bark, plant diseases, insect pest eggs, borers, and all forms of infestations or objectionable disfigurements of diseases, insects, and injuries.

2. Plant Coverage and Growth Rate. Within three (3) years of the initial planting, landscapes are required to have enough plant material to create at least thirty percent (30%) living plant cover at the ground plane, not including tree canopies.
3. Species Diversity. A variety of plant species shall be utilized in all site landscaping. No one species may make up more than twenty-five percent (25%) of the total non-turf plant materials within the landscaped area. Species diversity is required to prevent uniform insect or disease susceptibility and to stem the untimely degeneration or premature deterioration of trees planted or retained on a development site or in the adjacent area. The minimum requirements in Table 19.50.040a shall apply.
  - a. Special consideration shall be given to canyon areas to protect against decimation due to insect to disease infestations.

<b>Total Number of Trees on Site</b>	<b>Maximum Percentage of Any One Species</b>
10-19	50%
20-39	33%
40-59	25%
60 or more	15%

4. Tree Placement. Trees shall be located to provide summer shade and limit winter shade on walks, parking lots, and streets.
5. Root Accommodation. Prior to the installation of trees, a determination shall be made as to whether root barriers are necessary to prevent roots from uplifting or cracking sidewalks or other hard surface improvements in the vicinity of the tree. Root barrier collars and root path trenches shall be installed as needed to provide such protection and to ensure healthy tree root growth.
6. Plant Size Requirements at Planting. All new and replacement trees, shrubs, and other plants shall meet the minimum size requirements shown in Table 19.50.040b.
  - a. Where plant materials are secured on the basis of container size, equivalency shall be in accordance with the American Standard for Nursery Stock (ANSI Z60.1-204) as published and periodically amended by the American Nursery and Landscape Association.

<b>Plant Type</b>	<b>Size</b>
Deciduous trees	Two-inch (2") caliper
Ornamental and flowering trees	One and one-half inch (1.5") caliper OR six feet (6') in height
Evergreen trees	Six feet (6') in height
Spreading shrubs	Eighteen inches (18") of spread at the time of planting AND grown in a five (5) gallon container
Upright shrubs	Twenty-four inches (24") of spread at the time of planting AND grown in a five (5) gallon container
Herbaceous plants	One (1) gallon container

7. Mulch. At least three inches (3") of mulch, permeable to air and water, shall be used in planting beds to inhibit weed growth, moderate soil temperature, and improve water retention. Newly



planted trees in areas predominantly improved with turf shall be provided a plant-free, mulched area with a minimum radius of four feet (4') around the trunks to protect the trunks from turf-maintenance operations and expedite tree root establishment. Nonporous materials (e.g., plastic) may not be placed under mulch. Bare soil is not permitted. The following types of mulch are permitted:

- a. Organic mulch. Bark mulch or other organic landscape mulch commonly used in the industry.
- b. Gravel mulch. Ornamental landscape gravel of fine aggregate, not exceeding one-half inch (.5"). White and black gravel is prohibited.
- c. Recycled mulch. Mulch made of recycled materials may be accepted upon the Director's or Designee's review and approval.

8. Lawn and Turf Areas.

- a. Lawn may not be installed in park strips, paths, on slopes greater than twenty-five percent (25%) or four-to-one (4:1) grade, or be less than eight feet (8') wide at its narrowest point.
- b. Drought-tolerant grass varieties shall be established and maintained.
- c. In commercial, industrial, institutional, and multi-family development common area landscapes, Lawn areas shall be equal to or less than twenty percent (20%) of the total landscaped area, outside of Active Recreation Areas.

9. Coverage Requirements for Landscape Improvements. Areas of a site not covered with buildings or pavement are considered landscape areas and shall be covered with trees, shrubs, groundcover, flowers/herbaceous plants, mulch, or turf in compliance with the standards set forth in this Chapter. Areas of bare dirt are not allowed. Native landscaping may be used in appropriate locations, subject to Director or Designee approval.

E. In residential landscapes, the landscaping shall adhere to the following *Localscapes* requirements:

1. If size permits, the landscaped areas of the front yard and street-facing side yard shall include a designed central open shape created by using lawn, hardscape, groundcover, gravel, or mulch.
2. Gathering Areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without Lawn, Gathering Areas may function as the Central Open Shape.
3. Activity Zones shall be located outside of the Central Open Shape and shall be surfaced with materials other than Lawn.
4. Paths shall be made with materials that do not include Lawn, such as Hardscape, Mulch, or other groundcover.
5. Lawn areas may not exceed two hundred and fifty square feet (250 sq. ft.), or thirty-five percent (35%) of the total landscaped area, whichever is greater.
6. Small residential lots, which have no back yards, which the total landscaped area is less than two hundred and fifty square feet (250 sq. ft.), and which the front yard dimensions cannot

accommodate the minimum eight feet (8') wide Lawn area requirement of the Landscaping Requirements, are exempt from the eight feet (8') minimum width Lawn area requirement.

- F. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements. Applications to receive exceptions are to be considered on a case-by-case basis by the Director or Designee.

**19.50.050 – Landscape Yards or Setbacks and Buffer Areas.**

- A. Frontage Landscape Setbacks. Frontage landscape setbacks to provide landscape enhancement along public and private streets are required as follows:

1. Single-Family, Two-Family, Three-Family, and Four-Family Dwellings.

- a. Area Required. The front yard area and any street-facing side yard shall be maintained as a landscape setback, except that driveways and pedestrian walkways are permitted.
- b. Required Landscaping. The landscaping shall adhere to the *Localscapes* requirements as outlined in section 19.50.040.
- i. The front yard area shall be maintained in an orderly manner with landscaping comprised of shrubs, flowers/herbaceous plants, trees, turf, or any combination thereof.
- ii. Areas of bare ground, mulch, or gravel may not be used as a substitute for landscaped areas.
- iii. Mulch/gravel areas may not extend more than five feet (5') from the branching of shrubs or trunks of trees.
- iv. At least one tree, either shade or ornamental, shall be planted for every twenty-five feet (25') of yard frontage, rounded to the nearest whole number.
- v. At least thirty percent (30%) of any landscaped areas shall have canopy coverage from live plant growth, not including tree canopies.
- vi. Impervious surfaces within a front yard or street side yard may not exceed 50% of the yard area.
- c. Maximum Area of Turf. The area of domestic turf on any property may not exceed thirty-five (35%) of the total landscape area.

2. Multiple-Family Uses.

- a. Area Required. Unless a reduced building setback has been allowed under this Title or a variance has been granted, a landscape setback of twenty feet (20') in depth shall be maintained along the property frontage, except that driveways and pedestrian walkways are permitted. Where the front yard is subject to a build to line requirement, the entire front yard setback shall be landscaped.
- b. Required Landscaping.

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- i. The front yard area shall be maintained in an orderly manner with landscaping comprised of shrubs, flowers/herbaceous plants, trees, turf, or any combination thereof.
  - ii. Areas of bare ground, mulch, or gravel may not be used as a substitute for landscaped areas.
  - iii. Mulch/gravel areas may not extend more than five feet (5') from the branching of shrubs or trunks of trees.
  - iv. At least one tree, either shade or ornamental, shall be planted for every twenty-five feet (25') of yard frontage, rounded to the nearest whole number.
  - v. At least one shrub shall be planted for every forty square feet (40 sq. ft.) of landscape area within the landscape setback. Three herbaceous plants with a mature height of thirty inches (30") or more may be substituted for one shrub.
  - vi. At least thirty percent (30%) of any landscaped areas shall have canopy coverage from live plant growth, not including tree canopies.
- c. Maximum Area of Turf. The area of domestic turf on any property may not exceed thirty five percent (35%) of the total landscape area.
3. Commercial, Office, and Public Uses.
- a. Area Required. If a front yard is provided, a minimum landscape area ten feet (10') in depth shall be maintained along the frontage, except that driveways and pedestrian walkways are permitted. Where the front yard is subject to a build to line requirement, the entire front yard setback shall be landscaped.
  - b. Patio Seating. Up to fifty percent (50%) of the required landscape area for restaurants can be patio seating.
  - c. Required Landscaping.
    - i. The landscape setback area shall be maintained in an orderly manner with landscaping comprised of shrubs, flowers/herbaceous plants, trees, turf, or any combination thereof.
    - ii. Areas of bare ground, mulch, or gravel may not be used as a substitute for landscaped areas.
    - iii. Mulch/gravel areas may not extend more than five feet (5') from the branching of shrubs or trunks of trees.
    - iv. At least one tree, either shade or ornamental, shall be planted for every twenty-five feet (25') of yard frontage, rounded to the nearest whole number.
    - v. At least one shrub shall be planted for every forty square feet (40 sq. ft.) of landscape area within the landscape setback. Three herbaceous plants with a mature height of thirty inches (30") or more may be substituted for one shrub.

- vi. At least thirty percent (30%) of any landscaped areas shall have canopy coverage from live plant growth, not including tree canopies.
  - vii. If a patio area is established, planter boxes or other landscaping types shall be included to visually soften the hard surface of the patio area.
  - d. Maximum Area of Turf. The area of domestic turf on any property may not exceed thirty five percent (35%) of the total landscape area.
4. Industrial Uses.
- a. Area Required. The required front yard area shall be maintained as a landscape setback, except that driveways and pedestrian walkways are permitted.
  - b. Required Landscaping.
    - i. The landscape setback area shall be maintained in an orderly manner with landscaping comprised of shrubs, flowers/herbaceous plants, trees, turf, or any combination thereof.
    - ii. Areas of bare ground, mulch, or gravel may not be used as a substitute for landscaped areas.
    - iii. Mulch/gravel areas may not extend more than five feet (5') from the branching of shrubs or trunks of trees.
    - iv. At least one tree, either shade or ornamental, shall be planted for every twenty-five feet (25') of yard frontage, rounded to the nearest whole number.
    - v. At least one shrub shall be planted for every forty square feet (40 sq. ft.) of landscape area within the landscape setback. Three herbaceous plants with a mature height of thirty inches (30") or more may be substituted for one shrub.
    - vi. At least thirty percent (30%) of any landscaped areas shall have canopy coverage from live plant growth, not including tree canopies.
  - c. Maximum Area of Turf. The area of domestic turf on any property may not exceed thirty five percent (35%) of the total landscape area.
5. Open Space Uses. Open space uses such as parks, golf courses, sports fields, cemeteries, etc.
- a. Area Required. The required front yard area shall be maintained as a landscape setback, except that driveways and pedestrian walkways are permitted.
  - b. Required Landscaping. The landscape setback area shall be maintained in an orderly manner with landscaping comprised of shrubs, flowers/herbaceous plants, trees, turf, or any combination thereof.
- B. Buffer Areas between Nonresidential and Residential Land Uses. The following provisions apply whenever a non-residential use abuts with a residential or open-space use.

1. Masonry Wall. Commercial, industrial, or major public utility projects that abut a residential use or residential zone shall be required to install a six (6') foot tall decorative masonry wall along the property line between the residential and non-residential uses.
  - a. All fences and walls shall be architecturally integrated to match the design of all main buildings associated with the project to the greatest extent possible. For commercial or industrial projects, walls should be the same as or similar to the finishes of the exterior of buildings. Where possible, walls should act as an extension of the building, rather than an afterthought.
  - b. Where the wall does not match the materials and design of the building, the required masonry wall may be constructed of brick, reinforced stacked stone, cast stone, split faced block, architecturally treated concrete masonry units, or brick or stone veneer over block. Concrete walls may be permitted by the Director if the concrete is articulated and colored in a manner to be comparable to natural materials.
2. Landscape Area. In addition to the masonry wall, a landscaped buffer area not less than eight feet (8') wide shall be required between nonresidential and residential uses.
3. Required Landscaping.
  - a. The landscape buffer area shall be maintained in an orderly manner with landscaping comprised of shrubs, flowers/herbaceous plants, trees, turf, or any combination thereof.
  - b. Areas of bare ground, mulch, or gravel may not be used as a substitute for landscaped areas.
  - c. Mulch/gravel areas may not extend more than five feet (5') from the branching of shrubs or trunks of trees.
  - d. At least one tree, either shade or ornamental, shall be planted for every twenty feet (20') of length of the buffer, rounded to the nearest whole number. Trees may be planted in a linear or cluster arrangement, so long as the spacing of provided trees adequately screens the nonresidential use from the adjacent residential use. If a linear arrangement of trees is provided, tree spacing may not exceed twenty feet (20') on center.
  - e. At least one shrub shall be planted for every thirty square feet (30 sq. ft.) of landscape area.
  - f. At least thirty percent (30%) of any landscaped areas shall have canopy coverage from live plant growth, not including tree canopies.

**19.50.060 – Landscaping of Park Strips.**

- A. Landscaping Responsibility. Although park strips are part of the public right-of-way, it is the responsibility of the property owner immediately adjacent to a park strip to provide basic maintenance of that park strip. This responsibility includes the establishment and maintenance of landscaping that conforms to these regulations.
- B. Irrigation. It is the responsibility of the adjacent property owner to provide regular and adequate watering to ensure the health of park strip landscaping. If the adjacent property is irrigated, the irrigation system shall be extended to include the park strip.

C. Applicability.

1. Any new development shall provide park strip landscaping in conformance with these regulations.
2. Existing development is not required to provide park strip landscaping, except where the provisions of section 19.50.020 apply.
3. Any new park strip landscaping done in conjunction with existing development shall conform to these regulations.

D. Landscape Plans. For all new development, park strips shall be shown on all landscape plans for approval.

E. Pavement in Park Strips.

1. A paved pedestrian walkway up to five feet (5') in width is allowed across any park strip.
2. Hardscape or an alternative form of landscaping is allowed in park strips of less than five feet (5') in depth, as measured from the back of curb to the sidewalk.
3. Paving in park strips with a depth, as measured from the back of curb to the sidewalk, of five feet (5') or greater is only allowed when the maintenance of landscaping is impractical due to site topography, lack of direct access, traffic patterns, or other such factors and is subject to approval by the Director or Designee.
4. The pavement allowed in subsections 2 and 3 shall consist of decorative stamped concrete, removable brick, or paving stones.

F. Plants.

1. The type of plants used in park strip landscaping shall be at the discretion of the adjacent property owner, subject to these regulations. The use of water efficient standards as outlined in Landscape Irrigation and Efficient Water Usage Section 19.50.030 of this Chapter is required.
2. Lawn is prohibited in areas less than eight feet (8') wide. The use of drought-tolerant plants is encouraged.
3. No less than thirty percent (30%) of the ground area of a park strip may be covered by plants, not including tree canopies. These plants may include evergreen or deciduous groundcover, herbaceous plants, or shrubs that do not exceed a mature height of eighteen inches (18"). No plant may create a visibility obstruction for motorists.

G. Trees in Park Strips. One deciduous tree shall be planted in the park strip area for every twenty-five (25) linear feet of lot frontage, rounded to the nearest whole number. Park strips less than 5' wide as measured from curb to sidewalk are not subject to this requirement. All trees shall be planted in the center of the width of the park strip.

1. Trees Prohibited for Park Strips. Any tree or shrub that could conflict with the safe use of the right-of-way is prohibited in the park strip. Some of these trees include:

- a. Box Elder – *Acer negundo*

- b. Silver Maple – *Acer saccharinum*
  - c. Tree of Heaven – *Ailantus altissima*
  - d. River Birch – *Betula nigra*
  - e. Russian Olive – *Eleagnus angustifolia*
  - f. Poplar (all, includes Cottonwood) – *Populus spp.*
  - g. Quaking Aspen – *Populus tremuloides*
  - h. Flowering Plum – *Prunus cerasifera*
  - i. Pin Oak – *Quercus palustris*
  - j. Idaho Locust – *Robina x ambigua 'Idahoensis'*
  - k. Willow (all) – *Salix spp.*
  - l. Siberian Elm – *Ulmus pumila*
2. Trees Recommended for Park Strips.
- a. Paperbark Maple – *Acer Griseum*
  - b. Tatarian Maple, single stemmed – *Acer tatrium*
  - c. Nettleleaf Hackberry – *Celtis reticulate*
  - d. Thornless Cockspur Hawthorn – *Crataegus crus-galli var. inermis*
  - e. La Valle Hawthorn – *Crataegus x lavalley 'Carrier'*
  - f. Amur Maackia – *Maackia amurensis*
  - g. Fruitless Crabapple – *Malus, ioensis 'Klem's Improved' or 'Spring Snow', etc.*
  - h. Eastern redbud – *Cercis Canadensis*
  - i. Blackhaw Viburnum – *Viburnum prunifolium*
3. Trees Appropriate for Use Under Powerlines.
- a. Nettleleaf Hackberry – *Celtis reticulate*
  - b. Seedless Ash – *Fraxinum pennsylvatica lanceolata 'Marshall Seedless'*
  - c. Thornless Honeylocust – *Gleditsia tricanthos var. inermis 'Imperial'*
  - d. Goldenrain Tree – *Koelreuteria paniculate*
  - e. Crabapple spp – *Malus ioensis 'Spring Snow,' 'Snow Drift,' 'Centurion,' and 'Zumi'*
  - f. Callery Pear – *Pyrus calleriana 'Aristocrat,' 'Chanticleer',' and 'Redspire'*
  - g. Japanese Pagodatree – *Sophora japonica 'Regent'*

h. Wireless zelkova serrulata

4. Other species of trees may be used, subject to review and approval by the Director or Designee.

**19.50.070 – Landscaping of Parking Lots.**

A. Frontage Landscaping. The landscaping of parking lots along public and private streets is subject to the provisions of section 19.50.110.

B. Side Landscaping. The landscaping of parking lots parallel to side lot lines shall conform to the following:

1. A landscape area at least five feet in width, exclusive of car overhang, shall be provided.

2. Required Landscaping

a. At least one tree shall be planted for every 25 feet of length, rounded to the nearest whole number. Trees may be either shade, ornamental or evergreen.

b. At least one upright shrub shall be planted for every six feet of length.

c. Additional herbaceous plantings are encouraged.

d. The remainder of the landscape areas may be covered in mulch, gravel, or turf.

C. Interior Parking Lot Landscaping. Interior, curbed landscape parking lot islands or medians are required in parking lots consisting of 20 or more spaces.

1. Islands

a. Number of Parking Lot Islands

i. At least one parking lot island shall be provided for every 10 parking spaces.

ii. All rows of parking spaces shall be terminated by a parking lot island, which may result in more than one island for every 10 spaces.

iii. Parking lot island locations may be varied based on specific site requirements or design scheme.

iv. Where a row of parking exceeds 20 spaces, a parking lot island shall be located in the middle of the row.

b. Size of Parking Lot Islands

i. Parking lot islands shall be the same dimension as a standard parking stall, as required in section 19.48.030.

ii. Double rows of parking shall provide parking lot islands that are the same dimension as the double row.

2. Medians



## Agenda Item No. 5.b.

- a. Number of Parking Lot Medians. One continuous median per row of head-in parking stalls may be used in place of parking lot islands.
- b. Size of Parking Lot Medians.
  - i. The length of parking lot medians shall be equal to the length of each row of parking stalls when the median abuts a single row of parking stalls or acts as a divider median separating opposing rows of head-in parking stalls.
  - ii. The width of parking lot medians shall be:
    - (A) Eight (8') feet, with consideration for vehicle overhang, where divider medians occur adjacent to head-in parking stalls, or
    - (B) Ten (10') feet, with consideration for vehicle overhang, for divider medians separating opposing rows of head-in parking stalls.

### D. Interior Parking Lot Design

#### 1. Design of Parking Lot Islands and Medians

- a. Parking lot islands, medians, or landscaped areas shall be surrounded with a six-inch (6") high concrete curb. In cases where the parking lot island or median is designed specifically for the absorption of stormwater, the curb requirements may be modified.
- b. Islands, medians, and landscaped areas shall be properly drained and irrigated, as appropriate for the site conditions and plant species, to ensure healthy plant growth.

#### 2. Required Trees

- a. One shade tree shall be planted for every twenty-five (25') feet of length in a parking lot median.
- b. A minimum of one shade tree shall be provided for every parking lot island.
- c. If the island extends the width of a double row, then two shade trees shall be provided.

#### 3. Groundcover Plantings

- a. A minimum of fifty percent (50%) of the surface area of each parking lot island or median shall be planted in low-growing shrubs, groundcover, perennials, ornamental grasses or other herbaceous plants.
- b. To avoid visibility obstructions, plantings may not reach a mature height of more than thirty (30") inches.
- c. The use of drought-tolerant plants is encouraged.
- d. The entire parking lot island or median shall be mulched to promote plant health and to retain water.
- e. No turf shall be planted in parking lot islands or medians.

4. Pedestrian Walkways

- a. Parking lots shall be designed to provide pedestrian walkways that link the public sidewalk along the street with the front door of the building.
  - b. A landscape area at least three feet in width shall be located along one side of such walkway and shall be planted with trees, shrubs and herbaceous plants at the discretion of the applicant.
- E. Wheel Stops. Wheel stops shall be installed no less than two feet from the edge of any landscape area where vehicular parking stalls abut interior parking area landscaping that is not situated within and protected by a landscape planter.

**19.50.080 – Landscaping of Drive-Through Facilities.**

- A. Plantings and related landscape improvements shall be provided in conjunction with drive-through service facilities, including automatic car washes, in order to:
1. Introduce a more aesthetically pleasing approach to these types of vehicular activities on newly developed or redeveloped sites;
  2. Better integrate these types of land uses into the established character of surrounding area improvements; and
  3. Screen queued vehicles from the view of passing motorists on adjacent roadways.
- B. Trees Required.
1. One (1) tree shall be planted for each one hundred and twenty-five square feet (125 sq. ft.) or more of landscape area. Landscape areas of less than one hundred and twenty-five square feet (125 sq. ft.) do not require a tree to be planted.
- C. Groundcover Plantings.
1. A minimum of fifty percent (50%) of the surface area of each landscape area shall be planted in low-growing shrubs, groundcover, perennials, ornamental grasses, or other herbaceous plants.
  2. To avoid visibility obstructions, these plantings may not reach a mature height of more than thirty inches (30").
- D. Mulch.
1. The entire landscape area shall be mulched to promote plant health and retain water. No turf shall be planted in these landscape areas.
- E. Water efficient landscaping.
1. Landscaping shall follow the guidelines for the Landscape Irrigation Standards and Efficient Water Usage Section 19.50.030 of this Chapter.

**19.50.090 - Car Wash Water Efficiency Standards.**

## Agenda Item No. 5.b.

- A. Purpose and Applicability. In order to preserve the limited water resources available within the Municipality, all new and rehabilitated car washes shall comply with these applicable water efficiency standards.
- B. Water Recycling Encouraged. Recycling of all water used in a car wash is encouraged to reduce the amount of fresh culinary water used.
- C. Plumbing for Water Recycling Systems Required. All car washes shall be plumbed at the time of construction to provide for water recycling systems for both wash water and reverse osmosis rinse water systems, whether installed or not.
- D. Water Efficiency Standards.
  - 1. All car washes shall install systems and equipment to limit the amount of fresh culinary water used on a per-vehicle basis. No car wash, new or rehabilitated, may be permitted unless the applicant can demonstrate that the system may not use more than an average of thirty-five (35) gallons of culinary water per vehicle.
  - 2. At the time of construction or rehabilitation, systems which recycle water used for vehicle washing and recycle reverse osmosis reject water shall be installed and used in perpetuity.
  - 3. The use of secondary irrigation water in the wash cycle may be permitted in lieu of some recycling requirements if available and approved by the water provider and Director or Designee.
  - 4. The use of recycling water systems and the disposal of water fluids and solids shall comply with applicable state and federal laws, guidelines, and standards.
  - 5. Larger storage tanks may be permitted on site in order to capture or re-use water.

### **19.50.100 – Functional Enhancements.**

- A. Pedestrian and Vehicular Pathways. The design of pedestrian and vehicular travel ways for multiple-family, residential, retail commercial, office, public and quasi-public, and mixed-use developments shall incorporate plantings and related landscape improvements for separation of pedestrian and vehicular traffic movements, improved pedestrian convenience and safety, and better-defined vehicular circulation and parking.
- B. Building Entrances, Drop-off and Pick-up, and Outdoor Dining Areas. Plantings and related landscape improvements shall be incorporated into the design of building entrances, drop-off and pick-up, and outdoor dining areas in order to:
  - 1. Separate these areas from on-site vehicular circulation and parking facilities and from off-site traffic;
  - 2. Enhance pedestrian comfort, convenience, and safety; and
  - 3. Facilitate outdoor dining with maximum insulation from vehicular traffic impacts.

### **19.50.110 – Stormwater Management Facilities Requirements and Landscaping.**

All detention/retention basins, ponds and other stormwater facilities shall be improved with landscaping, which may include shade and ornamental trees, evergreens, shrubbery, hedges, turf, groundcover, and other plants and related landscape improvements.

**19.50.120 – Screening Requirements.**

Residential projects with fewer than five (5) units are exempt from the Screening Requirements of this Section; all other properties shall comply.

A. Refuse Disposal Dumpsters and Refuse Storage Areas.

1. All refuse containers shall be fully enclosed on three (3) sides by a six foot (6') high solid visual barrier constructed of wood, simulated wood, vinyl screen fence, opaque masonry wall (stone, stucco, or brick), or decorative concrete wall.
2. The remaining side of the enclosure shall be gated and screened in such a manner as to reduce the visual impact of the refuse container.
3. An extension of an exterior principal structure wall may be used as one of the screening walls for a refuse container, provided that such wall meets the minimum six-foot (6') height requirement and is of the same building materials as the principal structure. Such wall may not be the gated enclosure.
4. The materials used for screening shall complement the architecture of the principal structure.

B. Loading Berths.

1. Loading berths in all zones shall be screened as much as feasible, unless the Director or Designee determines that screening is unnecessary.
2. Screening shall consist of an opaque masonry wall (stone, stucco, or brick), a solid wood or simulated wood screen fence, or dense evergreen hedge, at least six feet (6') in height.
3. Where feasible, loading berths shall be located and oriented so they are not be visible from the street and adjacent properties, while still allowing access to the use they are serving.

C. Outdoor Storage and Display Areas.

1. Outdoor Storage Areas.

- a. All outdoor storage areas shall be completely screened by an opaque masonry wall (stone, stucco or brick) or a solid wood or simulated wood screen fence no less than six feet (6') in height.
- b. Where feasible, plants to provide a softening effect shall be installed along the fence or wall located along the public right-of-way.
- c. No materials stored outdoors shall be of a greater height than the required fence or wall.

2. Outdoor Sales and Display Areas

- a. Display Areas Abutting Residential Zones. When the rear or interior side yard of an outdoor display area abuts a residential zone or use, or the rear yard is separated from a residential zone or use by an alley, the outdoor display area shall be effectively screened from view by an opaque masonry wall (stone, stucco, or brick), a solid wood or simulated wood screen fence or dense evergreen hedge, at least six feet (6') in height.
  - b. Display Areas Abutting Public Right-of-Way.
    - i. To enhance the view from a public right-of-way, all outdoor display areas shall be designed with a landscaped yard along the public right-of-way, excluding alleys, a minimum of ten feet (10') in width, planted with one (1) shade or evergreen tree per twenty-five feet (25'), and supplemented with shrubs and perennials.
    - ii. These screening requirements are not intended to prohibit openings reasonably necessary for access drives and walkways.
  - c. Motor Vehicle Dealerships.
    - i. Motor vehicle dealerships or rental establishments with outdoor sales and display lots shall be designed with permanent screening along the right-of-way, meeting the requirements of subsection (b) above, but such plantings may be clustered.
    - ii. To optimize the view of motor vehicles for sale, the screening may consist entirely of small shrubs or a low pedestrian wall of no less than two feet (2') in height.
  - d. Nursery Stock. Growing areas for nursery stock located in the front or corner side yard shall meet screening requirements.
- D. Screening of Service and Mechanical Equipment. Service areas and on-grade mechanical equipment shall be screened from public view by plants, solid opaque fencing, berms, or a combination thereof. These elements shall also be sited to minimize their visibility and impact or enclosed so as to appear to be an integral part of the architectural design of the building. Site elements that are subject to this provision include:
- 1. Air conditioning units;
  - 2. Electrical transformers;
  - 3. Loading areas and docks;
  - 4. Mechanical equipment;
  - 5. Outdoor storage areas;
  - 6. Public utility transformers;
  - 7. Service yards; and
  - 8. Telephone transformers.
- E. Perimeter boundaries of off-street parking areas.

1. The perimeter boundaries of all off-street parking areas that abut streets accessible to the public shall be landscaped and screened from public view. Specified yard area depth measurements are from the public right-of-way or private street easement boundary.
  - a. Front and Street Side Areas Where a Yard or Setback Depth of no Less Than Twenty Feet (20') is Maintained.
    - i. An area of land graded and re-contoured at a maximum slope ratio of three feet horizontal to one foot vertical (3:1) so as to provide a meandering earthen berm traversing the entire width of the area and having a maximum height of three feet (3') and an average height of thirty-two inches (32"), as measured from the grade of the closest abutting sidewalk or top of curb is required.
    - ii. Landscaping within yards located between a street and a parking area shall include street trees as specified in this Chapter. In addition, not less than fifty percent (50%) of these landscaped yards shall include a mix of evergreen and deciduous shrubs, herbaceous perennials, and non-turf groundcover. The balance of this area may be planted in turf and utilized for the placement of large boulders or similar visual accents so long as the combination of berms, plantings, and visual accents effectively screen from public view any parked vehicles in contiguous off-street parking areas on the property.
  - b. Provisions for Yard Reductions to No Less Than Fifteen Feet (15'). Front and street side yards or setback areas with no abutting off-street parking may be reduced to a depth of not less than fifteen feet (15') with provision of the following:
    - i. An open decorative fence (picket, split rail, etc.) on the interior side of the landscaped area. Alternatively, a continuous hedge no less than three feet (3') in height at planting but not more than six feet (6'), as measured from the grade of the abutting sidewalk or street, may be provided.
    - ii. An area of land graded and re-contoured at a maximum slope ratio of three feet horizontal to one foot vertical (3:1) so as to provide a meandering earthen berm traversing the entire width of the area and having a maximum height of thirty-two inches (32") and an average height of two feet, as measured from the grade of the closest abutting sidewalk or top of curb.
    - iii. No less than seventy-five percent (75%) coverage of the landscaped area with street trees (includes canopy at maturity) as specified in this Chapter together with a mix of sub-canopy evergreen and deciduous shrubs, herbaceous perennials, and non-turf groundcover. The balance of this area may be planted in turf and utilized for the placement of large boulders or similar visual accents.
  - c. Provisions for Encroachment of Off-Street Parking Areas into Required Front and Street Side Yards or Setback Areas.
    - i. Encroachments to Within Twelve Feet (12'). Off-street parking areas may encroach into required front and street side yard or setback areas such that a minimum depth of not less than twelve feet is maintained subject to provision of the following:

(A) An area of land graded and re-contoured at a maximum slope ratio three feet horizontal to one foot vertical (3:1) so as to provide an earthen berm traversing the entire width of the area with a height of no less than thirty inches (30”) above the grade of the abutting sidewalk or street and supported on its interior side by a masonry retaining wall no less than four feet (4’) in height above the grade of the abutting off-street parking area surface. The use of this alternative is restricted to properties where it is feasible to provide a parking area with a finished grade at least two feet (2’) below the grade of the adjacent street.

(B) No less than seventy-five percent (75%) coverage of the landscaped area with street trees (includes canopy at maturity) as specified in this chapter, together with a mix of sub-canopy evergreen and deciduous shrubs, herbaceous perennials, and non-turf groundcover. The balance of this area may be planted in turf and utilized for the placement of large boulders or similar visual accents.

**19.50.130 – Landscape Plan Required.**

A. General Provisions.

1. All applications for site development plan approval for land uses subject to this Chapter shall be accompanied by a landscape plan package and water allowance worksheet prepared in accordance with the requirements of this Chapter.
2. Submitted landscape plan packages shall be prepared and certified for compliance with all requirements of this Chapter by a landscape architect licensed to practice in the State of Utah under Utah Code Title 58. A landscape designer certified by the Utah Nursery and Landscape Association may submit a landscape plan package if the certified designer is employed by the contractor installing plantings of the specific project submitted.
3. All submitted irrigation plans shall be prepared by a qualified professional who is licensed under Utah Code Title 58 or by a person who is exempt from professional licensure requirements for the scope of work performed.
4. Best industry practices shall be observed during construction to ensure that the approved landscape plan is fully implemented. It is recommended that the standards of the Utah State University Extension’s Center for Water Efficient Landscaping be observed in the selection, handling, planting, and maintenance of plants used in the landscape plan.

B. Landscape Plan Package Contents. The information to be provided with the landscape plan package shall be presented in the following format:

1. Project Data.

<b>Table 19.50.130a: Table of Requirements for Project Data Sheet.</b>		
<b>Information Required</b>	<b>Preliminary</b>	<b>Final</b>
The project title and county site development plan application number (the file number assigned to the development proposal that the landscape plan is associated with)	X	X

Preparation date and issue/revision/date table	X	X
The name, address, telephone number, fax, and e-mail of the applicant or authorized agent	X	X
The name, address, telephone number, fax, and e-mail of the landscape architect, landscape designer, or other qualified professional who prepared the landscape plan, together with their professional registration stamp (as required)	X	X
The landscape contractor to be used on the project, if known at the time of application	X	X
Site vicinity and location map, including the street address and tax identification number of the property	X	X
Sheet index	X	X
General landscape design intent statement including the general character and location of proposed landscaping and open area and how it meets the intent of these regulations	X	X
Annual water budget worksheet	X	X
Soils analysis and proposed soils amendments	X	X
Signature block for landscape package approval		X

2. Grading and Drainage Plan.

<b>Table 19.50.130b: Table of Requirements for Grading and Drainage Plan.</b>		
<b>Information Required</b>	<b>Preliminary</b>	<b>Final</b>
Scale, north arrow, site boundary including adjacent property lines and street names	X	X
Existing and proposed adjacent uses	X	X
Existing and proposed private driveways, off-street parking areas, patios, walkways, service areas and other paved surfaces	X	X
Existing and proposed buildings and structures (general locations)	X	X
Existing and proposed utilities and easements	X	X
Limits of proposed site disturbance	X	X
Existing and proposed building and structure finish floor elevations	X	X
Spot elevations and contour lines at no more than one foot (1') intervals to determine high points and low points, positive drainage of paved surfaces, wall heights and other vertical control	X	X
Existing landscaping, including location, type, and size	X	X
Any existing landscaping proposed to be removed	X	X



3. Landscape Planting Plan.

<b>Table 19.50.130c: Table of Requirements for Landscape Planting Plan.</b>		
<b>Information Required</b>	<b>Preliminary</b>	<b>Final</b>
Base plan consisting in information included on the grading and drainage plan	X	X
Limits of proposed site disturbance	X	X
General landscape improvements with planting symbols clearly drawn to indicate location and general plant category (deciduous tree, evergreen tree, deciduous shrub, evergreen shrub, groundcover, etc.)	X	X
Legend of plant category symbols keyed to general plant material schedule indicating quantities of each plant category and listing of plant species (including Latin name) included in each category	X	X
Typical detail drawings at one inch equals twenty feet (1"=20') to illustrate perimeter treatment, buffering, typical front yard, and any special treatment areas on the site	X	X
All hydrozone boundaries and total area within each hydrozone with each hydrozone clearly labeled high, moderate, low, or very low	X	X
Detailed landscape improvements with planting symbols clearly drawn to indicate each plant (deciduous tree, evergreen tree, deciduous shrub, evergreen shrub, groundcover, etc.)	X	X
Detailed plant material schedule with abbreviation identification key, quantity of each plant, botanical name, common name, hydrozone rating (high, moderate, low, or very low), plant/container size, spacing, and notes	X	X
Define areas to be considered open areas and specify if they will be public or private. Indicate how open areas will be maintained including: erosion control, re-vegetation, and weed management both during and after construction	X	X
Plant installation, mulching, tree staking, and any other applicable planting and installation details	X	X
Soil preparation details, including instructions to scarify planting pit bottom and sides and surface ground planes to promote root penetration in compacted soils	X	X
Protection of existing plant and other site features to remain, clearly identifying the locations, species, size, and condition of all significant trees, each	X	X

labeled as to its intended retention, relocation, or removal		
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4. Soils Report. A soils report is required in all cases. Special procedures or requirements shall be incorporated in the preparation and recommendations of the soils report where the past use of a site has resulted in soil contamination or where difficult soil or landscaping conditions are known to exist. The soils report shall describe:
  - a. The depth, composition, fertility, bulk density, and landscaping suitability of the topsoil and subsoil at the site;
  - b. Soil class;
  - c. An approximate soil infiltration rate for site soils, either measured or derived from soil texture/infiltration rate tables. A range of infiltration rates shall be noted where appropriate;
  - d. A measure of pH, electroconductivity (ERC), salt absorption ratio (SAR) and organic matter; and
  - e. Recommendations for retention and re-use of viable topsoil on the site together with such soil amendments as are necessary to ensure the health and sustainability of the landscaping to be planted.
  - f. The final recommendations of the soils report shall be incorporated into the landscape planting plan and implemented with site planting operations.
  
5. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the landscape planting plan and shall reflect the requirements set forth in Section 19.50.030 of this Chapter.
  
6. Irrigation Schedule. The irrigation schedule required in Section 19.50.030 shall be provided in tabular form and shall specify:
  - a. Plant type (e.g., turf, trees, low water use plants);
  - b. Irrigation type (e.g., sprinklers, drip, bubblers);
  - c. Flow rate in gallons per minute;
  - d. Precipitation rate in inches per hour (sprinklers only);
  - e. Run times in minutes per day;
  - f. Number of water days per week; and
  - g. Cycle time to avoid runoff.

**19.50.140 – Construction Inspection.**

- A. Construction Observation and Certification of Compliance. Construction observation and monitoring of all required landscape improvements shall be provided by a licensed landscape architect so as to ensure compliance with the approved landscape plans for the site.

- B. Right to Inspect. The Director or Designee reserves the right to perform site inspections at any time and to require corrective measures regarding the installation of site landscaping and irrigation system improvements found not to comply with the requirements of this Chapter.
- C. The Director or Designee shall field-verify landscaping improvements prior to final project approval.

**19.50.150 – Post-Construction Verification of Compliance.**

- A. Single-Phase Projects. Following construction and prior to issuing an approval for occupancy, a landscape architect or other qualified professional shall complete a site inspection of all installed site landscaping improvements and provide written certification of compliance with approved plans. The Director or Designee shall field-verify landscaping improvements prior to final project approval. Certification of compliance with approved irrigation plans shall be provided by the licensed professional under whose construction observation the irrigation system was installed.
- B. Multi-Phase Projects. Projects approved for development in multiple phases shall be inspected and certified to be in compliance with the approved plans for each respective phase prior to the occupancy or use of the development associated with that phase. Permits may not be issued for subsequent phases without prior Director or Designee approval until this requirement has been satisfied.

**19.50.160 – Certificate of Substantial Completion.**

Upon completion of all required landscaping improvements the property owner shall complete a certificate of substantial completion for submittal to the Director or Designee. A disclosure document shall be filed with the County Recorder's Office clearly indicating that the property is subject to the requirements of this Chapter and that any re-landscaping by the present or future property owners shall be in accordance with the certified landscape plan for the property. Proof of recordation shall be provided prior to final land use approval.

**19.50.170 – Long-Term Viability of Established Landscapes.**

- A. Plant Maintenance. The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance. Where applicable, an adequately funded Homeowner's or Property Owner's Association shall assume and be held liable for such responsibilities. In the latter instance, provisions for long-term maintenance of required landscaping in the event of dissolution of the Homeowner's or Property Owner's Association shall be provided prior to landscape plan acceptance.
- B. Plant Survival. All plant materials shall be regularly maintained in a healthy condition and shall be guaranteed for survival for two (2) years from planting. During this period, each plant shall show at least seventy-five percent (75%) healthy growth and shall have the natural characteristic of the plant of its species. Any plant found dead or unsatisfactory by the Director or Designee during the guarantee period shall be replaced until it has lived through the required two (2) year survival period.

**19.50.180 – Enforcement of Landscape Regulations.**

- A. No building permit or occupancy permit shall be issued for any lot or use subject to the requirements of this chapter unless all the requirements of this chapter have been fulfilled.

- B. If weather or other factors prohibit the installation of landscaping at the time an occupancy permit is applied for, the applicant shall post a bond to guarantee the completion of the landscaping, which shall be returned upon completion of required landscaping.
- C. Failure to implement the landscape plan, or to maintain the lot or use in substantial conformance with the landscape plan, shall be cause for revocation of the occupancy permit and/or the application of fines and penalties, as established in this Code. In addition, all landscaping is subject to periodic inspection.

**19.50.190 – Weed Abatement and Responsibility to Keep Property Clean.**

- A. Real Property to be Kept Clean. It is unlawful for any person, corporation, partnership or legal entity owning or occupying real property in the municipality to allow weeds to grow higher on such property than is permitted in this section, or to fail to remove from the property any cuttings of such weeds or any refuse, unsightly or deleterious objects, after having been given written notice by the Planning and Development Services Division or the Health Department.
- B. Standards of Weed Control. The following standards apply:
  - 1. Height. Weeds may not be permitted to reach a height of more than six inches (6") at any time and shall be cleared from all real property in the municipality. The cuttings shall be cleared and removed from the premises.
    - a. Ornamental grasses that are deliberately planted as part of a coherent landscaping plan may exceed 6" as long as they are properly maintained.
  - 2. Fire Hazard. When an inspector determines that the weeds on a property pose a serious fire hazard due to their density, dryness, proximity to possible sources of ignition, and the effects of prevailing winds and weather, the weeds shall be deemed to be in violation of this section, regardless of their height.
  - 3. Noxious Weeds. Noxious weeds shall be controlled and contained according to the recommendations of the Utah Department of Agriculture and Food.
- C. Exceptions. On a property of five (5) acres or more, in lieu of cutting the weeds on the entire property, the owner is permitted to cut a thirty-foot (30') firebreak of not more than six inches (6") high around all structures and around the complete perimeter of the property. The cuttings shall be cleared and removed from the premises. This exception does not relieve a landowner from the responsibility to control and contain noxious weeds.
- D. Enforcement. This section shall be enforced according to the provisions of Title 12 of the Municipal Code.

**19.50.200 - Tree and Landscaping Trimming.**

- A. In addition to the other standards of this Chapter, the property owner is responsible for maintaining all trees and landscaping on the property and adjacent park strips to the following standards.
  - 1. Trees and landscaping which overhang the street pavement shall be trimmed to a minimum height of thirteen and one-half feet (13.5') above the street pavement.

Agenda Item No. 5.b.

2. Trees and landscaping which overhang the sidewalk shall be trimmed to a minimum height of eight and one-half feet (8.5') above the sidewalk.
  3. The abutting property owner shall remove any tree, tree stump, shrub or vine in or within twenty feet (20') of the right-of-way if that tree, tree stump, shrub, or vine is dead, diseased, or determined by the Director or Designee to be undesirable for any other reason.
  4. If trees or landscaping are determined by the Director or Designee to be an imminent threat to public health and safety, the municipality may proceed with an emergency abatement, as outlined in Title 12.
  5. Noxious Trees. Noxious trees shall be controlled and contained according to the recommendations of the Utah Department of Agriculture and Food.
- B. Enforcement. This section shall be enforced according to the provisions of Title 12 of the Municipal Code.

**CONSERVATION, COMMUNICATIONS,  
AND INFORMATION SYSTEMS ACTIVITIES**

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**CONSIDER APPROVAL OF AN AGREEMENT WITH THE UTAH DIVISION OF  
WATER RESOURCES FOR SHARED USE OF THE UTAH WATER SAVERS  
WEBSITE**

August 9, 2023

Project: Shared use of the Utah Water Savers website

Contract with: State of Utah  
Department of Natural Resources  
Division of Water Resources

Summary:

The attached agreement provides for shared use of the District's Utah Water Savers website and management portal (Website) with the Utah Division of Water Resources (DWRe). The District designed the Website for administering water conservation related programs in its service area and was later expanded in partnership with DWRe to offer a variety of programs statewide.

Under the agreement the shared use period is extended to July 15, 2027 and additional services are authorized including Website enhancements, implementation of a statewide landscape incentive program, and support for a staff member to manage the Website. District expenses for work performed for the benefit of agencies outside of its service area are to be reimbursed by DWRe.



STATE OF UTAH  
DEPARTMENT OF NATURAL RESOURCES

Copies:  
DWR  
Consult

**DIVISION OF WATER RESOURCES**

<b>Contract No.</b>
---------------------

Date \_\_\_\_\_

Vendor No. 52226H TIN 87-6011348

Vendor JORDAN VALLEY WATER CONSERVANCY DISTRICT

Address 8215 SOUTH 1300 WEST

City WEST JORDAN State UTAH Zip 84088

c/o Matt Olsen, Assistant General Manager Phone (801) 565-4328

Commodity Code 96119 Payable X Receivable \_\_\_\_\_

Description PROVIDE FUNDS TO HOST, UPGRADE, AND MAINTAIN THE UTAH WATER SAVERS WEBSITE TO PROCESS A STATEWIDE WATER EFFICIENCY DEVICE REBATE PROGRAM

Payment: \_\_\_\_\_ Receive: \_\_\_\_\_

Frequency As Requested Frequency \_\_\_\_\_

Amount Variable Amount \_\_\_\_\_

Total \$490,000 Total \_\_\_\_\_

Effective Date 7/1/22 Expiration Date 7/15/27

Fund	Dept	Unit	Approp Unit	Balance Sheet	Expend/ Revenue	Program	Phase	Activity	Total Amount
1000	560	6204	RPD		6135	RP455		XR20	\$490,000

Approved MK SGD TS JRW JE CAH CONT \_\_\_\_\_

SHELBY ERICKSEN  
Monitor

*Shelby Ericksen*  
Signature



## AGREEMENT FOR SHARED USE OF UTAH WATER SAVERS WEBSITE

This Agreement is made as of 07/01/2022 (the "Effective Date"), between the Jordan Valley Water Conservancy District, a local district organized under the laws of the State of Utah ("District"), and the Utah Division of Water Resources, an agency of the State of Utah ("DWR").

### RECITALS:

- A. The parties previously entered into an Agreement for Shared Use of Utah Water Savers Website, made as of January 1, 2018 and amended as of April 17, 2018 (collectively referred to as "Exhibit C") to process and manage applications made on the Utah Water Savers Website (referred to as the "Website") for DWR's rebate programs and to authorize additional services, including additional enhancements to the Website, and to authorize compensation for the District to perform these additional services.
- B. The parties now desire to enter into a new agreement, consistent with the terms of the January 1, 2018 Agreement, as amended, to renew and extend the Use Period as well as to authorize the District to perform additional services and to authorize compensation for the District to perform these additional services. These services include additional enhancements to the Website to allow for statewide use and to help satisfy the implementation of landscape incentives as a result of new legislation. The services will also include five years of annual maintenance, and additional annual marketing and advertising.

TERMS:

The parties agree as follows:

1. Project Description. The original description of the project is set forth in Exhibit C. This contract will authorize the district to perform additional services stated in Exhibits A & B and to compensate those services.

2. Project Administration and Correspondence.

(a) The person designated to represent DWRe and act as its contact for all activities under this Agreement is:

Shelby Ericksen, State of Utah Water Conservation Manager  
Utah Division of Water Resources  
1594 West North Temple  
Salt Lake City, Utah 84116  
Phone: (801) 300-1623  
Email: shelbyericksen@utah.gov

(b) The person designated to represent the District and act as its contact for all activities under this Agreement is:

Matt Olsen, Assistant General Manager  
Jordan Valley Water Conservancy District  
8215 South 1300 West  
West Jordan, Utah 84088  
Phone: (801) 565-4328  
Email: matto@jvwcd.org

3. District Responsibilities.

(a) The District hereby grants permission to DWRe to use the Website for its water efficiency device rebate program, commencing on July 1, 2022, and terminating on July 15, 2027 (the "Use Period").

(b) The District shall perform those additional services that have been tasked on attached Exhibit A.

(c) The District shall perform those additional marketing and advertising services as set forth on attached Exhibit B.

4. Cost Estimate and Funding.

(a) The District's compensation, including reimbursable expenses, for performing the additional services identified in item 3b of this Agreement is as set forth on attached Exhibit A, but in no event shall the total compensation for the additional services and associated reimbursable expenses exceed Twenty Thousand and 00/100 Dollars (\$20,000.00).

(b) DWRe agrees to pay a portion of an additional staff member to provide additional services. The estimated annual cost of the staff salary shall not exceed Fifty Thousand and 00/100 Dollars (\$50,000) per year without prior written approval of DWRe, for a total of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000).

(c) The estimated annual cost of maintenance, marketing and advertising shall not exceed Thirty Thousand and 00/100 Dollars (\$30,000) per year without prior written approval of DWRe, for a total of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000) for five years.

(d) Legislative funding for upgrades to the Website to allow for landscape incentives shall not exceed Seventy Thousand and 00/100 Dollars (\$70,000). Through the end of the term, the total compensation due the District for all services and reimbursable expenses attributable to the Contract shall not exceed Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00) without prior written approval of DWRe.

5. Maintenance. The District shall maintain the Website during the Use Period according to the terms previously agreed upon in Exhibit C.

6. Invoicing Requirements. The District shall invoice DWRe according to the terms previously agreed upon in Exhibit C.

7. Term. The term ("Term") of this Agreement shall commence on the Effective Date, and it shall expire on July 15, 2027, without further notice or condition.

8. Miscellaneous. Any relevant terms and conditions not explicitly outlined above shall default to the previously agreed upon terms listed in Exhibit C.

**[SIGNATURE PAGE FOLLOWS]**

"District":

Jordan Valley Water Conservancy District

Dated: \_\_\_\_\_

By: \_\_\_\_\_


Corey L. Rushton  
Its Chair, Board of Trustees

Address: 8215 South 1300 West  
West Jordan, Utah 84088

"DWRe"

Utah Division of Water Resources

Dated: 06/29/2023

By: 

Candice Hasenyager  
Its: Director

By: 

Jim Egbert  
Its: Budget/Accounting Officer

Address: 1594 W North Temple, Ste 310  
PO Box 146201  
Salt Lake City, UT 84114-6201

Utah Division of Finance

By: \_\_\_\_\_

## EXHIBIT A

The District shall perform the following:

- Coordinate with its consultant to incorporate the requested items.
- Provide project management and testing for the requested items.

The estimated costs are as follows:

<i>Item</i>	<i>Consultant</i>	<i>JWCD</i>	<i>Total</i>
Additional functionality requested to support statewide programs and administration of Utah Water Savers.	\$ 16,250	\$ 3,750	\$ 20,000
	<b>\$ 16,250</b>	<b>\$ 3,750</b>	<b>\$ 20,000</b>

EXHIBIT B

WEBSITE PROMOTION

<i>Task</i>	<i>Annual Cost</i>
Digital marketing and advertisements	\$7,000
Digital asset creation	\$2,000
JVWCD staff time	\$1,000
	\$10,000



STATE OF UTAH  
DEPARTMENT OF NATURAL RESOURCES

EXHIBIT C

Copies:  
DWR  
Consult

**DIVISION OF WATER RESOURCES**

Date 29 March 2018

Vendor No. 52226H TIN 87-6011348

Vendor JORDAN VALLEY WATER CONSERVANCY DISTRICT

Address 8215 SOUTH 1300 WEST

City WEST JORDAN State UTAH Zip 84088

c/o Matt Olsen, Communications Department Manager Phone 801-565-4328

Commodity Code 96119 Payable X Receivable \_\_\_\_\_

Description PROVIDE FUNDS TO UPGRADE THE UTAH WATER SAVERS WEBSITE TO  
PROCESS AND MANAGE A STATEWIDE WATER EFFICIENCY DEVICE REBATE  
PROGRAM

Payment: Frequency As Requested Amount Variable Total \$175,000 Effective Date \_\_\_\_\_

Receive: Frequency \_\_\_\_\_ Amount \_\_\_\_\_ Total \_\_\_\_\_ Expiration Date 7/15/2022

**Contract No.**  
101782

Fund	Dept	Unit	Approp Unit	Balance Sheet	Expend/Revenue	Program	Phase	Activity	Total Amount
1000	560	6204	RPD		6135	RP455		XR20	\$175,000

Approved SGD SGD CH CH JRW JRW TDA TDA JE JE ELM EM CONT \_\_\_\_\_

FAYE RUTISHAUSER  
Monitor

Faye Rutishauser  
signature



AGREEMENT FOR SHARED USE OF UTAH WATER SAVERS WEBSITE

This Agreement is made as of January 1, 2018 (the "Effective Date"), between the Jordan Valley Water Conservancy District, a local district organized under the laws of the State of Utah ("District"), and the Utah Division of Water Resources, an agency of the State of Utah ("DWRRe").

RECITALS:

- A. The District is the developer and owner of the website known as "Utah Water Savers Website" and related intellectual property rights, which website is designed to process and manage applications from participants within the District's service area for various water conservation-related rebates and services;
- B. DWRRe wishes to fund a statewide, water efficiency device rebate program, as described on attached Exhibit A, and utilize the Utah Water Savers Website and management portal (collectively, the "Website") to process and manage applications for the rebate program;
- C. DWRRe's use of the Website for its rebate program will require the District to upgrade and expand the Website to create a platform for the rebate program, which initially shall be used by DWRRe for smart irrigation timer rebates and toilet replacement rebates to qualified participants statewide (the "Project"); and,
- D. DWRRe is willing to pay the District for all costs and services required to implement, complete and maintain the Project, consistent with the terms of this Agreement.

TERMS:

The parties agree as follows:

1. Project Description. A description of the Project is set forth in attached Exhibit B.
2. Project Schedule. The Project shall be completed by the District on or before April 27, 2018.

3. Project Administration and Correspondence.

- (a) The person designated to represent DWRe and act as its contact for all activities under this Agreement is:

Faye Rutishauser, State of Utah Water Conservation Coordinator  
Utah Division of Water Resources  
1594 West North Temple  
Salt Lake City, Utah 84116  
Phone: (801) 538-7268  
Email: frutishauser@utah.gov

- (b) The person designated to represent the District and act as its contact for all activities under this Agreement is:

Matt Olsen, Communications Department Manager  
Jordan Valley Water Conservancy District  
8215 South 1300 West  
West Jordan, Utah 84088  
Phone: (801) 565-4328  
Email: matto@jvwcd.org

4. District Responsibilities.

- (a) The District shall manage the Project and perform or cause all services to be performed to complete the Project.

- (b) The District hereby grants permission to DWRe to use the Website for its water efficiency device rebate program, commencing on May 1, 2018, and terminating on June 30, 2022 (the "Use Period").

- (c) The District shall submit monthly written reports to DWRe regarding the status of the Project until the Project is completed and it shall provide quarterly status reports

to DWRe during the Use Period regarding the number of rebates processed, the location of rebate participants, and remaining available funding for rebates.

5. Cost Estimate and Funding.

(a) The estimated costs for the Project, which shall be paid by DWRe to the District, are set forth in attached Exhibit B. DWRe shall pay all costs greater than those shown in Exhibit B, which the District and DWRe determine are reasonably necessary to implement and complete the Project, but in no event shall those costs exceed Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) without the prior written approval of DWRe, which approval shall not be unreasonably conditioned, delayed, or withheld.

(b) DWRe shall provide written notice to the District if DWRe proposes any revision(s) to the scope of work for the Project, as described in Exhibit B. The District shall communicate either its acceptance, along with an estimated cost to implement the revised scope of work, or its denial of each proposal within five (5) business days following receipt of DWRe's notice. DWRe shall pay to the District all additional costs attributed to proposed revisions accepted by the District.

6. Maintenance.

(a) Following completion of the Project, the District shall maintain the Website during the Use Period as required by this Agreement and according to its own internal policies, practices, and procedures.

(b) The maintenance to be provided by the District shall include, among other items determined appropriate by the District, hosting, management, technical support, virus scanning, email services, and minor enhancement of the Website.

(c) Technical support shall be provided by the District during business hours (8:00AM to 5:00PM MST) Monday through Friday of each week during the Use Period.

Technical support shall include diagnosis and resolution of problems or performance deficiencies with the Website as it relates to DWRe’s statewide, water efficiency device rebate program.

(d) The estimated cost of annual maintenance is set forth in attached Exhibit

C. For each fiscal year the District provides maintenance, DWRe shall reimburse the District for its actual costs for such services in an annual amount not to exceed Twenty Thousand and 00/100 Dollars (\$20,000.00) without the prior written approval of DWRe.

7. Additional Services. The District, at its discretion and subject to amendment of this Agreement pursuant to paragraph 15, may provide additional services to DWRe which may include updates, features, and enhancements to the Website or the addition of other statewide water conservation-related rebate programs.

8. Invoicing Requirements.

(a) The District shall invoice DWRe on a quarterly basis, both during construction and implementation of the Project and during the Use Period, pursuant to the following schedule:

QUARTERLY BILLING PERIOD	INVOICE DUE DATE
January 1 – March 31	April 15
April 1 – June 30	July 15
July 1 – September 30	October 15
October 1 – December 31	January 15

(b) Invoices shall be sufficiently detailed to allow for review by DWRe and each shall include the following: identification of the billing period; a breakdown of the costs submitted for reimbursement, including consulting services and District staff time; documentation supporting the invoice such as receipts for supplies, consulting services, etc.; and, accounting of the amount(s) previously invoiced for the total funding amount provided

under this Agreement. The final invoice for construction and implementation of the Project, or a component of the Project, shall provide information and documentation sufficient to demonstrate that the Project has been completed in accordance with the requirements of this Agreement.

9. Intellectual Property. The parties acknowledge and agree that the District owns all rights to the Website and related elements, as currently constituted and as revised or added from time to time hereafter, including, without limitation, all display screens, layout, visuals, sound, content, text, headings, images, designs, depictions, art, photos, videos, audio recordings, source code, object code, the utahwatersavers.com and related domain names, and all trademarks, service marks, trade names, slogans, logos, emblems, copyrights and intellectual property rights used thereon or otherwise relating to any of the foregoing, and the goodwill relating thereto, with DWRe hereby assigning all ownership rights, if any, copyrights, trademark, service mark, trade name and other intellectual property rights therein to the District, except as it relates to the "Utah Division of Water Resources" name.

10. Authorized Use. The District hereby authorizes DWRe to use the Website during the term of this Agreement solely for the purpose of promoting, providing information regarding, and implementing DWRe's statewide water efficiency device rebate program, subject to the provisions of this Agreement and the guidelines provided by the District from time to time. The District also hereby authorizes DWRe during the term of this Agreement to use the "Utah Water Savers" name and mark in media campaign materials and advertisements, but only upon prior review and written approval by the District in each instance, which approval shall not be unreasonably conditioned, delayed, or withheld, and subject to the provisions of this Agreement and the guidelines provided by the District from time to time, with the District retaining control of the nature and quality of all services and goods offered in connection with

the "Utah Water Savers" name and mark. The authorizations and rights granted to DWRe under this Agreement shall be non-exclusive, non-assignable, and without sublicense rights. They are granted "as is" without representations or warranties. The Website and the elements thereon shall not be copied, distributed, or modified by DWRe, its affiliates, related parties or others in any way except as authorized in writing by the District or in this Agreement, with all such use by DWRe to be solely for the purposes set forth in this Agreement.

11. Term. The term ("Term") of this Agreement shall commence on the Effective Date, and it shall expire on July 15, 2022, without further notice or condition.

12. Termination.

(a) Either party may terminate this Agreement upon sixty (60) days prior written notice to the other party. Upon termination of this Agreement, all authorizations and rights granted to DWRe pursuant to this Agreement shall terminate without further notice or condition.

(b) Upon the issuance of notice of termination, the parties shall review the services performed by the District through the date of termination and the District shall invoice DWRe for those services in accordance with paragraph 8 of this Agreement.

13. Binding Nature. All of the grants, covenants, terms, provision, and conditions in this Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties.

14. Assignment. Neither party may assign this Agreement or any of its rights under this Agreement without the prior written permission of the other party.

15. Whole Agreement. This Agreement, including exhibits, constitutes the entire agreement of the parties and supersedes all prior understandings, representations, or agreement of the parties regarding the subject matter in this document.

16. (a) The parties hereby incorporate by reference the State of Utah Standard Terms and Conditions for Services set forth on attached Exhibit D ("Standard Terms and Conditions").

(b) The parties acknowledge and agree that all of the terms, conditions, rights and obligations contained in paragraphs 30 (Remedies) and 32 (Confidentiality) of the Standard Terms and Conditions shall apply to each party mutually and be enforceable by either party against the other in all respects.

17. Authorization. DWRe represents and warrants that it has authority to enter into this Agreement. In addition, each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities shown.

18. Miscellaneous. The parties shall perform those acts and/or sign all documents required by this Agreement and which may be reasonable necessary to effectuate the terms of this Agreement.

[SIGNATURE PAGE FOLLOWS]

161732

"District":

Jordan Valley Water Conservancy District

Dated: 3/28/18

By: Corey L. Rushton  
Corey L. Rushton  
Its Chair, Board of Trustees

Address: 8215 South 1300 West  
West Jordan, Utah 84088

"DWR"e"

Utah Division of Water Resources

Dated: 3/19/18

By: Eric L. Millis  
Eric Millis  
Its: Director

By: Jim Egbert 3/19/18  
Jim Egbert  
Its: Budget/Accounting Officer

Address: 1594 W North Temple, Ste 310  
PO Box 146201  
Salt Lake City, UT 84114-6201

Utah Division of Finance

CONTRACT RECEIVED AND PROCESSED BY  
DIVISION OF FINANCE

By: \_\_\_\_\_

Its: \_\_\_\_\_



## EXHIBIT A

The statewide water efficiency device rebate program will be designed for access by the general public residing in the State of Utah. DWR will provide rebates to qualifying applicants in the form of a check processed and provided by the State Division of Finance.

## EXHIBIT B

### PROJECT DESCRIPTION

The District shall perform the following:

- Modify and enhance the public facing UtahWaterSavers.com website to incorporate new program logic, home page changes, security measures, and end-user experiences.
- Update the management portal to support new web authentication rules, statewide program types, role based security, application verification, and approval process flows.
- Create data processes to meet the requirements of the state financial systems and include safeguards to prevent fraud and transmission errors.
- Use industry standards and best practices to generate accurate, secure rebates and control reports in order to track the amount of funds rebated and the quantity of rebate checks processes, and include necessary security safeguards.
- Add smart irrigation timer and toilet replacement rebate programs to UtahWaterSavers.com and management portal.

The estimated costs are as follows:

<i>Feature</i>	<i>Consultant</i>	<i>JVWCD</i>	<i>Total</i>
<i>Set up Azure</i>	\$ 1,078.26	\$ 158.86	\$ 1,237.12
<i>Create Legacy Programs Table</i>	\$ 1,437.67	\$ 211.81	\$ 1,649.49
<i>Add Email Alerts</i>	\$ 1,006.37	\$ 148.27	\$ 1,154.64
<i>Add Google And Facebook Auth</i>	\$ 5,031.86	\$ 741.35	\$ 5,773.21
<i>Update URLs To Be SEO Friendly</i>	\$ 1,581.44	\$ 233.00	\$ 1,814.44
<i>Admin Auth Separate</i>	\$ 2,875.35	\$ 423.63	\$ 3,298.98
<i>Virus Scanning Service</i>	\$ 1,581.44	\$ 233.00	\$ 1,814.44
<i>Update Registration</i>	\$ 2,012.74	\$ 296.54	\$ 2,309.28
<i>Update Program Structure</i>	\$ 5,031.86	\$ 741.35	\$ 5,773.21
<i>Update Property Creation</i>	\$ 5,031.86	\$ 741.35	\$ 5,773.21
<i>Update Dashboard</i>	\$ 4,025.49	\$ 593.08	\$ 4,618.57
<i>Update Application Structure</i>	\$ 1,293.91	\$ 190.63	\$ 1,484.54
<i>Create Organizations Table</i>	\$ 1,571.44	\$ 233.00	\$ 1,814.44
<i>Update Application Verification</i>	\$ 2,587.81	\$ 381.27	\$ 2,969.08
<i>Update Admin Site Navigation</i>	\$ 14,376.74	\$ 2,118.14	\$ 16,494.88
<i>Remove Scheduled Date</i>	\$ 1,150.14	\$ 169.45	\$ 1,319.59
<i>Smart Controller</i>	\$ 7,188.37	\$ 1,059.07	\$ 8,247.44
<i>Toilet Program</i>	\$ 3,737.95	\$ 550.72	\$ 4,288.67
<i>Payment Processing</i>	\$ 6,469.53	\$ 953.16	\$ 7,422.70
<i>Mobile Responsive</i>	\$ 5,031.86	\$ 741.35	\$ 5,773.21
<i>Update Homepage</i>	\$ 2,012.74	\$ 296.54	\$ 2,309.28
<i>Update Program Details</i>	\$ 1,150.14	\$ 169.45	\$ 1,319.59
	<b>\$ 77,275.00</b>	<b>\$ 11,385.00</b>	<b>\$ 88,660.00</b>

EXHIBIT C

WEBSITE MAINTENANCE

<i>Feature</i>	<b>Annual Cost</b>
<i>District Staff Time</i>	\$ 11,000.00
<i>Hosting, Data Storage, Email</i>	\$ 3,600.00
<i>Virus Scanning</i>	\$ 1,400.00
	<b>\$ 16,000.00</b>

## EXHIBIT D: STATE OF UTAH STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract between Government Entities within the State of Utah for services (including professional services) meaning the furnishing of labor, time, or effort by a contractor. These terms and conditions may only be used when both parties are government entities or political subdivisions as defined in the Utah Government Immunity Act.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
  - a) "Confidential Information" means information that is deemed as confidential under applicable state and federal laws, including personal information. The State Entity reserves the right to identify, during and after this Purchase Order, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
  - b) "Contract" means the Contract Signature Page(s), including all referenced attachments and documents incorporated by reference. The term "Contract" may include any purchase orders that result from the parties entering into this Contract.
  - c) "Contract Signature Page(s)" means the State of Utah cover page(s) that the State Entity and Contractor sign.
  - d) "Contractor" means the individual or entity delivering the Services identified in this Contract. The term "Contractor" shall include Contractor's agents, officers, employees, and partners.
  - e) "Services" means the furnishing of labor, time, or effort by Contractor pursuant to this Contract. Services shall include, but not limited to, all of the deliverable(s) that result from Contractor performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
  - f) "Proposal" means Contractor's response to the State Entity's Solicitation.
  - g) "Solicitation" means the documents used by the State Entity to obtain Contractor's Proposal.
  - h) "State Entity" means the department, division, office, bureau, agency, or other organization identified on the Contract Signature Page(s).
  - i) "State of Utah" means the State of Utah, in its entirety, including its institutions, agencies, departments, divisions, authorities, instrumentalities, boards, commissions, elected or appointed officers, employees, agents, and authorized volunteers.
  - j) "Subcontractors" means subcontractors or subconsultants at any tier that are under the direct or indirect control or responsibility of the Contractor, and includes all independent contractors, agents, employees, authorized resellers, or anyone else for whom the Contractor may be liable at any tier, including a person or entity that is, or will be, providing or performing an essential aspect of this Contract, including Contractor's manufacturers, distributors, and suppliers.
2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Contractor and all Services performed under this Contract will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Contractor shall maintain or supervise the maintenance of all records necessary to properly account for Contractor's performance and the payments made by the State Entity to Contractor under this Contract. These records shall be retained by Contractor for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Contractor agrees to allow, at no additional cost, State of Utah and federal auditors, and State Entity staff, access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":** INTENTIONALLY DELETED
6. **CONFLICT OF INTEREST:** INTENTIONALLY DELETED
7. **INDEPENDENT CONTRACTOR:** Contractor's legal status is that of an independent contractor, and in no manner shall Contractor be deemed an employee or agent of the State Entity or the State of Utah, and therefore is not entitled to any of the benefits associated with such employment. Contractor, as an independent contractor, shall have no authorization, express or implied, to bind the State Entity or the State of Utah to any agreements, settlements, liabilities, or understandings whatsoever, and agrees not to perform any acts as an agent for the State Entity or the State of Utah. Contractor shall remain responsible for all applicable federal, state, and local taxes, and all FICA contributions.
8. **INDEMNITY:** Both parties to this agreement are governmental entities as defined in the Utah Governmental Immunity Act (Utah Code Ann. 63G-7-101 et. seq.). Nothing in this Contract shall be construed as a waiver by either or both parties of any rights, limits, protections or defenses provided by the Act. Nor shall this Contract be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this Contract is otherwise entitled. Subject to and consistent with the Act, each party will be responsible for its own actions or negligence and will defend against any claims or lawsuit

brought against it. There are no indemnity obligations between these parties.

9. **EMPLOYMENT PRACTICES:** Contractor agrees to abide by the following employment laws: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90 which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the work place. Contractor further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Contractor's employees.
10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract.
11. **DEBARMENT:** Contractor certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Contractor must notify the State Entity within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.
12. **TERMINATION:** INTENTIONALLY DELETED
13. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Contractor, this Contract may be terminated in whole or in part at the sole discretion of the State Entity, if the State Entity reasonably determines that: (i) a change in Federal or State legislation or applicable laws materially affects the ability of either party to perform under the terms of this Contract; or (ii) that a change in available funds affects the State Entity's ability to pay under this Contract. A change of available funds as used in this paragraph, includes, but is not limited to, a change in Federal or State funding, whether as a result of a legislative act or by order of the President or the Governor.  
  
If a written notice is delivered under this section, the State Entity will reimburse Contractor for the Services properly ordered until the effective date of said notice. The State Entity will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.
14. **SUSPENSION OF WORK:** Should circumstances arise which would cause the State Entity to suspend Contractor's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Contractor's responsibilities may be reinstated upon advance formal written notice from the State Entity.
15. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from the State Entity's funds and used in the exercise of the State Entity's essential functions as a State of Utah entity. Upon request, the State Entity will provide Contractor with its sales tax exemption number. It is Contractor's responsibility to request the State Entity's sales tax exemption number. It also is Contractor's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.
16. **INSURANCE:** INTENTIONALLY DELETED
17. **WORKERS COMPENSATION INSURANCE:** Contractor shall maintain during the term of this Contract, workers' compensation insurance for all its employees as well as any Subcontractor employees related to this Contract. Worker's compensation insurance shall cover full liability under the worker's compensation laws of the jurisdiction in which the service is performed at the statutory limits required by said jurisdiction. Contractor acknowledges that within thirty (30) days of contract award, Contractor must submit proof of certificate of insurance that meets the above requirements.
18. **ADDITIONAL INSURANCE REQUIREMENTS:** INTENTIONALLY DELETED
19. **PUBLIC INFORMATION:** Contractor agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents, and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Contractor gives the State Entity and the State of Utah express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Except for sections identified in writing by Contractor and expressly approved by the State of Utah Division of Purchasing and General Services, all of which must be in accordance with GRAMA, Contractor also agrees that the Contractor's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. The State Entity and the State of Utah are not obligated to inform Contractor of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
20. **DELIVERY:** All deliveries under this Contract will be F.O.B. destination with all transportation and handling charges paid for by Contractor. Responsibility and liability for loss or damage will remain with Contractor until final inspection and acceptance when responsibility will pass to the State Entity, except as to latent defects or fraud.
21. **ACCEPTANCE AND REJECTION:** The State Entity shall have thirty (30) days after delivery of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by the State Entity.  
  
If Contractor delivers nonconforming Services, the State Entity may, at its option and at Contractor's expense: (i) return the Services for a full refund; (ii) require Contractor to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Contractor being responsible for any cover costs.
22. **INVOICING:** INTENTIONALLY DELETED

23. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Contractor will be remitted by mail, electronic funds transfer, or the State of Utah's Purchasing Card (major credit card). If payment has not been made after sixty (60) days from the date a correct invoice is received by the State Entity, then interest may be added by Contractor as prescribed in the Utah Prompt Payment Act. The acceptance by Contractor of final payment, without a written protest filed with the State Entity within ten (10) business days of receipt of final payment, shall release the State Entity and the State of Utah from all claims and all liability to the Contractor. The State Entity's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that the State Entity or the State of Utah may have against Contractor.
24. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. For all Services, time is of the essence. Contractor shall be liable for all reasonable damages to the State Entity and the State of Utah, and anyone for whom the State of Utah may be liable, as a result of Contractor's failure to timely perform the Services required under this Contract.
25. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
26. **PERFORMANCE EVALUATION:** The State Entity may conduct a performance evaluation of Contractor's Services, including Contractor's Subcontractors, if any. Results of any evaluation may be made available to the Contractor upon Contractor's request.
27. **STANDARD OF CARE:** The Services of Contractor and its Subcontractors shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Contractor shall be liable to the State Entity and the State of Utah for claims, liabilities, additional burdens, penalties, damages, or third party claims (i.e. another Contractor's claim against the State of Utah), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.
28. **REVIEWS:** The State Entity reserves the right to perform plan checks, plan reviews, other reviews, and/or comment upon the Services of Contractor. Such reviews do not waive the requirement of Contractor to meet all of the terms and conditions of this Contract.
29. **ASSIGNMENT:** INTENTIONALLY DELETED
30. **REMEDIES:** Any of the following events will constitute cause for the State Entity to declare Contractor in default of this Contract: (i) Contractor's non-performance of its contractual requirements and obligations under this Contract; or (ii) Contractor's material breach of any term or condition of this Contract. The State Entity may issue a written notice of default providing a ten (10) day period in which Contractor will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Contractor's liability for damages. If the default remains, after Contractor has been provided the opportunity to cure, the State Entity may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Contractor from receiving future contracts from the State Entity or the State of Utah; or (v) demand a full refund of any payment that the State Entity has made to Contractor under this Contract for Services that do not conform to this Contract.
31. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, acts of God, and/or war which is beyond that party's reasonable control. The State Entity may terminate this Contract after determining such delay will prevent successful performance of this Contract.
32. **CONFIDENTIALITY:** If Confidential Information is disclosed to Contractor, Contractor shall: (i) advise its agents, officers, employees, partners, and Subcontractors of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Contractor will promptly notify the State Entity of any potential or actual misuse or misappropriation of Confidential Information.
- Contractor shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Contractor shall indemnify, hold harmless, and defend the State Entity and the State of Utah, including anyone for whom the State Entity or the State of Utah is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Contractor or anyone for whom the Contractor is liable.
- Upon termination or expiration of this Contract, Contractor will return all copies of Confidential Information to the State Entity or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.
33. **PUBLICITY:** INTENTIONALLY DELETED
34. **CONTRACT INFORMATION:** INTENTIONALLY DELETED.
35. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY:** Contractor will indemnify and hold the State Entity and the State of Utah harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against the State Entity or the State of Utah for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Contractor's liability such limitations of liability will not apply to this section.

- 36. **OWNERSHIP IN INTELLECTUAL PROPERTY:** The State Entity and Contractor each recognizes that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing.
- 37. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
- 38. **ATTORNEY'S FEES:** INTENTIONALLY DELETED
- 39. **PROCUREMENT ETHICS:** Contractor understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to the State of Utah is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of the State of Utah, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
- 40. **DISPUTE RESOLUTION:** INTENTIONALLY DELETED.
- 41. **ORDER OF PRECEDENCE:** INTENTIONALLY DELETED
- 42. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice the State Entity's right to enforce this Contract with respect to any default of this Contract or defect in the Services that has not been cured.
- 43. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
- 44. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

(Revision date: 26 February 2018)



STATE OF UTAH  
DEPARTMENT OF NATURAL RESOURCES

Copies:  
DWRe  
Consult

**DIVISION OF WATER RESOURCES**

Date 18 June 2018

Vendor No. 52226H TIN 87-6011348

Vendor JORDAN VALLEY WATER CONSERVANCY DISTRICT

Address 8215 SOUTH 1300 WEST

City WEST JORDAN State UTAH Zip 84088

c/o Matt Olsen, Communications Department Manager Phone 801-565-4328

Commodity Code 96119 Payable X Receivable     

Description PROVIDE ADDITIONAL FUNDS TO UPGRADE THE UTAH WATER SAVERS WEBSITE TO PROCESS AND MANAGE A STATEWIDE WATER EFFICIENCY DEVICE REBATE PROGRAM

**Contract No.  
18-1782  
Amendment #1**

Payment: Frequency As Requested Amount Variable Total \$30,000 additional Effective Date 4/17/2018

Receive: Frequency      Amount      Total      Expiration Date 7/15/2022

Fund	Dept	Unit	Approp Unit	Balance Sheet	Expend/ Revenue	Program	Phase	Activity	Total Amount
1000	560	6204	RPD		6135	RP455		XR20	\$205,000

Approved SGD SGD CH CH JRW JRW TDA TDA JE JE ELM ELM CONT     

FAYE RUTISHAUSER  
Monitor

Faye Rutishauser  
Signature



FIRST AMENDMENT TO AGREEMENT FOR SHARED USE OF  
UTAH WATER SAVERS WEBSITE

This Agreement is made as of April 17, 2018 (the "Effective Date"), between the Jordan Valley Water Conservancy District, a local district organized under the laws of the State of Utah ("District"), and the Utah Division of Water Resources, an agency of the State of Utah ("DWRe").

RECITALS:

- A. The parties entered into an Agreement for Shared Use of Utah Water Savers Website, made as of January 1, 2018 (referred to as the "Contract") to process and manage applications made on the Utah Water Savers Website (referred to as the "Website") for DWRe's rebate programs, including a smart timer irrigation rebate program and toilet replacement rebate program (referred to as the "Project"); and,
- B. The parties now desire to amend the Contract, consistent with the terms of this Agreement, to authorize the District to perform additional services, including additional enhancements to the Website, and to authorize compensation for the District to perform these additional services.

TERMS:

The parties agree as follows:

- 1. Those tasks set forth on attached Schedule A hereby are added to Exhibit A of the Contract as additional services to be performed by the District for the Project.

2. The District's compensation, including reimbursable expenses, for performing the additional services identified in paragraph 1 of this Agreement is as set forth on attached Exhibit A, but in no event shall the total compensation for the additional services and associated reimbursable expenses exceed Thirty Thousand and 00/100 Dollars (\$30,000.00). The total compensation due the District for all services and reimbursable expenses attributable to the Contract, as amended, shall not exceed Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00).

3. The additional services identified in paragraph 1 of this Agreement shall be completed by the District on or before June 30, 2018.


4. This Agreement amends only specific provisions of the Contract. All other terms and conditions of the Contract remain the same, are not affected by this Agreement, and are binding on all parties to this Agreement.

[SIGNATURE PAGE FOLLOWS]

"District":

Jordan Valley Water Conservancy District

Dated: June 6, 2018

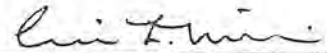
By:   
Corey L. Rushton  
Its Chair, Board of Trustees


Address: 8215 South 1300 West  
West Jordan, Utah 84088

"DWRe"

Utah Division of Water Resources

Dated: May 23, 2018

By:   
Eric Millis  
Its: Director

By:  5/23/18  
Jim Egbert  
Its: Budget/Accounting Officer

Address: 1594 W North Temple, Ste 310  
PO Box 146201  
Salt Lake City, UT 84114-6201

Utah Division of Finance

CONTRACT RECEIVED AND PROCESSED BY  
DIVISION OF FINANCE

By: \_\_\_\_\_

Its: \_\_\_\_\_

JUN 20 2018

## EXHIBIT A

The District shall perform the following:

- Coordinate with its consultant to incorporate the requested features.
- Provide project management and testing for the requested features.

The estimated costs are as follows:

<i>Feature</i>	<i>Consultant</i>	<i>JVWCD</i>	<i>Total</i>
Two open forms at the same time (when admin is approving Smart Controller)	\$ 2,288	\$ 331	\$ 2,619
Replace Copyright - Make dynamic to current year and remove "Jordan Valley Water Conservancy District."	\$ 143	\$ 21	\$ 164
Add a ShowAsAWaterProvider column (bit) to water provider table	\$ 572	\$ 83	\$ 655
Add dropdown selections for smart controller manufacturer and model (model would be dependent upon manufacturer)	\$ 1,430	\$ 207	\$ 1,637
Add a place below the public user dashboard for a water provider to add links to other websites (so they can showcase other water conservation programs that they have that are not on UWS)	\$ 1,144	\$ 166	\$ 1,310
Smart Controller management site corrections	\$ 2,860	\$ 414	\$ 3,274
When evaluating a Smart Controller application, a technician selecting a bit (technician check) would reduce what is pre-populated in the decline comment free text field. (This feature would require that we pre-populate the decline comment field, but this pre-populated text would reduce as technician checks are selected and allow a tech to add, delete, modify any remaining pre-populated comment)	\$ 1,144	\$ 166	\$ 1,310
Create a way for public site and admin site to handle "Open Program Applications" and "Past Program Participation" in addition to the "Current Program Offerings."	\$ 4,576	\$ 662	\$ 5,238
Add a "County" dropdown to the property creation screen. The County is to be used to determine the regional entity only when the water provider is unknown. Each county can have 1 regional entity that is assigned by default.	\$ 1,144	\$ 166	\$ 1,310

Default property location when multiple property locations exist	\$ 1,430	\$ 207	\$ 1,637
Put a "Cancel this application" link below the accordions when looking at an individual application	\$ 572	\$ 83	\$ 655
Add a column to the "programs" table that would allow us to define a prioritized order in which programs are displayed on the home page and on the public user dashboard (including mobile view)	\$ 715	\$ 104	\$ 819
Allow all "Program Admins" and "Program Tech" roles to see all applications in the "Applications" tab on the admin site that their agency has either sponsored the program or has been a participating agency of a program	\$ 2,145	\$ 311	\$ 2,456
Create a Payment Read only role and a read only payment view	\$ 1,144	\$ 166	\$ 1,310
	\$ 21,307	\$ 3,084	\$ 24,391

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**CONSIDER APPROVAL OF A MEMBER AGENCY WATER EFFICIENCY  
STANDARDS FUNDING AGREEMENT WITH HERRIMAN CITY**

August 9, 2023

Account Number: Conservation Programs - 5670

Budgeted: Yes

Fund: O & M

<b>Grant Amount (JVWCD'S Portion)</b>	<b>Funding Eligibility</b>
<b>\$55,867</b>	<b>\$55,867</b>

**Summary:**

Herriman City is seeking funding assistance for costs related to implementing the Water Efficiency Standards. This grant would help fund the full-time Water Conservation Coordinator staff position that assists in ensuring compliance with the Water Efficiency Standards and oversees Herriman City's water conservation programs. The duties include landscape plan reviews, landscape inspections, conservation rebate programs, customer water audits, design support for all City landscape projects, public education, water supply and demand reports, and customer water audits. The proposed grant funding amount would be for fiscal year 2024 (July 1, 2023 to June 30, 2024).

## MEMBER AGENCY WATER EFFICIENCY STANDARDS FUNDING AGREEMENT

This Agreement is made and entered into as of July 1, 2023 (the “Effective Date”), by and between the Jordan Valley Water Conservancy District, a Utah special district (“District”), and Herriman City, a municipality organized under the laws of the State of Utah (“Member Agency”).

### RECITALS:

- A. The District desires to provide funding assistance to the Member Agency for additional costs relating to adopting the District’s Water Efficiency Standards (collectively, the “Standards”), as set forth in attached Exhibit A (the “Grant”);
- B. The Member Agency wishes to obtain funding assistance from the District and represents that it has met the eligibility requirements; and,
- C. The Member Agency has submitted to the District a proposal outlining the Grant request, and the District is willing to provide funding assistance, consistent with the terms of this Agreement.

### TERMS:

The parties agree as follows:

- 1. Grant Description. A description of the Grant requested by the Member Agency is set forth in attached Exhibit A.
- 2. Grant Schedule. The Grant shall be fulfilled by the Member Agency in accordance with the schedule set forth in attached Exhibit B, notwithstanding any other provision or Exhibit of this Agreement to the contrary.

3. Grant Administration and Correspondence.

(a) The person designated to administer the Grant and to act as the chief contact for the Member Agency is:

Justun Edwards, Director of Public Works  
Herriman City  
5355 West Herriman Main Street  
Herriman, Utah 84096

(b) The person designated to represent the District in connection with this Agreement is:

Courtney Brown, Conservation Programs Manager  
Jordan Valley Water Conservancy District  
8275 South 1300 West  
West Jordan, Utah 84088

4. Eligibility for Grant. The Member Agency represents it has:

(a) Adopted, by formal resolution, the District's Standards, as set forth in Appendix D of the Rules and Regulations for Wholesale Water Service ("Standards"); and,

(b) Demonstrated that the requested Grant is the result of adopting the Standards.

5. Member Agency Responsibilities and Ownership.

(a) The Member Agency and/or its representatives shall provide all labor, services, supplies, and materials to fulfill the Grant, including but not limited to administration, promotion, marketing, management, data collection, analysis, and reporting.

(b) All materials and supplies necessary to fulfill the Grant shall be the exclusive property of the Member Agency. The District shall have no ownership, right,



title, security interest, or other interest in any Grant facilities, materials, or supplies, nor in any rights, duties, or responsibilities for operation or maintenance thereof.

(c) The Member Agency shall comply with all applicable federal, state, and local requirements to fulfill the Grant.

(d) The Member Agency shall be solely responsible for the performance of its staff and/or representatives in complying with the terms of this Agreement, and for the proper allocation of funds received from the District.

(e) The Member Agency shall timely prepare and submit invoices and reports to the District as further described herein.

6. Cost Estimate and Funding.

(a) The funds to be provided by the District to the Member Agency shall not exceed Fifty-Five Thousand Eight Hundred Sixty-Seven and 00/100 Dollars (\$55,867.00).

(b) The costs for the Grant to be paid by the District are set forth in attached Exhibit A. All costs greater than those shown in Exhibit A, if any, shall be paid by the Member Agency.

7. Invoicing Requirements.

(a) The Member Agency shall invoice the District on a quarterly basis pursuant to the following schedule:

QUARTERLY BILLING PERIOD	INVOICE DUE DATE
January 1-March 31	April 20
April 1-June 30	July 20
July 1-September 30	October 20
October 1-December 31	January 20

(b) Invoices shall be sufficiently detailed to allow for review and approval by the District and each shall include the following: a cover letter indicating the billing period; a detailed breakdown of the costs submitted for reimbursement, including man hours and billing rates; documentation supporting the invoice, such as invoices for supplies, consulting services, etc.; and, an accounting of the amount(s) previously invoiced with respect to the total funding amount provided under this Agreement. The final invoice for the Grant, or a component of the Grant, shall provide information and documentation sufficient to demonstrate that it has been completed in accordance with the requirements and conditions of this Agreement.

8. Periodic Meetings. The District, at its discretion, may request periodically a meeting for review of the Member Agency's progress toward fulfillment of the Grant.

9. Reporting Requirements.

(a) Beginning with 2023, and for five (5) consecutive years following fulfillment of the Grant, the Member Agency shall provide to the District an annual calculation of per capita water use within its retail service area. The calculation shall include an estimate of the population served and the volume of water delivered. This information shall be provided to the District by February 15 following the specific calendar year for which the report is made.

(b) If records are available, the Member Agency shall provide to the District, on or before July 1, 2024, the information requested in subparagraph 9(a) for each calendar year between 2000 and 2023.

(c) The provisions of this paragraph 9 shall survive expiration or termination of the term of the Agreement.

10. Term. The term of this Agreement shall commence on the Effective Date, and it shall expire without further notice or condition on June 30, 2024, except all reporting obligations required by this Agreement shall survive its expiration or earlier termination for five (5) consecutive years.

11. Termination. Either party may terminate this Agreement upon sixty (60) days written notice to the other party.

12. Indemnification. The Member Agency shall indemnify, hold harmless, and defend the District, its Trustees, officers, employees, and agents against any claim or asserted liability arising out of the Member Agency's actions, either willful or negligent, or the actions of the Member Agency's officers, employees, or agents, in providing labor, services, supplies, and materials pursuant to this Agreement, including any losses related to any claim made, whether or not court action is filed, and will include attorney fees and administrative and overhead costs related to, or arising out of, such claim or asserted liability.

13. Notices. All notices, requests, demands, and other communications required or allowed by this Agreement shall be in writing and shall be given by personal delivery or by certified mail, with return receipt requested, to the following addresses or to such other addresses as the parties may designate in writing:

If to District, to:

Jordan Valley Water Conservancy District  
Attn: General Manager  
8215 South 1300 West  
West Jordan, Utah 84088

If to Member Agency, to:

Herriman City  
Attn: Justun Edwards, Director of Public Works  
5355 West Herriman Main Street  
Herriman, Utah 84096

Notice shall be effective on the date it is received by the other party.

14. Amendment. This Agreement may be amended only by written instrument signed by both parties.

15. Binding Nature. All of the grants, covenants, terms, provision, and conditions in this Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties.

16. Assignment. The Member Agency shall not assign this Agreement or any of its rights under this Agreement without the prior written consent of the District. The District may assign this Agreement and/or any of its rights under this Agreement.

17. Whole Agreement. This Agreement, including exhibits, constitutes the entire agreement of the parties and supersedes all prior understandings, representations, or agreement of the parties regarding the subject matter in this document.

18. Authorization. The Member Agency represents and warrants that it has authority to enter into this Agreement. In addition, each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities shown.

19. Miscellaneous. The parties shall perform those acts and/or sign all documents required by this Agreement and which may be reasonably necessary to effectuate the terms of this Agreement.

“District”:

Jordan Valley Water Conservancy District

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Corey L. Rushton  
Its Chair, Board of Trustees

Address: 8215 South 1300 West  
West Jordan, Utah 84088

ATTEST:

\_\_\_\_\_  
Alan E. Packard  
Clerk

“Member Agency”:

Herriman City

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Address: 5355 West Herriman Main St.  
Herriman, Utah 84096

ATTEST:

\_\_\_\_\_

## EXHIBIT A

### GRANT DESCRIPTION

#### **Herriman City Water Efficiency Standards Grant**

***Description:***

This grant is to provide funding for the Water Conservation Coordinator position to assist in compliance with the Water Efficiency Standards. This is a full-time allocation. The intent of this position is to oversee and manage Herriman City's water conservation program. The duties will include, but not be limited to, new development landscape plan review and inspection, design team member for all City landscape projects, public education, oversee City water supply and demand reports, and perform customer water audits. The proposed grant funding amount is for the 2024 fiscal year.

***Grant Eligibility for Fiscal Year 2023/2024:***

- Maximum Eligibility Amount: \$55,867 (\$50,000 + \$5,867)

***Grant Estimate:***

- Estimated Grant Amount: \$55,867
  - Total Costs - \$73,500 (includes payroll burden)

EXHIBIT B  
GRANT SCHEDULE

***Grant Schedule for Implementation:***

- July 1, 2023 – Grant period begins
- July 2023 to June 2024 – WES enforcement & coordination with JVVCD
- June 30, 2024 – End of grant period

# **ENGINEERING ACTIVITIES**



JORDAN VALLEY WATER CONSERVANCY DISTRICT

**CONSIDER AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT FOR  
JORDAN VALLEY WATER TREATMENT PLANT ELEVATOR MODERNIZATION**

August 9, 2023

Project: JWVTP Elevator Modernization Project  
 Project Number: 4312  
 Budget: \$350,000 in 2023/2024 Capital Projects Budget.  
 Cost Sharing: MWDSL S Share – 2/7 (\$92,143)

Bids were received from:

<b>Contractor</b>	<b>BID</b>
<i>Engineer's Estimate</i>	<i>\$315,000.00-\$385,000</i>
OTIS Elevators	\$375,000
TK Elevator	\$322,500

**Award of Construction Contract Recommended to:** **TK Elevator, LLC.**

**Total Authorization Amount (Approval Requested):** **\$322,500**

Summary: The Jordan Valley Water Treatment Plant elevator underwent an overhaul in 2000/2001. After 22 years of continuous service, the elevator is aging, requires frequent maintenance, and replacement parts are difficult to obtain. For this reason, JWVCD desires to modernize the elevator to provide reliable equipment and additional years of service. The elevator modernization will consist of replacing all the system's worn-out and obsolete components including the electrical parts and controls. JWVCD has procured the services of a vertical transportation consultant to assist with the project.

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**CONSIDER AUTHORIZATION TO AWARD AN ENGINEERING SERVICES CONTRACT FOR BACK-UP POWER GENERATION PROJECT PHASE II**

August 9, 2023

Project: Generator Project Phase II

Project Number: 4311

Budget: \$350,000 in 2023/2024 Capital Projects Budget, and \$4,100,000 in the 10-Year Capital Projects Plan. Project was selected to receive up to \$2,870,000 in federal funding.

Cost Sharing: N/A

Statements of Qualification were received from:

<b>Proposer</b>
AE2S
Bowen Collins & Associates
Hazen & Sawyer

**Award of Engineering Contract Recommended to: AE2S**

**Total Authorization Amount (Approval Requested): \$611,000**

Summary: JVVCD operates several booster stations and wells to provide water deliveries to various pressure zones within its service area. JVVCD's level of service goal is to meet indoor water demands within each pressure zone in the event of an extended valley-wide power outage. In 2014, JVVCD completed Phase I of the Generator Project and upgraded critical facilities with on-site power generators or equipment to allow a facility to be connected to a portable, skid-mounted power generator. Phase II of the generator project will include the evaluation of the existing emergency power generation equipment and pumping capacity within each zone to meet indoor demands and to equip additional critical pumping facilities with standby electric generation equipment to enable delivery of essential indoor water needs following an emergency event which disrupts the electrical power grid.

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**CONSIDER AUTHORIZATION TO AWARD AN ENGINEERING SERVICES  
CONTRACT FOR 2024 VAULT IMPROVEMENT PROJECT**

August 9, 2023

Project: 2023/2024 Vault Improvement Project  
Project Number: 4320  
Budget: \$300,000 in 2023/2024 Capital Projects Budget, and \$3,151,000 in the 10-year Capital Projects Plan.  
Cost Sharing: 50% of one vault for Draper City and one vault for WaterPro pending cost-share agreements.

Statement of Qualifications were received from:

<b>Proposer</b>
Aqua Engineering
Bowen, Collins, and Associates
Conсор
Hansen, Allen & Luce, Inc.

**Award of Engineering Contract Recommended to: Hansen, Allen & Luce, Inc.**

**Total Authorization Amount (Approval Requested): \$481,972**

Summary: JWCD has an ongoing program to replace aging infrastructure in its transmission and distribution system. This project includes the rehabilitation of piping and valves in five vaults and the relocation of an additional vault due to access safety concerns. Rehabilitation of these vaults will provide greater operational flexibility, increase staff safety, and reduce the likelihood of failure at these locations. The selected consultant will provide design and construction management services.

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**CONSIDER APPROVAL OF MASTER AGREEMENT WITH  
UTAH DEPARTMENT OF TRANSPORTATION FOR  
MOUNTAIN VIEW CORRIDOR - PORTER ROCKWELL TO 2100 NORTH**

August 9, 2023

**Summary:** The Utah Department of Transportation is preparing to extend Mountain View Corridor from Porter Rockwell Boulevard in Herriman to 2100 North in Lehi. The District owns and operates a 48-inch welded steel pipeline which will be impacted by this project. The Master Agreement sets forth terms and conditions regarding its protection and accommodation under UDOT's project.

**Recommendation:** **Approve the Master Agreement with UDOT and authorize the General Manager, Deputy General Manager, and General Counsel to make minor revisions as necessary and execute the agreement.**



## JORDAN VALLEY WATER CONSERVANCY DISTRICT MASTER AGREEMENT

**THIS MASTER AGREEMENT**, is made by and between the **Utah Department of Transportation**, (“UDOT”), and **Jordan Valley Water Conservancy District**, a Utah local district, (“District”). Each as party, (“Party”) and together as parties, (“Parties”).

### RECITALS

**WHEREAS**, UDOT is preparing to request proposals for and award a design-build contract for the highway project identified as Project Number S-R399(388), SR-85; MVC, Porter Rockwell to 2100 North in Salt Lake and Utah Counties, Utah, (“Project”); and

**WHEREAS**, the design-build contractor will complete the design and administer construction of the Project (“Design-Builder”); and

**WHEREAS**, UDOT has identified District water facilities (“Facility or Facilities”) within the limits of the Project which may necessitate the relocation, protection, or adjustment of the Facilities, (“Third-Party Work”); and

**WHEREAS**, the District desires UDOT to design, construct, and perform the Third-Party Work on the District’s facilities necessitated by the Project; and

**WHEREAS**, the District will perform the necessary design review and inspection to accommodate the Project; and

**WHEREAS**, for the purpose of expediting any required Third-Party Work and reimbursement, the Parties are entering into this Master Agreement with the understanding that future Supplemental Agreements to this Agreement will be entered into covering the specific Third-Party Work to be accomplished by UDOT for each specific impact location.

**THIS AGREEMENT** is made to set out the terms and conditions for the Third-Party Work that shall be performed.



## AGREEMENT

**NOW THEREFORE**, the Parties agree as follows:

### 1. PROJECT RESPONSIBLE FOR COST

UDOT is responsible for 100% of the cost of the Third-Party Work on the District's Facilities for those costs that comply with Utah Administrative Code R930-8 and are not located within the interstate system. Utah Code § 72-6-116(3)(a)(ii).

### 2. CONTACT INFORMATION

UDOT's Project Representative is Austin Tripp, Utility and Railroad Leader, telephone number (801) 227-8020, and e-mail atripp@utah.gov .

UDOT's Resident Engineer is Andrew Jordan, telephone number (801) 900-8412, and e-mail ajordan@utah.gov, or their designated representative, as assigned.

UDOT's Field Representative contact person will be identified in subsequent Supplemental Agreements.

District's contact person is Ben Perdue, telephone number (801) 565-4331, and e-mail benp@jvwcd.org.

After awarding the Project, UDOT will provide the District with the Design-Builder contact information, ("Design-Builder Project Representative").

### 3. AUTHORIZATION FOR DESIGN WORK

In order to facilitate coordination and obtain technical information about the District's Facilities and requirements for inclusion in this Agreement and the Request for Proposals, UDOT gave the District authorization for preliminary design engineering on June 10, 2022.

### 4. SUBSURFACE UTILITY ENGINEERING

UDOT has performed Subsurface Utility Engineering (SUE) within the limits of the Project. Additional SUE work to determine the precise location of underground facilities at specific, critical locations on the Project will be reviewed with the District.

### 5. PROJECT COORDINATION

The District requested that UDOT include items of Third-Party Work for relocating and adjusting the District's Facilities in the Project.



During the development of the Project design, the District and UDOT, along with its Design-Builder, shall consult as necessary in an effort to determine if conflicts with the District's Facilities can be avoided. If Third-Party Work for the District's Facilities is required by the Project, UDOT will be responsible to identify the conflicts and to design and construct the Third-Party Work of the District's Facilities. The District will perform the necessary design reviews prior to the start of Third-Party Work. UDOT's Project Representative will be responsible for coordinating with other Third-Parties as it relates to the District's Facilities.

**6. DISTRICT REQUIREMENTS**

UDOT will comply with the following District requirements:

- a. To the extent the District's consent is required to take out-of-service temporarily any of the Facilities for the purposes of the Project, the District hereby gives its consent to UDOT subject to the terms of subparagraph 6(b). The District has no authority to act or give consent for other owners or stakeholders in any of these Facilities.
- b. The District relies upon the operation of these Facilities to provide water service to its customers. Uncoordinated or prolonged disruption to the operation of any Facility may cause the District to incur additional expense, including but not limited to the purchase of replacement water, the loss of revenues from water sales, purchase payments made by the District on take-or-pay water contracts even though the District cannot take or use the contract water, additional pumping costs, additional conveyance costs, additional treatment costs, the operation of wells which otherwise would not have been operated, and damages paid by the District for breach of contract with customers for failure to provide them water. Therefore, Facilities may be taken out of service by UDOT only pursuant to the following schedule, notwithstanding any other provision of this Agreement to the contrary:

Facility	Maximum period Facility may be out of service (consecutive days)	Time period when no service disruption is permitted	Minimum prior notice to District to request a service disruption
<b>48" Central Pipeline*</b>	14	March – November	60 days

\*Note: 48" Central Pipeline cannot be taken out of service at the same time as the Jordan Aqueduct or the 48" 15000 South Pipeline

- c. The District will review and provide comments on design plans within 2 weeks from the time UDOT delivers the design plans to the District.



- d. UDOT shall reimburse the District for actual damages sustained by the District for UDOT's breach of paragraph 6.
- e. No settlement is allowed on Facilities. UDOT will provide calculations and analysis to the District demonstrating how this requirement will be met.
- f. Where Facilities will be protected in place, UDOT will prepare and provide protection in place plans/details to the District for review and comment. Comments will be provided within 2 weeks from the time UDOT delivers the protection in place plans/details to the District.
- g. UDOT will supply as-constructed plans, in a .pdf and .dwg format to the District, or as otherwise specified by the District, upon completion of any required Third-Party Work.

#### 7. **UDOT TO DESIGN AND CONSTRUCT DISTRICT'S THIRD-PARTY WORK**

UDOT will schedule and meet with the District to review the design and scheduling of the Third-Party Work for the District's Facilities at specific locations on the Project to ensure maximum lead time for advance order of materials and workforce scheduling.

- a. UDOT will secure permits required for Third-Party Work of the District's Facilities.
- b. UDOT will notify the District at least **2 business days** in advance of beginning any Third-Party Work covered by any Supplemental Agreements hereto, to allow the District time to schedule an inspector to be present during the Third-Party Work. Subsequent notification of when and where Third-Party Work will be performed will be given on a day-to-day basis.

#### 8. **RIGHT-OF-WAY**

The District shall cooperate with UDOT to identify conflicts between UDOT's proposed highway work and the Third-Party's operation of its utility facilities. The Third-Party shall submit to UDOT all conveyances, vesting documents, or other evidence of title to real property related to the potential relocation of utility facilities as early as possible.

Any easements or replacement right-of-way required in conjunction with the Third-Party Work of the District's Facilities will be acquired by UDOT in accordance with the requirements of Utah Administrative Code R930-8.

#### 9. **BETTERMENT WORK**

UDOT may agree to include betterment work in the Project, providing the difference in costs between the required Third-Party Work and the desired betterment work shall be at the sole cost of the District and the betterment work can be accommodated without delaying UDOT's Project. The betterment work will be addressed by a separate local government betterment agreement between UDOT and the District.





Any betterment work, not previously requested, will be negotiated directly with the Design-Builder. However, UDOT has the sole discretion to determine whether the betterment work will be included in the Project.

#### 10. **SUPPLEMENTAL AGREEMENTS**

UDOT and the District shall enter into Supplemental Agreements to cover Third-Party Work at specific Project locations. UDOT will provide design plans and Third-Party Work schedules for review and approval by the District prior to start of the Third-Party Work. A copy of the format of the proposed Supplemental Agreement is marked Exhibit "A" that is incorporated by reference.

The District will review and approve any final Supplemental Agreement submitted to the District by UDOT **within 2 weeks**.

In the event there are changes in the scope of the Third-Party Work, extra Third-Party Work, or changes in the planned Third-Party Work covered by a Supplemental Agreement, a modification to the Supplemental Agreement approved in writing by the Parties is required prior to the start of Third-Party Work on the changes or additions.

#### 11. **DISTRICT TO NOTIFY UDOT**

The District's personnel shall notify UDOT's Field Representative upon arriving and leaving the Project site for verification of inspecting Third-Party Work. The District's personnel will comply with all applicable OSHA and Project safety requirements while within the Project limits.

#### 12. **INSPECTION**

The District shall provide on-call engineering support by the District engineer or appropriate representative for design review, schedule coordination, or to correct or clarify issues during Third-Party Work, and to perform the necessary inspection on the District's Facilities installed by UDOT.

- a. The District engineer and/or inspector shall work with and through UDOT's Field Representative and shall give no orders directly to UDOT's Design-Builder unless authorized in writing to do so. UDOT will accomplish the Third-Party Work covered herein on the District's Facilities in accordance with the plans and specifications provided and/or approved by the District, including changes or additions to the plans and specifications, which are approved by the Parties hereto.
- b. The District shall immediately notify UDOT's Field Representative of any deficiencies in the Third-Party Work on the District's Facilities.



The District shall follow up with written detail to UDOT's Project Representative of its findings within 24-hours of making its initial notification.

- c. UDOT will respond to the District's concerns within 24-hours of written notification.
- d. The District, through its inspection of the Third-Party Work, will provide UDOT's Field Representative with information covering any problems or concerns the District may have with acceptance of the facilities upon completion of the Third-Party Work.
- e. Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the Third-Party Work does not relieve the District of its duty in the performance of the Third-Party Work or to ensure compliance with acceptable standards.

### 13. **DAILY RECORDKEEPING**

UDOT and the District will each keep daily records of onsite activities. The District's daily records will be completed on a form that has been preapproved by UDOT's Contracts, Compliance and Certification Manager. The daily records shall be signed by UDOT's Field Representative or their authorized representatives and by the District or its authorized representatives. Copies of the daily records shall be retained by the Parties to this Agreement.

### 14. **REIMBURSEMENT**

UDOT will not reimburse the District for costs incurred by the District personnel for design review, observation, inspection, and operation of valves performed as part of their regularly assigned duties. Should it become necessary for the District to procure outside professional services to perform design review, observation, or inspection to accommodate the Third-Party Work and Project schedule, the District shall notify UDOT. Upon concurrence by UDOT, a Supplemental Agreement for the cost of the services will be executed at which time the District may procure outside services through appropriate procurement. The District shall determine any need for outside professional services prior to providing estimates and include these costs in the estimates. UDOT will not reimburse for any testing, as UDOT will perform the required testing.

### 15. **SUBMITTAL OF ITEMIZED BILLS**

The District shall submit itemized bills covering the actual costs incurred for outside services to perform design review, oversight, and inspection work covered by Supplemental Agreements to:

UDOT Contracts and Compliance Specialist  
[constructionpayments@utah.gov](mailto:constructionpayments@utah.gov)



Project No. S-R399(388), Salt Lake and Utah Counties  
SR-85; MVC Fwy, Porter Rockwell to 2100 North  
Jordan Valley Water Conservancy District  
Charge ID No. 73960 PIN 12413

or hard copy mailed to  
4501 South 2700 West  
Construction Office, Box 148220  
Salt Lake City, Utah 84114-8220

Itemized bills shall bear the Project and Supplemental Agreement numbers, supporting sheets, and a complete billing statement of all actual costs incurred, following the order of the items in the detailed estimates contained in the Supplemental Agreement and be submitted to UDOT within **60 days** following completion of outside services by the District on the Project. Otherwise, previous payments to the District may be considered final, except as agreed to between the Parties in advance.

UDOT will reimburse the District within **60 days** after receipt of the billings, but only for items complying fully with the provisions of Utah Administrative Code R930-8. Failure on the part of the District to submit final billings within **6 months** of the completion of outside services will result in UDOT's disallowance of that portion of outside services performed by the District.

16. **SALVAGED MATERIALS**

All materials from the District's existing Facilities which are recovered by UDOT while performing the Third-Party Work and not reused on this Project shall become the property of the Design-Builder unless otherwise agreed to in advance by the Parties hereto.

17. **RIGHT TO AUDIT**

UDOT and the Federal Highway Administration shall have the right to audit all cost records and accounts of the District pertaining to this Project in accordance with the auditing procedure of the Federal Highway Administration and 23 C.F.R. § 645, subpart A. Should this audit disclose that the District has been underpaid, the District will be reimbursed by UDOT within **60 days** upon submission of additional billing to cover the underpayment. Should this audit disclose that the District has been overpaid, the District will reimburse UDOT within **60 days** of notification of audit findings in the amount of the overpayment. For purpose of audit the District is required to keep and maintain its records of outside services covered herein for a minimum of 3 years after final payment is received by the District from UDOT.



18. **ACCEPTANCE AND MAINTENANCE**

UDOT will provide notification to the District for acceptance of the Third-Party Work upon completion of the final inspection. The District will have **60 days** to respond in writing to UDOT with any additional comments in regards to the Third-Party Work. If District does not respond within 60 days, it will be deemed to have accepted the Third-Party Work. Upon completion of the Third-Party Work of District Facilities by UDOT, the District will accept, own, and maintain its own Facilities. The District shall be the sole owner of the Facilities upon completion of the Project unless otherwise agreed to by the Parties. To the extent it may lawfully do so, District further agrees to relieve UDOT from any responsibility or liability that may result from its new Facilities or the operation thereof.

19. **ACCESS**

Access for maintenance and servicing of District's Facilities located on the right-of-way of the Project will be allowed only by permit issued by UDOT to the District, and that the District will obtain the permit and abide by conditions thereof for policing and other controls in conformance with Utah Administrative Code R930-7. If Access during the Project is needed, the District shall coordinate access with UDOT.

20. **INDEMNIFICATION**

UDOT and the District are both governmental entities subject to the Governmental Immunity Act. Each Party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this Agreement, and from and against all claims, suits, and costs, including attorneys' fees for injury or damage of any kind. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

21. **MISCELLANEOUS**

- a. Each Party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this Agreement at the request of the other Party.
- b. This Agreement in no way creates any type of agency relationship, joint venture, or partnership between UDOT and District.



- c. The failure of either Party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either Party to exercise any rights or remedies provided in this Agreement, or by law, will not release either Party from any obligations arising under this Agreement.
- d. This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party.
- e. If any provision or part of a provision of this agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision. Each provision shall be deemed to be enforceable to the fullest extent under applicable law.
- f. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.
- g. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by authorized representatives of each Party.
- h. The date of this agreement is the date this agreement is signed by the last Party.

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Project No. S-R399(388), Salt Lake and Utah Counties  
SR-85; MVC Fwy, Porter Rockwell to 2100 North  
Jordan Valley Water Conservancy District  
Charge ID No. 73960 PIN 12413

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed by their duly authorized officers.

**Jordan Valley Water Conservancy District**

**ATTEST:**

\_\_\_\_\_

\_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

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

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

(IMPRESS SEAL)

.....

**Recommended For Approval:**

**Utah Department of Transportation**

\_\_\_\_\_ **Title:** Utility and Railroad Leader

\_\_\_\_\_ **Title:** Project Director

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

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

Comptroller Office

\_\_\_\_\_ **Title:** Contract Administrator

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



Project No. S-R399(388), Salt Lake and Utah Counties  
SR-85; MVC Fwy, Porter Rockwell to 2100 North  
Jordan Valley Water Conservancy District  
Charge ID No. 73960 PIN 12413

**EXHIBIT A**  
**JORDAN VALLEY WATER CONSERVANCY DISTRICT**  
**SUPPLEMENTAL AGREEMENT NO. UT11**



**JORDAN VALLEY WATER CONSERVANCY DISTRICT  
SUPPLEMENTAL AGREEMENT NO. UT11-XX**

**Supplement to UDOT Finance No. \_\_\_\_\_**

**THIS SUPPLEMENTAL AGREEMENT** is made by and between the **Utah Department of Transportation**, (“UDOT”), and **Jordan Valley Water Conservancy District**, a Utah local district (“District”). Each as party, (“Party”) and together as parties, (“Parties”).

The Parties hereto entered into a Master Agreement (MA) dated \_\_\_\_\_, UDOT Finance No. \_\_\_\_\_. All the terms of the MA remain in full force and effect unless otherwise specified herein.

The Parties agree as follows:

1. UDOT will perform the following described Third-Party Work in accordance with the terms and conditions of the MA:
  - a. Plan sheets depicting the Third-Party Work are shown in Exhibit “A” that is incorporated by reference and are described as:
  - b. The District special provisions described in Paragraph 6 of the MA – District Requirements, are modified as follows:
  - c. Third-Party Work will be completed between x and x. A schedule for the Third-Party work is shown in Exhibit “B” that is incorporated by reference.
  - d. As-built survey responsibility: The Design-Builder is responsible to collect the District As-built on behalf of the District.
  - e. Total estimated cost of District Work is shown in Exhibit “C” that is incorporated by reference.

TOTAL ESTIMATED COST OF DISTRICT BETTERMENT WORK	\$0.00
TOTAL ESTIMATED COST OF UDOT-PERFORMED THIRD-PARTY WORK	\$0.00
<b>COMBINED TOTAL ESTIMATED COST OF THIRD-PARTY WORK</b>	<b>\$0.00</b>





Project No. S-R399(388), Salt Lake and Utah Counties  
SR-85; MVC Fwy, Porter Rockwell to 2100 North  
Jordan Valley Water Conservancy District  
Charge ID No. 73960 PIN 12413

2. UDOT will notify the District's contact person, Ben Perdue, telephone number (801) 565-4331, and e-mail [benp@jvwcd.org](mailto:benp@jvwcd.org) at least **2 business days** in advance of beginning and completing the Third-Party Work covered herein.
3. The date of this Agreement is the date this Agreement is signed by the last Party. District will notify UDOT's Resident Engineer, Andrew Jordan, telephone number (801) 900-8412, and e-mail [ajordan@utah.gov](mailto:ajordan@utah.gov) or their designated representative, when District personnel are on-site to provide inspection or performing other activities.



Project No. S-R399(388), Salt Lake and Utah Counties  
SR-85; MVC Fwy, Porter Rockwell to 2100 North  
Jordan Valley Water Conservancy District  
Charge ID No. 73960 PIN 12413

**IN WITNESS WHEREOF**, the Parties hereto have caused these presents to be executed by their duly authorized officers.

Jordan Valley Water Conservancy District

\_\_\_\_\_

**Title:** \_\_\_\_\_

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

.....

**Recommended For Approval:**

**Utah Department of Transportation**

\_\_\_\_\_  
**Title:** Utility and Railroad Leader

\_\_\_\_\_  
**Title:** Project Director

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

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

**Comptroller's Office**

\_\_\_\_\_  
**Title:** Contract Administrator

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

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**CONSIDER APPROVAL OF A WATER LEASE AND COLLABORATION  
AGREEMENT FOR RELEASE OF WATER TO GREAT SALT LAKE**

August 9, 2023

**Summary:** JWCD has evaluated various ways by which it can assist with the release of water to benefit Great Salt Lake. Earlier this year JWCD entered into an agreement with the Utah Division of Wildlife Resources, the National Audubon Society, and the Nature Conservancy to provide a release to Great Salt Lake of approximately 12,000 acre-feet of lower Jordan River water rights owned by JWCD. That release is now functioning in accordance with an approved water rights change application.

In addition to the lower Jordan River rights, JWCD is working with the Welby Jacob Water User's Company (Company) to release water from Utah Lake to benefit the Jordan River and Great Salt Lake. The Company's release will correspond to JWCD owned shares in the Company (yielding 5,273 acre-feet) and an additional 2,000 acre-feet of Company rights. The attached Water Lease and Collaboration Agreement between JWCD and Utah Division of Wildlife Resources, Utah Division of Forestry Fire and State Lands, the National Audubon Society, and the Nature Conservancy is recommended to provide for the release of Utah Lake water rights owned by the Company for the benefit of the Jordan River and Great Salt Lake.

**Recommendation:** **Approve the attached Water Lease and Collaboration Agreement, authorize the General Manager and General Counsel to make minor revisions, and authorize the General Manager to execute the agreement.**

## WATER LEASE AND COLLABORATION AGREEMENT

This WATER LEASE AND COLLABORATION AGREEMENT (“**Agreement**”) is made and entered by and between JORDAN VALLEY WATER CONSERVANCY DISTRICT, (“**JVWCD**”), the UTAH DIVISION OF WILDLIFE RESOURCES (“**DWR**”), the UTAH DIVISION OF FORESTRY FIRE STATE LANDS (“**FFSL**”), the NATIONAL AUDUBON SOCIETY, INC., (“**NAS**”), and THE NATURE CONSERVANCY (“**TNC**”). Individually, or collectively, JVWCD, DWR, FFSL, NAS, and/or TNC may be referred to as a “**Party**” or the “**Parties**.”

### RECITALS

A. The Parties are entering into this Agreement to deliver water to Great Salt Lake, including Farmington Bay and Gilbert Bay for the use and benefit of Great Salt Lake’s sovereign lands and the public, through the preservation or enhancement of Great Salt Lake’s natural aquatic environment, including operation and maintenance of Great Salt Lake’s wildlife management areas, fishing waters, navigation, public access and recreational activities, as well as for the propagation and maintenance of wildlife, including migratory shorebirds, waterfowl, and other waterbirds, their food resources, hydrophytic vegetation, and habitat in Great Salt Lake.

B. NAS and TNC are non-profit corporations and co-manage the Great Salt Lake Watershed Enhancement Trust (the “**Trust**”) to help sustain Great Salt Lake and its wetlands;

C. DWR and FFSL are each an agency of the State of Utah, within the Utah Department of Natural Resources (DWR and FFSL are referred to jointly as the “**Divisions**”).

D. JVWCD is a political subdivision of the State of Utah and a regional water supplier that provides water to municipalities and improvement districts within Salt Lake County and owns water rights, water shares, and other water interests within the Provo River Watershed and other portions of the Great Salt Lake Watershed.

E. JVWCD desires to utilize water associated with 5,273 shares of stock (the “**Shares**”) it owns in the Welby Jacob Water Users Company (the “**Company**”) for the Divisions to use in supporting Great Salt Lake for the 2023 Water Year and potentially in future years.

F. JVWCD further intends to lease 2,000 acre-feet of the Company’s Water Right 59-5272 (the “**Leased Water**”) from the Company for use in supporting Great Salt Lake for the 2023 Water Year.

Water Right	Owner	Percent Ownership	Acre-Foot (diversion)
59-5272	Welby Jacob Canal Company	100%	10,000

G. NAS and TNC, on behalf of the Trust, desire to have the Trust reimburse JWCD for an amount not to exceed \$90,000 in the 2023 Water Year, representing the lease costs of the Leased Water and the pumping costs for the water associated with the Shares and Leased Water.

H. The Parties further desire to establish a process by which they may collaborate to undertake additional transactions in subsequent years to donate, acquire, lease, trade, or make available other water rights and/or water supplies to support Great Salt Lake (“**Additional Transactions**”). In order to provide flexibility, the total amount of Company Water could be up to, but not in excess of, the diversion limit of water right 59-5272 (10,000 acre-feet of water per year).

NOW, THEREFORE, based on the mutual covenants contained herein, the Parties hereby agree as follows:

### **AGREEMENT**

1. **Definitions.** In addition to other terms defined herein, the below terms shall have the following meanings for the purposes of this Agreement:
  - 1.1. “**Available Water**” means the volume of Company Water that JWCD authorizes for release from Utah Lake pursuant to the terms of this Agreement.
  - 1.2. “**Company Water**” means the Shares and the Leased Water, collectively.
  - 1.3. “**Additional Transaction**” means a purchase, lease, donation, or other transaction involving Company Water that the Parties may undertake pursuant to Paragraph 3.
2. **Divisions’ Use of Available Water During 2023 Water Year.**
  - 2.1. **JWCD Authorization.** JWCD agrees to authorize the Divisions, for the 2023 Water Year, the right to beneficially use the Available Water, representing flows and/or acre feet up to 7,273 acre-feet of water (2,000 acre feet of Leased Water together with the full amount of water associated with the Shares), or a lesser amount as approved by the Utah State Engineer if different. The periods of use, flow rates, and volumes of water that will be made available to the Divisions are subject to the prior approval of the Utah State Engineer under a fixed time change application(s) to be filed by JWCD, the Company and the Divisions.
  - 2.2. **Fixed Time Change Application(s).**
    - 2.2.1. *Preparation and Filing of Fixed Time Change Application.* Contemporaneous with the execution of this Agreement, JWCD and the Divisions will file a fixed time change application(s) for the Company Water with the State Engineer requesting authority for use of the Available Water for a period of up to five (5) years. The cost of filing the fixed time change applications will be paid by JWCD. The fixed time change application(s) will be in substantially the same form as **Exhibit A**, which is incorporated and made a part of this agreement as if fully set forth herein.

- 2.2.2. *Shareholder Change Application.* The Parties understand and agree that the fixed time change applications(s) will qualify as a shareholder change application under Utah Code § 73-3-3.5, which will require JWCD to obtain the Company's consent before JWCD may file the fixed time change application(s) with the Utah State Engineer. JWCD will request the Company's approval of the fixed time change application(s). If the Company does not consent to the fixed time change applications(s) or imposes conditions that are unreasonable to the Parties, the Parties will meet and confer to determine whether to challenge the Company's decision in district court pursuant to Utah Code § 73-3-3.5, provided that JWCD shall have final decision-making authority regarding any challenge to the Company's decision.
- 2.2.3. *Protests, Requests for Reconsideration, and Appeals.* The Parties will coordinate to determine how to respond to protests, requests for reconsideration, or appeals, if any, that may be filed in relation to the fixed time change applications(s). All Parties will be given an opportunity to review and may suggest any modifications to the fixed time change application(s), protest responses, requests for reconsideration, or appeals prior to JWCD filing the documents with the Utah Division of Water Rights (UDWRi) or a court of competent jurisdiction as applicable.
- 2.2.4. *JWCD Decision-making Authority.* JWCD shall have final decision-making authority regarding any responses to the Company, protest responses, requests for reconsideration, or any appeals that may be required to file and prosecute the fixed time change application(s).
- 2.3. Delivery of Company Water. The Divisions agree to take delivery of the Available Water at the points described in an approved fixed time change application(s) and to secure any right that may be required to receive and transport the Available Water and to operate and maintain any facilities necessary to use the Available Water in the manner described in this Agreement or an approved fixed time change application(s).
- 2.4. Use of the Company Water. During the Term, the Divisions will place the Available Water to beneficial use pursuant to their respective authorities under Utah law, including, but not limited to UTAH CODE §§ 23A-6-403, 65A-10-203 and 73-3-30. The Divisions will use the Available Water for the use and benefit of Great Salt Lake's sovereign lands and the public, through the preservation or enhancement of Great Salt Lake's natural aquatic environment, including operation and maintenance of Great Salt Lake's wildlife management areas, fishing waters, navigation, public access and recreational activities, as well as for the propagation and maintenance of wildlife, including migratory shorebirds, waterfowl, and other waterbirds, their food resources, hydrophytic vegetation, and habitat in Great Salt Lake including Farmington Bay and Gilbert Bay. By January 31, 2024, the Divisions shall provide to JWCD, NAS and TNC, an affidavit or affidavits, verifying that they placed the Available Water to beneficial use during the preceding calendar year. The affidavit(s) shall include the amount of water placed to beneficial use given the availability of water, and also be in accordance with the terms of the fixed time change application(s) approved by the Utah State Engineer.

- 2.5. Payment of Assessment Costs. JWCD shall pay all assessment fees or charges, if any, levied by the Company for the Shares for the 2023 water year.
- 2.6. Acceptance of the Company Water. The Parties understand and agree that the scope of this Agreement is limited solely to the purpose of authorizing the Divisions to use the Available Water to benefit Great Salt Lake for a fixed time and for the purposes described herein. The Parties further understand and acknowledge that JWCD makes no representations or warranties of any kind regarding the quantity, quality or fitness for purpose of use regarding the Company Water, or the likelihood of the Utah State Engineer approving any change application contemplated herein, to enable this proposed use to occur.
- 2.7. Rights and Responsibilities of the Trust for the Shares. The Parties acknowledge that NAS and TNC have established the Trust through an agreement between their organizations and FFSL pursuant to Utah Code Title 65, Chapter 16 (“Act”). The Parties agree that delivery of the Available Water is made in coordination with NAS and TNC to further the goals and objectives of the Trust. The Parties further agree that:
- 2.7.1 *Reimbursement of JWCD Costs.* NAS, acting on behalf of the Trust, shall:
- 2.7.1.1 Pay on behalf of the Trust or cause the Trust to pay a lump sum payment of twenty thousand dollars (\$20,000.00) for the lease cost of the Leased Water within thirty (30) after approval of the change application; and
- 2.7.1.2 Reimburse JWCD for the actual pumping costs it incurs as a result of the Divisions’ use of the Available Water during the 2023 Water Year pursuant to this Agreement, which NAS shall pay on behalf of the Trust or cause the Trust to pay to JWCD within forty-five (45) days after NAS receives a written invoice from JWCD that describes the pumping costs JWCD has incurred. If approval of the change application is delayed beyond August 1, 2023, JWCD may elect to begin sending Available Water into the Jordan River with the expectation, but not the guarantee, that it will reach Great Salt Lake. If JWCD incurs pumping costs for released Available Water prior to the approval of a change application, and after consulting with NAS and TNC, NAS acting on behalf of the Trust shall reimburse those costs from the Trust, despite the lack of approval by UDWRi. Provided, however, that NAS’ obligations to reimburse JWCD for the sum of the leased cost of the Leased Water and the pumping costs for the Company Water (Shares and the Leased Water) shall not exceed \$90,000 for the 2023 Water Year in total.
- 2.7.1. *Value of Shares.* By January 1, 2024, JWCD shall provide NAS and TNC with an estimated value of the costs and fees incurred by JWCD in accomplishing this Agreement, including but not limited to the value of the Shares and the estimated value of staff time.
- 2.7.2. *Accounting for Shares as Match.* The Trust may include the value of the Shares and the value of the costs and fees incurred by JWCD in implementing this Agreement as a match for the purposes of Utah Code. § 65A-16-201(1).

2.7.3. *Great Salt Lake Watershed Enhancement Trust Advisory Council.* For Additional Transactions involving funding provided by the Trust, the Parties acknowledge that the Trust must secure authorization from the Great Salt Lake Watershed Enhancement Trust Advisory Council (the “**Council**”), created pursuant to Utah Code § 65A-16-301, should the total of all Additional Transactions under this Agreement exceed \$500,000, which the Council may increase from time to time in its discretion (the “**Threshold**”). The Parties agree that any funding the Trust may provide that exceeds the Threshold is contingent upon the Council’s authorization for such Additional Transactions. NAS shall notify JWCD in writing if the Council increases the Threshold amount or otherwise authorizes Additional Transactions under this Agreement that exceed the Threshold. Despite any other provision of this Agreement that might be interpreted to the contrary, in no event will total payments under this Agreement to JWCD by NAS or TNC acting on behalf of the Trust exceed \$500,000 unless otherwise agreed in writing signed by all Parties.

### **3. Additional Transactions.**

- 3.1. General. The Parties may agree to Additional Transactions to benefit Great Salt Lake pursuant to the provisions of this Paragraph.
- 3.2. Addenda. For each Additional Transaction, JWCD shall execute an addendum to this Agreement with FFSL and/or DWR as well as NAS and/or TNS that sets forth the roles and responsibilities of the individual Parties to the addendum, including any changes in the Parties’ roles and responsibilities regarding the Company Water at issue in the addendum, monetary compensation, and any change applications or other approvals that may be required to effectuate the Additional Transaction. At a minimum, an addendum related to Company Water shall identify the number of Shares and the amount of Leased Water that will be made available in a given year together with the cost of the Leased Water and any charges associated with use of the Shares. In no event shall charges associated with Shares exceed the per acre-foot cost of Leased Water. The Parties may not be required to expend any funds or take any actions with respect to an Additional Transaction in the absence of an executed addendum and a Party that is not a signatory to an addendum may not be subject to or bound by the addendum.
- 3.3. Addenda Subject to this Agreement. Each addendum shall be subject to the terms and conditions of this Agreement, except for Paragraph 2 of this Agreement. If a conflict arises between this Agreement and an addendum, this Agreement shall control, unless the addendum is signed by each Party to this Agreement and specifically states that the addendum controls over this Agreement.

### **4. Miscellaneous Provisions.**

- 4.1. Effective Date. The “**Effective Date**” of this Agreement is August 1, 2023.
- 4.2. Term. The term of this Agreement shall begin on the Effective Date and shall remain in full force and effect for five (5) years thereafter, unless extended in writing by the Parties.



The Parties may terminate this Agreement prior to the end of the term pursuant to Paragraph 4.3.

- 4.3. Termination or Withdrawal. Beginning January 1, 2024, any Party may terminate this Agreement, in whole or in part, upon 30 days written notice to the other Parties of its intent to terminate without cause, subject to any applicable term sheets.
- 4.4. Survival of Terms. Terms of this Agreement that provide for rights, duties, or obligations that expressly or logically extend beyond its expiration or termination shall survive such expiration or termination.
- 4.5. Successors and Assigns. All the terms and provisions contained herein shall inure to the benefit of, and shall be binding upon, the Parties hereto and their duly authorized respective officers, directors, employees, representatives, successors, and assigns.
- 4.6. Assignment. Except as otherwise provided in this Paragraph, no Party shall assign in whole or in part its interest in this Agreement without the prior written consent of the other Parties, which consent shall not be unreasonably withheld. No such consensual assignment shall operate to enlarge the obligations or diminish the rights of any Party, and any such assignment shall be made expressly subject to the terms and conditions of this Agreement and shall require the assignee to agree in writing to assume all of the obligations hereunder of the assignor; provided, however, that NAS and TNC may assign their interest in this Agreement to a successor manager of the Trust if FFSL has approved the successor manager of the Trust, and NAS and TNC provide sixty (60) days written notice to the other Parties. No such assignment shall be effective as between the Parties hereto until delivery to the non-assigning Parties of satisfactory evidence of such assignment and assumption.
- 4.7. Publicity. The Parties shall coordinate with each other on press releases or undertaking other publicity efforts regarding this Agreement, the Company Water, or an Additional Transaction. The Parties agree that NAS and TNC may publish and circulate materials and information describing the work of the Trust including the Company Water (including but not limited to brochures, websites, publications, fact sheets, social media posts, etc.), and which may name or reference the other Parties, without first seeking approval from the other Party or Parties. Notwithstanding the foregoing, any Party seeking to use a logo or mark of another Party may do so with written permission from the other Party.

- 4.8. Notices. Any notice to be given hereunder shall be properly given by hand delivery, fax, e-mail or by deposit in the United States mail, postage prepaid, to the persons at the addresses listed below:

**Jordan Valley Water Conservancy  
District**

8215 South 1300 West  
Attn: General Manager  
West Jordan, UT 84088  
Email: [marks@jvwcd.org](mailto:marks@jvwcd.org)

**Utah Division of Wildlife  
Resources**

PO Box 146301  
Salt Lake City, UT 84114-6301  
Attn: Director

**National Audubon Society**

225 Varick St., 7th Floor  
New York, NY 10014  
Attn: General Counsel  
Email: [contracts@audubon.org](mailto:contracts@audubon.org)

**The Nature Conservancy**

559 E. South Temple  
Salt Lake City, UT 84102  
Attn: Utah State Director  
Email: [Dlivermore@tnc.org](mailto:Dlivermore@tnc.org)

With a copy, which shall not constitute notice, to:

Director  
National Audubon Saline Lakes Program  
231 West 800 South, Ste. E  
Salt Lake City, UT 84101  
Email: [marcelle.shoop@audubon.org](mailto:marcelle.shoop@audubon.org)

With a copy, which shall not constitute notice, to:

The Nature Conservancy  
559 E South Temple  
Attn: Utah Conservation Director  
Salt Lake City, UT 84102  
Email: [kelly.hart@tnc.org](mailto:kelly.hart@tnc.org)

**Utah Division of Forestry Fire and  
State Lands**

Attn: Director  
P.O Box 14610  
Salt Lake City, UT 84114-5703  
Jamie Barnes  
[jamiiebarnes@utah.gov](mailto:jamiiebarnes@utah.gov)

With a copy, which shall not constitute notice, to:

Director, Sovereign Lands Program  
Administrator  
P.O Box 14610  
Salt Lake City, UT 84114-5703  
Ben Stireman  
Email: [bstireman@utah.gov](mailto:bstireman@utah.gov)

- 4.9. Limitation of Liability. Each Party will be responsible for any claims, demands, causes of action, damages, judgments, losses, liabilities, costs, and expenses (collectively “**Claims**”) arising from its activities and those of its officers, directors, members, employees, and agents under this Agreement. In no event shall any Party be liable for incidental or special damages or for Claims caused by the negligent or willful act or

omission of the other Parties. Any Party who is entitled to the protection of Utah Code. §§ 63G-7-101 through 63G-7-904, the Governmental Immunity Act of Utah, does not waive or relinquish any rights or defenses it may have under that act by virtue of this paragraph or by entering into this Agreement.

- 4.10. Entire Agreement. This Agreement constitutes the entire understanding of the Parties hereto and supersedes any prior understanding, representation, or agreement of the Parties with respect to the subject matter hereof. No amendment, change or modification of this Agreement shall be valid unless in writing, signed by all Parties.
- 4.11. Fees and Expenses. Each Party shall bear its own expenses, including legal, accounting, and other advisory fees and expenses in connection with this Agreement, except as provided herein or as otherwise agreed to by the Parties in writing.
- 4.12. Applicable Law and Venue. This Agreement shall, in all respects, be governed by and construed in accordance with all applicable Utah State law. Any disputes arising from this Agreement shall be brought in the Third Judicial District Court for the State of Utah in Salt Lake County.
- 4.13. Waiver. The waiver by any Party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach, whether of the same or of another provision of this Agreement. Any waiver shall be in writing and shall be signed by the waiving Party.
- 4.14. Invalid Term or Condition. If a court of competent jurisdiction rules that any term of condition of this Agreement is invalid or unenforceable, the remainder of this Agreement shall not be affected and shall be valid and enforceable.
- 4.15. Authorization. Each individual executing this Agreement does thereby represent and warrant to each other so signing that he or she has been duly authorized to sign this Agreement in the capacity and for the entity set forth where he or she signs.
- 4.16. Counterparts. This Agreement may be executed in multiple counterparts, which taken together shall constitute one and the same instrument and each of which shall be considered an original for all purposes.
- 4.17. Incorporation of Recitals and Exhibits. All recitals are incorporated fully as part of this Agreement.
- 4.18. Interpretation. In this Agreement, unless the context otherwise requires:
  - 4.18.1. The captions and paragraph headings used in this Agreement are for descriptive purposes only and do not limit, define, or enlarge the terms of this Agreement.
  - 4.18.2. Unless otherwise indicated by the context, use of the singular, plural, or a gender shall include the other, and the use of the words “include” and “including” shall be construed to mean “without limitation” or “but not be limited to.”

- 4.18.3. The word “may” is permissive;
- 4.18.4. The words “may not” are prohibitive;
- 4.18.5. The word “shall” is mandatory or required; and
- 4.18.6. The present tense includes the future tense, unless otherwise specified.
- 4.19. Legal Review. The Parties represent and agree that they each had an opportunity to review this Agreement with their respective attorneys and that they accept the terms hereof. The rule that an agreement is to be construed against its drafter shall not apply to this Agreement.
- 4.20. Necessary Acts of Cooperation. Each Party shall execute and deliver such additional documents and take such further actions as may reasonably be necessary to effectuate the transactions contemplated by this Agreement.
- 4.21. No Third-Party Beneficiary Rights. The Parties do not intend to create in any other individual or entity the status of third-party beneficiary, and this Agreement may not be construed to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the Parties to this Agreement and shall inure solely to the benefit of the Parties to this Agreement. The provisions of this Agreement are intended only to assist the Parties in determining and performing their obligations under this Agreement.
- 4.22. Successor Legislation. Any statute referred to in this Agreement shall be deemed to include that statute as amended, restated, and/or replaced from time to time, and any successor legislation to the same general intent and effect.

[execution on following pages]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date specified in Paragraph 4.1.

**JORDAN VALLEY WATER CONSERVANCY DISTRICT**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**NATIONAL AUDUBON SOCIETY**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**THE NATURE CONSERVANCY**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**UTAH DIVISION OF WILDLIFE RESOURCES**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**APPROVED AS TO FORM  
UTAH ATTORNEY GENERAL'S OFFICE**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

# EXHIBIT A

## Fixed Time Change Application(s)

## **REPORTING ITEMS**



JORDAN VALLEY WATER CONSERVANCY DISTRICT

Trustee Reports to City Councils and County Council Regarding Proposed Property Tax Rate Increase

Updated August 3, 2023

Division	City/County Council	Date Letter Sent	40 Days Later (Date)	Date Reported	Meeting Time	Trustee Reported	Staff Attended	Comments
1	West Valley City	6/12/2023	7/23/2023	7/18/2023	First 4 Tuesdays 6:30	Corey Rushton	Jacob Young	Corey highlighted a number of things from the one-page summary. He asked for the council's sentiment, but one was not expressed. There were no questions from City Council or the public. The following comments were made: A city councilmember encouraged the public to attend and participate in our truth in taxation hearing on August 9th. Mayor Lang emphasized the importance of everyone continuing to conserve water.
2	Kearns Metro Township	6/12/2023	7/23/2023		2nd Monday 6:30	Mick Sudbury		
2	Magna Metro Township	6/12/2023	7/23/2023		2nd & 4th Tuesday 6:00	Mick Sudbury		
3	Taylorsville City	6/12/2023	7/23/2023	7/19/2023	1st and 3rd Wednesday 6:30	John Taylor	Mark Stratford	Based on comments, there was no sense any significant opposition to the proposed tax increase.  Councilmember Barbieri asked about some of the specific projects on our capital improvements list, specifically the 2 reservoirs. An email was sent with some more detail about the locations of those reservoirs.  Councilmember Cochran asked about whether we would delay tax increases for 5 years, or some period of time, since we are identifying this increase as helping to pay for projects in that time frame. It was explained that rather than a single large increase, we approach property tax with more frequent smaller increases so we might continue to raise taxes even within the next five years.  Councilmember Knudson wanted to know how the public could participate in the public hearing and this information was provided  Councilmember Harker asked about whether our projects were essential. It was explained that we have to plan for future growth so that water resources are available when the demand arrives. So while we wouldn't say that new facilities were needed today, our mission essentially requires us to do projects in the present based on growth projections we received from others.  Councilmember Burgess was concerned about the effect on property owners of any tax increase, whether it is small over time or a large one-time increase. It was explained that we were aware of those concerns and try to take that into account when we propose tax increases. He also wanted to know how someone without internet access could find out more about the tax increase. John Taylor explained that the tax notice has contact information – including a phone number they could call.
4	City of West Jordan	6/12/2023	7/23/2023	7/26/2023	2nd and 4th Wednesday 7:00	Zach Jacob	Dave Martin	There were questions from the city council about the location of the two new reservoirs, adequacy of future water supplies, if we collect impact fees, and what the water rate increase would need to be if the tax rate increase was not approved. The location of the reservoirs was given, which they were happy about them directly serving West Jordan. The long-term planning that Jordan Valley does was described, with 10-year plans and beyond and in collaborating through Prep60. It was explained that the new water supply from Strawberry Reservoir will be coming online, which is why the treatment plant is being expanded, and should take us to around 2040, after which it might be Bear River as the next water source. The only impact fees collected are for retail connections. No wholesale impact fees. It was explained that if the property tax rate increase were not approved, it would take a 5% water rate increase to make up the difference in revenue. They didn't seem to like the idea of higher water rates.  The Council Chair asked if anyone from the public wanted to comment on this agenda item. One person in attendance (online), Ryan Wilkinson, spoke against the tax increase. He had been very vocal during the public comments period regarding a different issue. In summary on our agenda item, he said he is concerned about increases to taxes. Taxes suck. We are taxed to death. Tell them no. His was the only public comment.  Zach asked the other city council members for their sentiment on Jordan Valley's tax rate increase. In total, they were somewhere between neutral and somewhat in favor. Here's a summary of their individual comments. Councilmember Green: Doesn't know our budget, but questioned if something could be reduced, or if the tax rate increase could be reduced. He said the city "is caught between a waterfall and storm drain". West Jordan is growing and needs water on the west side. He is not hostile, just questioning. He is not against the tax increase. Councilmember Whitelock: She said "Ditto" to everything Councilmember Green said and agreed that the city needs water, and she likes water. She also acknowledged that city council members also pay taxes and worry about increases. Councilmember Pack: Commented about increasing expenses for all organizations from inflation, increasing population to serve, upkeep of infrastructure, and the importance to do all that. He doesn't like taxes either but likes water and what taxes provide. He said he is open minded, if there is a better method. He is in favor of residents having water. Councilmember McConnehey: In favor of the tax increase and what it provides. These projects support West Jordan residents and projected growth. Councilmember Jacob: The tax increase barely keeps up with inflation. Costs are going up everywhere. The state legislature is studying the ability for water districts to even levy a tax, and the consequences could be considerable.  As I was leaving, Greg Davenport (Public Utilities Director) commented that he is thankful for Jordan Valley and working with us.
5	South Jordan City	6/12/2023	7/23/2023	7/18/2023	1st and 3rd Tuesday 6:30	Dawn Ramsey	Matt Olsen	There were a few questions but there are no follow up actions needed. • Councilmember Tamara Zander asked for a brief explanation on the purpose of WCDs and the population served by JWVCD in Salt Lake County. • Councilmember Donald Shelton wanted to know more about the proposed well projects in the handout. The Council seemed impressed by the large projects needed to support future growth, particularly the JWVTP expansion. Mayor Ramsey provided some strong points about the projects and how the District works to have incremental tax increases instead of infrequent large increases.
6	Midvale City	6/12/2023	7/23/2023		1st and 3rd Tuesday 6:00	Reed Gibby	Jacob Young	
6	Draper City	6/12/2023	7/23/2023	7/11/2023	1st and 3rd Tuesday 7:00	Reed Gibby	Alan Packard	There were no questions or comments from the public. Questions from City Council members: Will all the proceeds from the tax increase go directly to the described capital projects or is it strictly to improve bond rating? How often does Jordan Valley raise its property taxes, and did you raise them last year? Will you need to raise taxes next year too?

7	Salt Lake County	6/12/2023	7/23/2023	7/18/2023	Work Mtg - Tuesday 1:45-3:45	Corey Rushton	Alan Packard	<p>Zach Frankel attended and expressed concerns with the proposed tax increase to the Council during the general public comments item on the agenda just prior to our report. Zach's comments included: Utah uses property tax for water districts to a greater extent than surrounding western states, property tax hides the true cost of water keeping the rates artificially low, the public would respond to natural economic factors to save water if the rates are higher, non-tax paying entities (e.g. church, government, etc.) aren't paying their fair share, getting a partial free ride if they don't have to pay property tax, etc.</p> <p>Corey explained the need for the proposed increase using our prepared summary information sheets. Responses were given to the following questions/comments asked by Council members:</p> <ul style="list-style-type: none"> <li>•Does the JWWCD Board scrutinize staff budget recommendations and appropriately restrain spending.</li> <li>•Concern about Great Salt Lake (GSL) and high water use – assume public would use less water if rates are higher. How can Salt Lake County and JWWCD work together to support GSL and what is JWWCD doing to help GSL.</li> <li>•Clarifying comment that JWWCD is primarily a wholesaler and rates to the end users are set by JWWCD member cities. JWWCD doesn't directly control rates charged by its member cities.</li> <li>•Recommend that JWWCD use general obligation bonds instead of revenue bonds so public can weigh in on borrowing decisions.</li> </ul>
7	City of South Salt Lake	6/12/2023	7/23/2023		2nd and 4th Wednesday 7:00	Barbara Townsend	Shazelle Terry	
8	Bluffdale City	6/12/2023	7/23/2023	7/26/2023	2nd and 4th Wednesday 7:00	Sherrie Ohrn	Matt Olsen	<p>Sherrie Ohrn made the presentation and added some additional information about newly annexed lands and Block 2 rates. The council allowed for the presentation and asked a few questions but didn't seek public input. Overall the council did not seem in opposition but weren't overly supportive. The main feedback was that we wasted paper because they already included the handout in the packet. There were no follow up items.</p>
8	Herriman City	6/12/2022	7/23/2023	7/11/2023	2nd and 4th Wednesday 7:00	Sherrie Ohrn	Dave Martin	<p>There was not much feedback from Herriman. They just asked for clarification on where the bond proceeds were being spent and they expressed an overall understanding of the need for the tax increase.</p>
8	Riverton City	6/12/2023	7/23/2023	7/18/2023	1st and 3rd Tuesday 5:45	Sherrie Ohrn	Shazelle Terry	<p>Sherrie reviewed the information on the handout and pointed out that while we are allowed to increase the rate up to 0.004 the Board had chosen to limit the increase to what was needed to cover costs. There were a few comments and questions.</p> <ul style="list-style-type: none"> <li>•Councilmember McCay commented that she didn't feel Riverton residents should be paying for infrastructure required for new growth and gave the example of Kennecott lands.</li> <li>•Councilmember McDougal asked if this increase included what was needed by Olympia Hills and suggested that impact fees be charged to the areas of new growth directly similar to what he understands is currently being done by the sewer district.</li> <li>•Councilmember Wells asked if the property tax increase was covering employee salaries and how much of an increase JV employees received this fiscal year.</li> <li>•Councilmember Pierucci asked if we could expect the amount of money going to debt service to decrease at any point in the future.</li> <li>•Mayor Staggs said that Riverton is mostly built out with little room for new development. He also pointed out that the city has projects in the works to provide its own water such that they will not need additional water from Jordan Valley and so they don't feel that Riverton residents should have to pay for the installation of additional infrastructure.</li> </ul> <p>As the questions and comments came in, Sherrie talked about why property taxes were important for our bond rating and lowering the cost of borrowing money. She also talked about property tax being a means for future generation who use the infrastructure to pay for it, and that everyone benefits from water being available. It was clarified that this tax increase was paying for our existing service area only and not Kennecott lands and not Olympia Hills. It was explained that the tax increase was not paying employee salaries and that our increase was 6.5%. It was also mentioned that eventually when growth in the District service area started to slow then the amount of money going to our debt service would also begin to decrease, but that we will be in a high growth mode for a while.</p> <p>The only public comment period was prior to Sherrie's presentation, and there were none. The sentiment from the Mayor and Council, while not explicitly stated, was not supportive of the increase.</p>

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**REPORT ON STRATEGIC PLAN UPDATE WORK SESSION RESULTS**

August 9, 2023

**Summary:** As part of our ongoing strategic planning initiative, we have drafted five core imperatives for the Board's consideration. These imperatives will inform the next phase of our plan, serving as the basis for the creation of specific objectives, priorities, and performance indicators.

The development of these core imperatives was a collaborative process involving both JVVCD Board and staff. Initially, we crafted new mission, vision, and values statements to provide the essential context for the work. We then convened ten cross-sectional subcommittees, each made up of staff members with diverse expertise. These committees were tasked with examining effective practices within their respective areas and identifying potential areas for growth and improvement.

Subsequently, we conducted an agency wide SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis to pinpoint areas requiring enhancement and opportunities for pursuit. In the final phase, we engaged in a productive work session with the Board of Trustees, which focused on a deeper understanding of the potential threats and opportunities we face.

This approach has ensured that multiple perspectives were considered during the development of the core imperatives, which will help to create a relevant and timely strategic plan.

# Strategic Planning Core Imperatives

Our core imperatives serve as key areas of focus for the next five years. They guide the actions we must take now to navigate the evolving challenges and seize emerging opportunities as we work towards achieving our mission.

**Nurture an Environment of Professional Growth and Develop a Dynamic Workforce:** As retirements diminish our pool of seasoned professionals, and competition for talent increases, we face challenges in retaining knowledge and having the experience needed to fulfil diverse roles across the organization. Our response is to offer competitive compensation, promote a supportive work culture, and invest in comprehensive succession planning. Standardizing and streamlining key operations will be essential to capture critical institutional knowledge, assure ongoing steady performance, and create a talent pool that is resilient to the loss of any one member. We will create a reputation in the industry that JVVCD is the place where water professionals come to enhance their skills, advance their careers, and make a significant contribution to their community.

**Forge Collaborative Planning for Thriving Communities:** The growing awareness of water issues at local government levels and the increasing frequency of water-related legislation underscore the urgent need for collaborative water management. Our efforts will center on supporting our partners in their planning efforts while providing leadership and resources to ensure land use and water planning become more integrated. By strengthening relationships with member agencies, policymakers, and legislators, we can advance comprehensive community planning, advocate for mutually beneficial policies, and extend our partnership network. This collaborative approach paves the way towards our collective vision of a thriving community sustained by responsible water resource management.

**Enhance Our Resilience to Current Threats:** Given escalating threats like climate variability, natural disasters, regulatory changes, and cybersecurity vulnerabilities, our ability to sustain our community's water supply could be gradually or immediately compromised. Consequently, we will bolster disaster readiness through comprehensive risk management to help us prepare for, respond to, and rapidly recover from any threat. We commit to scaling our investments in direct proportion to the level of risk faced by the organization and water system. Through this proactive approach, we aim to ensure a safer, more reliable water future for our communities.

**Foster the Public's Conscious Connection with Water:** With growing public awareness of water issues and additional government investments and programs related to water, there is a unique opportunity to leverage that awareness and foster a deeper connection between the public and the water they rely on. We will capitalize on this by promoting a holistic 'One Water' philosophy, highlighting the crucial role water plays in our economy, communities, and environment. Through this initiative, we aim to cultivate water conservation habits, promote sustainable practices, and inspire a greater sense of water stewardship. We will build a more conscious community informed on the vital interplay between land use and water planning, ready to engage and contribute to a secure water future.

**Modernize Systems to Optimize our Services:** As much of our physical infrastructure approaches the end of its useful life and our business processes underutilize modern technology and work approaches, the challenge lies in maintaining the high level of service our community expects from us amidst growing demands. To address this, we will modernize our operational and information systems. This involves implementing progressive asset management to update our infrastructure and thoughtful change management to innovate our business processes. Our strategy aims to assure long-term performance, reliability, and cost-effectiveness, ensuring we continue to provide reliable water services for our communities for generations to come.

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**REPORT ON EASEMENT ENCROACHMENT AGREEMENTS  
SIGNED BY THE GENERAL MANAGER**

August 9, 2023

**Encroachment Agreement      15000 South Pipeline Easement**

Easement Number:                      97CI068B\_2\_4

Encroachment Location:              Approximately 14844 South Pony Express Road,  
Bluffdale, Utah

Encroachment Party:                      C7 Data Centers, LLC

Encroachment Type:                      Access road

Summary:                                      This encroachment agreement allowed C7 Data Centers, LLC to construct an access road within JVVCD's 15000 South Pipeline easement.

**Encroachment Agreement      5600 West Pipeline Easement**

Easement Number:                      92CI026-17

Encroachment Location:              Approximately 5567 West Shady Stone Drive, South  
Jordan, Utah

Encroachment Party:                      Questar Gas Company, doing business as Dominion  
Energy Utah

Encroachment Type:                      One (1) two-inch (2") Intermediate High Pressure  
(IHP) carrier pipe within a four-inch (4") plastic casing

Summary:                                      This encroachment agreement allowed Dominion Energy Utah to install a gas line across JVVCD's 5600 West pipeline easement.

**Encroachment Agreement****5600 West Pipeline Easement**

Easement Number: 92CI026-17

Encroachment Location: Lake Avenue and Trail Crossing, South Jordan, Utah

Encroachment Party: PacifiCorp, doing business as Rocky Mountain Power

Encroachment Type: Two (2) six-inch (6") HDPE conduits

Summary: This encroachment agreement allowed Rocky Mountain Power to install and maintain power conduits within JWWCD's 5600 West Pipeline easement.

**Encroachment Agreement****13400 South Pipeline Easement**

Easement Number: 2000CI051A\_9

Encroachment Location: 5538 West 13400 South, Herriman, Utah

Encroachment Party: Questar Gas Company, doing business as Dominion Energy Utah

Encroachment Type: One (1) three quarter inch (0.75") plastic carrier pipe within a two-inch (2") plastic casing

Summary: This encroachment agreement allowed Dominion Energy Utah to install a gas line across JWWCD's 13400 South Pipeline easement.



JORDAN VALLEY WATER  
CONSERVANCY DISTRICT

# ATTRIBUTES FOR AN EFFECTIVELY MANAGED DISTRICT

June 2023 Performance Indicators

Details for each indicator can be seen on the attached pages

## 1. Product Quality

- Drinking water compliance rate
- Perceived/aesthetic water quality

## 2. Water Resource Adequacy

- Source water quality management
- Short-term water supply adequacy (annual)
- Short-term water source capacity
- Long-term water supply adequacy (annual)
- Water demand management (annual)

## 3. Customer Satisfaction

- Customer Response System

## 4. Infrastructure Stability

- Pipeline breaks (12-month running total)
- On-time maintenance (% of time)

## 5. Long-term Financial Viability

- Repair & replacement funding from rate revenue (annual)
- Debt service coverage (annual)
- Long-term debt to equity (annual)

## 6. Employee & Leadership Development

- Employee Training Hours (12-month rolling average)

## 7. Operational Resiliency

- Workforce Resiliency (reportable injuries & illnesses)
- Employee safety & business risk management (vehicle & equipment incidents)
- Emergency Response Preparedness
- Power Resiliency

## 8. Operational Optimization

- Water quality improvements beyond regulatory standards (12-month rolling average)
- Non-revenue water management
- Efficient use of electricity\*

## 9. Community Sustainability

- Centralized conjunctive management of groundwater and surface water

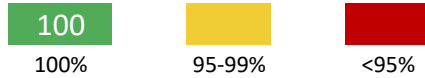
## 10. Stakeholder Understanding & Support

- Media/press coverage tone
- Member Agency survey
- Employee survey
- Retail customer survey

\*The current model used to determine efficient use of electricity requires significant modifications to account for changes in member agency demand patterns requiring more booster pump operation. Staff plans to reevaluate this KPI during the Strategic Planning effort and recommends suspending the monthly report of this KPI until the new KPI is developed.

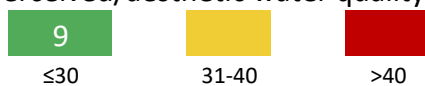
# 1. Product Quality

## Drinking Water Compliance Rate (%)

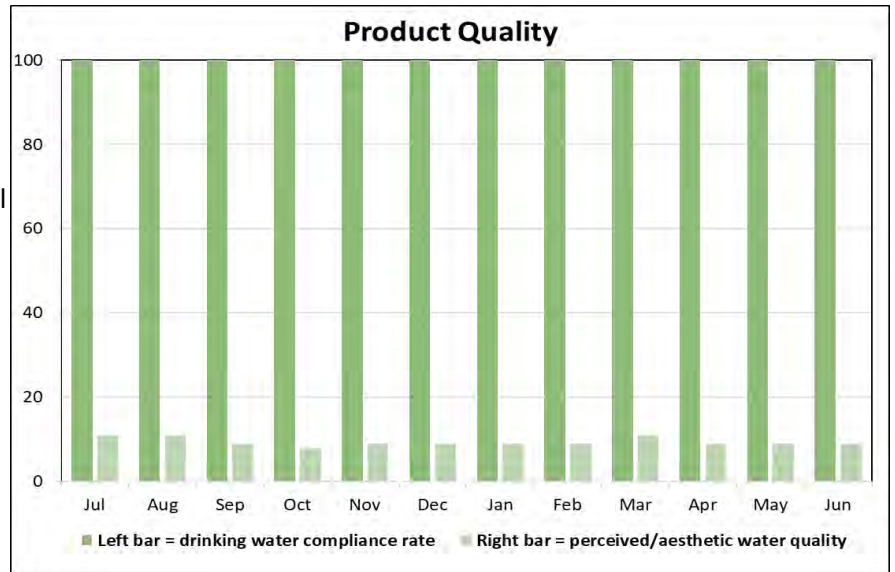


District compliance with all drinking water regulations: (100 x # of days in full compliance for the year) / 365 days.

## Perceived/aesthetic water quality



Number of calls from retail and wholesale customers concerned about water quality, calculated as a rolling 12-month average.



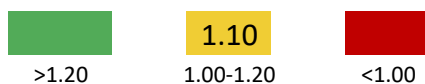
# 2. Water Resource Adequacy

## Source water quality management



Does the District have a current source water protection plan? Is it current? G = Yes to both; Y = Yes, but it isn't current; R = No to both

## Short-term water supply adequacy (annual)



Projected current and subsequent years' water supply ÷ current and subsequent years' contract purchase amounts (in AF/year).

## Short-term water source capacity



Current and subsequent calendar years' water source capacities ÷ the current and subsequent calendar years' projected peak demands (in cfs).

## Long-term water supply adequacy (annual)



Total developed and contracted drought year water supply ÷ the projected demand in 15 years (based on conservation goal for per capita use that year).



## 2. Water Resource Adequacy (continued)

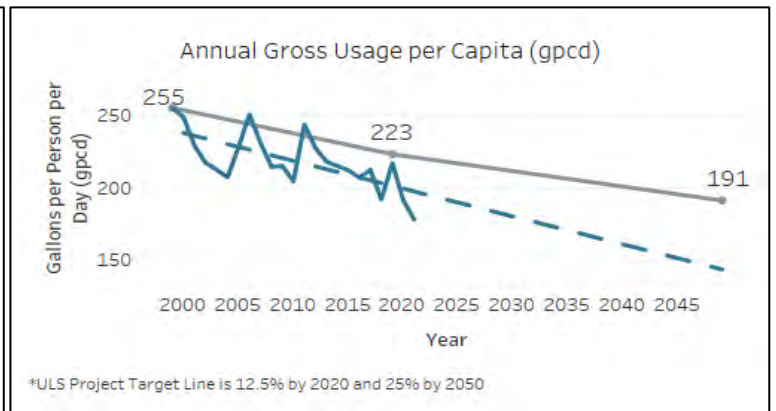
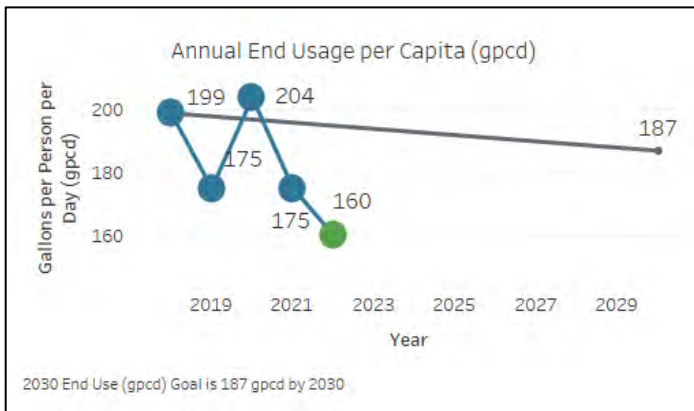
### Water demand management (annual)

X  
gpcd below

gpcd above

Best fit line  
above ULS

District-wide per capita water use measured in gallons per capita per day (gpcd): G = actual end use gpcd is at or below goal line; Y = actual end use gpcd is above goal line; R = the gross use gpcd best fit line since the year 2000 is above the ULS Project Target Line



## 3. Customer Satisfaction

### Customer response system (% , 12-month rolling average)

98.20  
>95%

94-90%

<90%

Customer calls relating to critical service issues (pressure, water quality, leaks, service disruptions, security, and other critical service issues).

Customer calls must be responded to within a 2-hour limit.

G=>95% 2-hr response rate, Y=90%-94% response rate, R=<90% response rate

# 4. Infrastructure Stability

Pipeline breaks per year (12-month running total)

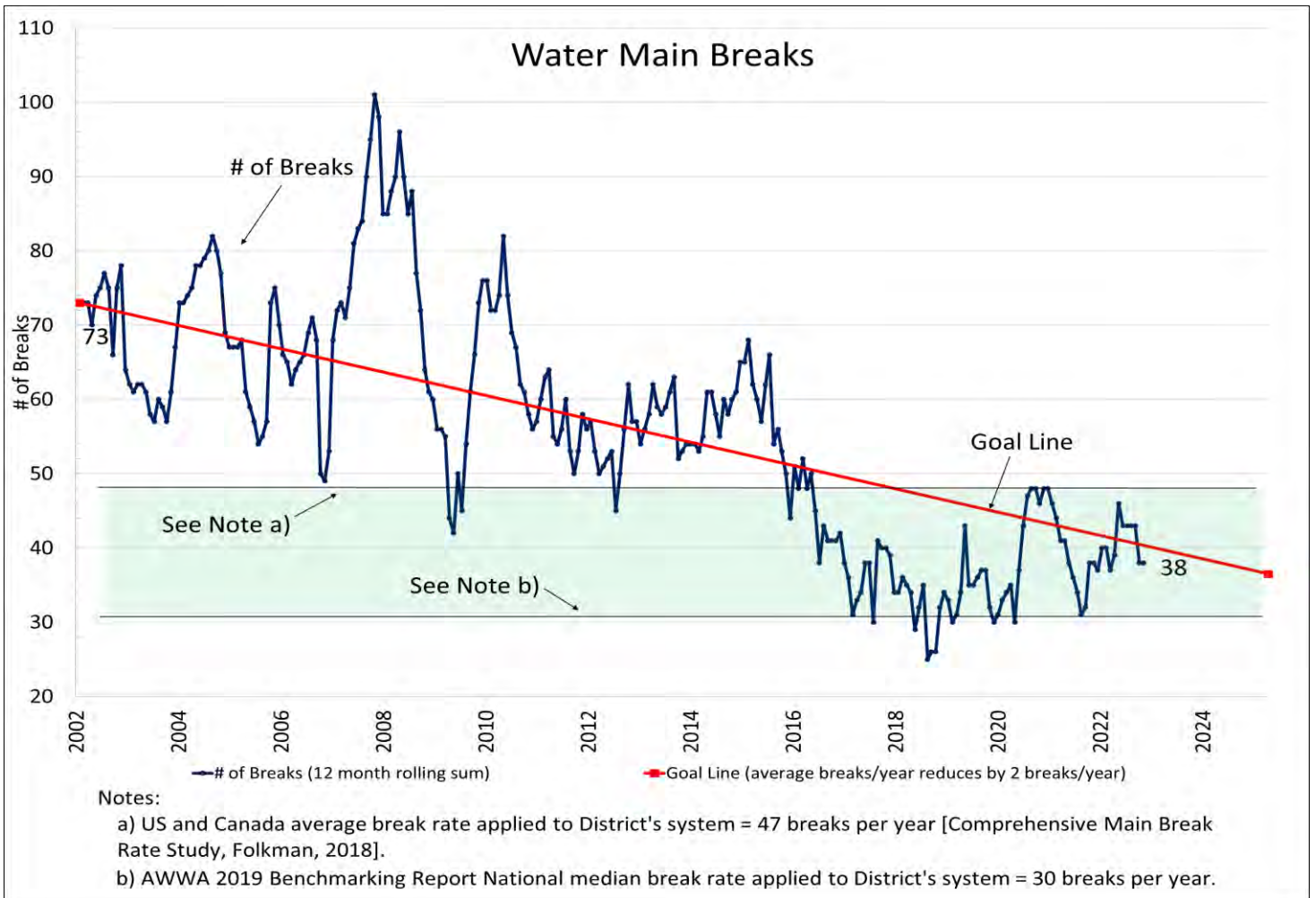
38



Pipeline breaks are defined as a failure of a pipeline or associated fittings which interrupts water service and/or requires repairs.

Maintain, rehabilitate, or replace distribution and transmission pipelines as necessary to keep number of breaks at a manageable level.

G= < goal line; Y= > goal line but < 55 breaks in last year; R= ≥ 55 breaks in last 12 months.



On-time maintenance (% of time, 12-month rolling average)

96.60

≥95



80-94



<80

Follow manufacturer-recommended preventive maintenance programs for all equipment in use throughout the District.

G=95% of work orders completed on time

Y=<90% but >80% work orders completed on time

R=<80% of work orders completed on time.

## 5. Long-term Financial Viability

Repair and Replacement funding from rate revenue (% annual)



To ensure a sustainable, ongoing source of funding to repair and replace capital assets, 100% of R&R shall be funded with rate revenue.

Debt service coverage (annual)

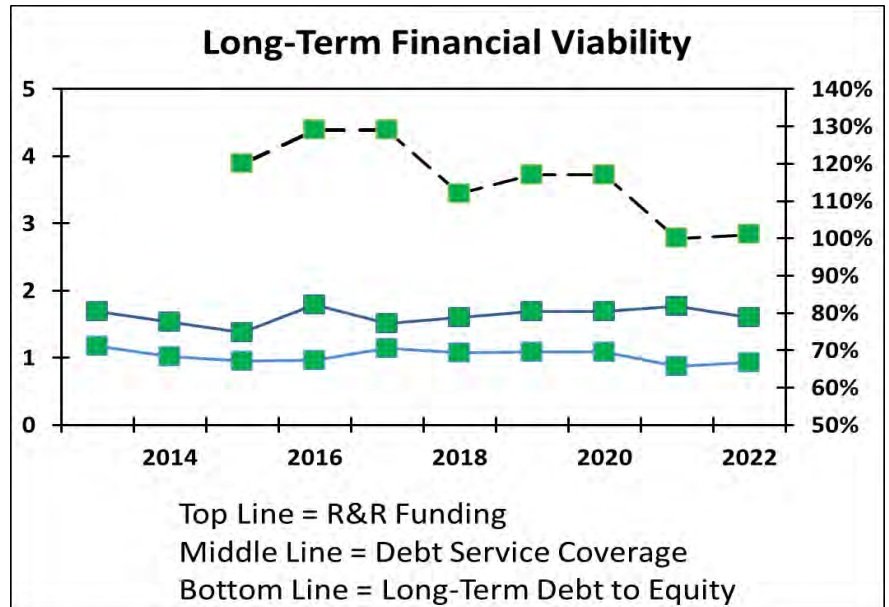


Bond covenant is 1.00; our "healthy" range is anything greater than 1.30.

Long-term debt to equity (annual)



To ensure the District's debt doesn't increase too quickly, this ratio should be less than 1.20.



## 6. Employee & Leadership Development

Employee training hours (12-month rolling average)



Training hours listed as an average number of hours per employee per year.

G=≥40 hours average per employee  
Y=25-39 hours average per employee  
R=<24 hours average per employee

# 7. Operational Resiliency

## Workforce resiliency (reportable injuries & illnesses)

1.90

<5.7

5.7-8.0

5.7-8.0

>8.0

>8.0

(Number of reportable injuries and illnesses x 200,000) ÷ # of employee hours worked; 12-month rolling average

## Employee safety and business risk management (vehicle & equipment incident rate)

0.60

<1.80

1.80-2.30

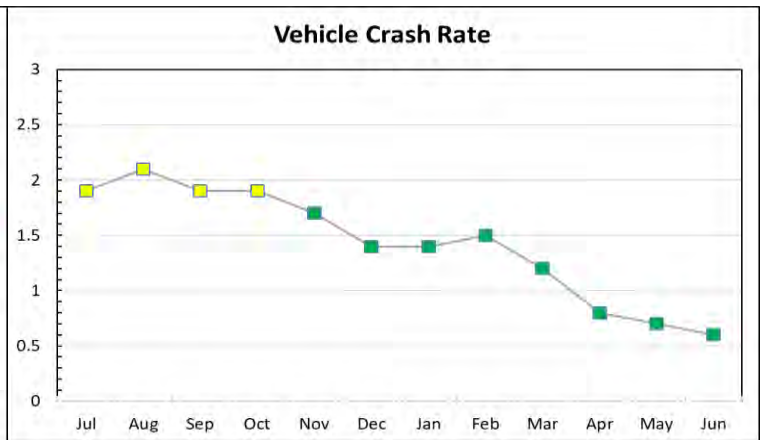
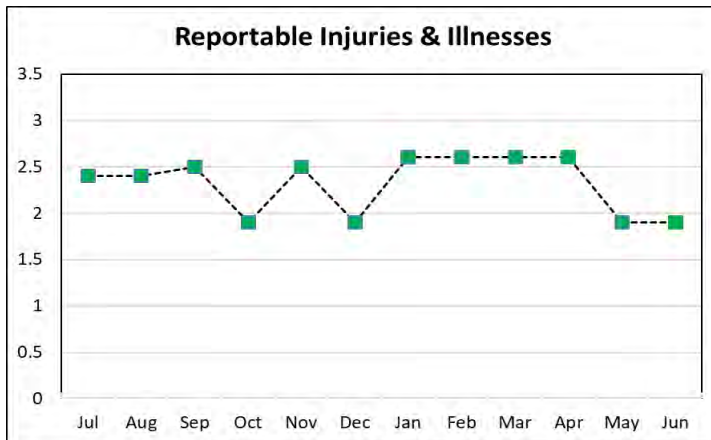
1.80-2.30

>2.30

>2.30

(Number of vehicle & equipment incidents x 100,000) ÷ # of miles driven; 12-month rolling average.

- 4 of the 4 incidents were allegedly caused by District employees.



## Emergency response preparedness

X

Both

1

1

Neither

Neither

1. Has the District's Emergency Response Plan (ERP) and Continuity of Operations Plan (COOP) been updated within the last 12 months?
2. Have all District employees been given the opportunity of three training sessions per year on emergency response procedures as outlined in the ERP and COOP?

## Power resiliency

X

Yes

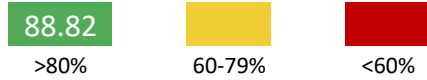
No

No

Does the District have stand-by electric power to meet indoor water demands?

## 8. Operational Optimization

Water quality improvements beyond regulatory standards (12-month rolling average)



District achievement of stringent, self-imposed water quality goals resulting from treatment and distribution system optimization. (100 x # of days goals are met)/365 days.

Non-revenue water management



Non-revenue water includes apparent losses in the system and is based on a 36-month rolling average.

Efficient use of electricity



Calculated energy use compared to energy use predicted by Rocky Mountain Power (RMP) model

*\*The current model used to determine efficient use of electricity requires significant modifications to account for changes in member agency demand patterns requiring more booster pump operation. Staff plans to reevaluate this KPI during the Strategic Planning effort and recommends suspending the monthly report of this KPI until the new KPI is developed.*

G=calculated energy use is <100% of energy use predicted by RMP model

Y=calculated energy use is between 100% and 105% of energy use predicted by RMP model

R=calculated energy use is >105% of energy use predicted by RMP model

## 9. Community Sustainability

Centralized conjunctive management of groundwater and surface water



G = 3 "yes" answers; Y = 2 "yes" answers; R = <2 "yes" answers



Annual Water Supply Plan (Does the District have an annual water supply plan in place?)



Conjunctive management meetings (Have the operating departments met quarterly to review the water supply plan and discuss water supply availability, concerns, and issues?)



Adjusted Water Supply Plan (Is the plan being revised or adjusted as necessary to optimize the District's conjunctive use of GW, stored SW, and unstored SW supplies?)

## 10. Stakeholder Understanding & Support\*

### Media/press coverage tone



0



1



>1

G = all positive/neutral tone; Y = 1 with negative tone; R = more than 1 with negative tone



Yes



No

Member Agency survey (Has a member agency survey been administered in the past 3 years?)



Yes



No

Employee survey (Has an employee survey been administered in the past 2-3 years?)



Yes



No

Retail customer survey (Has a retail customer survey been administered in the past 5 years?)

\*Media/press coverage tone is for the most current month

**CAPITAL PROJECTS**  
JULY 2023

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
June 14, 2023 - July 14, 2023

**Capital Projects Budget Status Report**

Total FY 2022-2023 Capital Projects Budget (Gross):	\$54,294,522
Budgeted Reimbursements:	(\$2,849,432)
Total FY 2022-2023 Capital Projects Budget (Net):	\$51,445,090
Total FY 2022-2023 Capital Projects Expenditures to Date:	\$43,482,569

Total Proceeds from 3/15/2019 Asset Sale Designated in Capital Projects Fund for Water Supply Purchases:	\$5,898,917
Balance After Previously Reported Purchases:	\$3,205,145
Water Supply Purchases (No purchases during this period):	
Remaining Balance:	\$3,205,145



JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: SERWTP Bridging Polymer System Improvements, #4284**

Project Description: Bridging polymer is used at the SERWTP to help bind particles in the water to improve removal during the sedimentation process. The existing bridging polymer system is aging, requires frequent maintenance, and replacement parts are difficult to obtain. In addition, the system is undersized and lacks redundancy. This project seeks to replace this aging polymer system with a new system which will provide redundancy and will be sized appropriately to accommodate the plant's needs.

District Project Manager: Conor Tyson

Engineer: AE2S	Original engineering contract amount:	\$49,242
	Design Status: 100%	
	Construction Management Status: 2%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$49,242

Contractor: Corrio Construction	Original construction contract amount:	\$737,043
	Construction Status: 2%	
	Substantial Completion Date: 2/15/2024	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$737,043
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Notice to Proceed has been issued and first submittals are being reviewed.
--

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Zone "D" Reservoir Erosion Control Plan, #4204**

Project Description: The Zone "D" reservoir is experiencing erosion damage caused by storm water accumulating on top of the reservoir and creating ruts as it flows down the slopes of the reservoir. This results in the protective cobble and underlying soil to wash down the slopes, plug the drainpipes, and create issues with the roadways, electrical boxes, and vaults on the site. This project seeks to solve these issues by directing water from the reservoir roof deck to four new drainpipes and conveying the water to the on-site storm water conveyance system. Work includes modifications to electrical boxes to prevent damage to electrical equipment in the boxes and the vaults.

District Project Manager: Conor Tyson

Engineer: Hansen, Allen & Luce, Inc.	Original engineering contract amount:	\$19,100
	Design Status: 100%	
	Construction Management Status: 0 %	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$19,100

Contractor: Tribal Construction	Original construction contract amount:	\$92,127
	Construction Status: 0%	
	Substantial Completion Date: n/a	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$92,127
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Notice of Award has been sent. Completing contract documents to begin work on project.
--

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: AC Mitigation and Monitoring Project, #4083**

Project Description: Elevated AC voltages have been identified on the 10200 South and 15000 South pipelines. This project will include installation of mitigation equipment to reduce the AC voltage and reduce corrosion risk to the 10200 South pipeline. It will also include the installation of equipment to remotely monitor the AC voltage on the 15000 South pipeline to assess the corrosion risk and to monitor AC voltage limits for personnel safety.

District Project Manager: Kevin Rubow

Engineer: Infinity Corrosion Group	Original engineering contract amount:	\$24,798
	Design Status: 100%	
	Construction Management Status: 1%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$65,438

Contractor: VanCon, Inc.	Original construction contract amount:	\$1,582,000
	Construction Status: 1%	
	Substantial Completion Date: 2/16/2024	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$1,582,000
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The construction contract was awarded to VanCon, Inc. at the July Board meeting. District staff are preparing the required documentation to begin the project.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Comprehensive CIP Development Process, #4319**

Project Description: The Comprehensive Capital Improvements Plan (CIP) Development Process will seek to improve the annual CIP process into a living process which will compile studies and planning documents from across JVVCD into a single place which will increase planning effectiveness, facilitate employee knowledge transfer, and reduce the time required for the creation of the annual CIP. The Comprehensive CIP Development Process consists of three main tasks: 1) Develop a framework for the development of comprehensive capital improvement plan, 2) Implement the comprehensive CIP framework, and 3) Update the JVVCD Supply, Demand, and Major Conveyance Plan to include new demand projection details associated with large annexation areas and a redevelopment project.

District Project Manager: Travis Christensen

Engineer: Brown and Caldwell	Original engineering contract amount:	\$394,000
	Plan Status: 1%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$394,000

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The project was awarded at the July Board Meeting. Completing contract documents to begin the project. A kickoff meeting will be held in August.
--

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 1590 East Well Development, #4281**

Project Description: The 1590 East well has experienced several problems during its most recent operations including turbidity spiking and overheating. In addition, a recent well condition analysis indicated this well was due for redevelopment. The motor has already been removed for repairs. While the motor repairs occur, this project will remove and inspect the pump and chemically and mechanically redevelop this well to help boost future performance.

District Project Manager: Conor Tyson

Engineer: Hansen, Allen, & Luce, Inc.	Original engineering contract amount:	\$13,600
	Design Status: 100%	
	Construction Management Status: 37%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$13,600

Contractor: Widdison Well Services, LLC	Original construction contract amount:	\$289,700
	Construction Status: 37%	
	Substantial Completion Date: 11/4/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$289,700
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Well has been fully brushed and bailed with 2 well videos to confirm well's improved condition. The contractor is now proceeding with chemical development. The pump has been inspected and found to be in poor condition.



The pump bowls showing significant corrosion and pitting

Brushing the well



JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 2022-23 Vault Improvements, #4241**

Project Description: JWCD staff have identified several vaults that are suffering from age related advanced corrosion which requires replacement of the vault piping and valves. This project makes improvements to two existing vaults, abandons four vaults, and replaces one vault in the transmission system. Six of the vaults are located along the 4500 South pipeline in Millcreek and Taylorsville and one vault on the 5600 West pipeline in Herriman. This project is part of an ongoing effort to perform vault repair and replacement work on transmission system vaults in which equipment has reached the end of its serviceable life.

District Project Manager: Travis Christensen

Engineer: Hansen, Allen & Luce, Inc.	Original engineering contract amount:	\$390,286
	Design Status: 100%	
	Construction Management Status: 2%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$390,286

Contractor: VanCon, Inc.	Original construction contract amount:	\$893,500
	Construction Status: 2%	
	Substantial Completion Date: 6/1/2024	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$893,500
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Contract documents are completed and a kickoff meeting will be held at the beginning of August.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: JWTP Filter and Chemical Feed Upgrades, #4289**

Project Description: To support growing peak-day demands and enable treatment of the new ULS supply, the District is pursuing an expansion of JWTP from its current 180 MGD capacity to an ultimate capacity of 255 MGD. This project will design required improvements for upgrades to the filters and chemical feed systems to support a 255 MGD capacity. The 20-year-old filter media will be replaced with new media installed to a deeper depth to accommodate the increased flows. Other tasks for this project include evaluation of and upgrades to the chemical feed systems, pre-design evaluation of ozone and potential implementation, and evaluation of alternatives for backwash tank redundancy and potential implementation.

District Project Manager: David McLean

Engineer: Carollo Engineers	Original engineering contract amount: \$6,224,100  Design Status: 28% Construction Management Status: 0%
<u>Additional services authorized since last report:</u> <ul style="list-style-type: none"> <li>• n/a</li> </ul>	
Current contract amount:	\$6,224,100

Contractor: n/a	Original construction contract amount:  Construction Status: 0% Substantial Completion Date: n/a
<u>Change orders approved since last report:</u> <ul style="list-style-type: none"> <li>• n/a</li> </ul>	
Current construction contract amount:	\$0
Total change orders as a percentage of original contract:	

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
<ul style="list-style-type: none"> <li>• n/a</li> </ul>		

Current Status: Engineering Consultant is working on 30% pre-design. They have delivered to the District technical memos on ozone, chemical feed improvements, and filter improvements. District staff is reviewing these submissions and coordinating this project with the other simultaneous projects at JWTP.



JWTP filter gallery to be upgraded for additional filtration capacity

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: College Street Well Repair, #4281**

Project Description: During its last operation, the College Street well began pumping gravel pack which indicates a breach in the well screen or casing. The scope of this project includes: removing the pump and motor, performing a well video log, investigating the cause of the problem, repairing the potential breach, inspecting the well equipment, performing well cleaning, well redevelopment and reinstallation of the pump and motor to place the well back into service.

District Project Manager: Conor Tyson

Engineer: Hansen, Allen, & Luce, Inc.	Original engineering contract amount:	\$17,600
	Design Status: 100%	
	Construction Management Status: 19%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$17,600

Contractor: Rhino Pumps, LLC	Original construction contract amount:	\$139,001
	Construction Status: 19%	
	Substantial Completion Date: 6/30/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$156,016
Total change orders as a percentage of original contract:		12%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Well brushing and bailing has been completed. Additional well video has been taken and is being analyzed.
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JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Southwest Groundwater Well Improvements, #4213**

Project Description: The Southwest Groundwater Deep Well #7 was constructed to extract sulfate contaminated water as part of the aquifer remediation project. This well has highly corrosive water, which has created problems with the well equipment. This project will perform repairs similar to the recent repairs at Deep Well #6 including an improved lubrication system, column pipe and marine bearings to provide longer life to the equipment. The project also includes well re-development to restore well capacity.

District Project Manager: David McLean

Engineer: CRS Engineers	Original engineering contract amount:	\$30,900
	Design Status: 100%	
	Construction Management Status: 85%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$30,900

Contractor: Nickerson Company	Original construction contract amount:	\$393,609
	Construction Status: 85%	
	Substantial Completion Date: 8/26/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$402,270
Total change orders as a percentage of original contract:		2%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

**Current Status:** Well development is now complete. Contractor is reinstalling the well pump, pump column, and electric motor.



Settling tanks from well development and cleaning

Reconfigured stainless steel well casing being reinstalled



JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: JWTP Blower Room Acoustical Improvements, #4070**

Project Description: The filter backwash blowers at the JWTP were recently replaced after 35 years of service. The new blowers operate at a higher rotational speed and emit more noise than the original blowers. This has resulted in higher sound levels in the JWTP basement area; and water quality laboratory which is located immediately above the blower room. Acoustical improvements including foam insulation on the ceiling and sound doors will be installed to reduce noise from the blowers transmitted to other areas of the plant.

District Project Manager: David McLean

Engineer: Brown and Caldwell	Original engineering contract amount:	\$17,229
	Design Status: 100%	
	Construction Management Status: 98%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$28,387

Contractor: VanCon, Inc.	Original construction contract amount:	\$98,400
	Construction Status: 98%	
	Substantial Completion Date: 04/15/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$98,400
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: This project is substantially complete. The acoustical door has been installed. Final completion is awaiting installation of door hardware, post-installation acoustical engineering studies, and record drawings.



Acoustical installation



Welding room fan with acoustically insulated ducting

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Etienne Way and Murray Holladay Road Well Equipping, #4286**

Project Description: Equip two high quality groundwater wells located at 2776 East Etienne Way and 2129 East Murray Holladay Road. These wells will provide valuable supply and redundancy for future demands.

District Project Manager: Travis Christensen

Engineer: Bowen, Collins & Associates	Original engineering contract amount:	\$992,889
	Design Status: 28%	
	Construction Management Status: 0%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$992,889

Contractor:	Original construction contract amount:	
	Construction Status: 0%	
	Substantial Completion Date: n/a	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$0
Total change orders as a percentage of original contract:		

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: JVVCD staff met with the Willow Creek Country Club to discuss logistics, limitations, and aesthetics of a new pump station. JVVCD staff and the engineer will meet with Holladay City to discuss the new pump station on Murray Holladay Road.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Install Pump at Old Bingham Pump Station, #4275**

Project Description: The Old Bingham Pump Station provides pressure Zone D service to the growing areas of South Jordan, West Jordan, and Herriman. This project will provide an additional pump to support the growing demands. The project includes the installation of a new pump, motor, electrical equipment, and a maintenance platform at this pump station.

District Project Manager: Conor Tyson

Engineer: JWCD Staff	Original engineering contract amount:	n/a
	Design Status: 100%	
	Construction Management Status: 50%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$0

Contractor: Nelson Brothers Construction	Original construction contract amount:	\$361,530
	Construction Status: 50%	
	Substantial Completion Date: 9/26/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$361,530
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Motor and all mechanical parts are in. Pump installation is expected to begin soon. Soft starter is experiencing supply chain issues and a different model has been submitted for review.



New motor

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: JWWT Sedimentation Basins 1-2 Seismic and Capacity Upgrades, #4255**

Project Description: The original basins at JWWT (Basins 1-2) were designed and constructed in the early 1970's and have significant seismic vulnerabilities. This project includes demolishing and reconstructing these basins to meet current resiliency goals. Simultaneously, new plate settler technology will be installed increasing per-basin capacity from 23 MGD to 67 MGD to support increasing the JWWT capacity from 180 MGD to 255 MGD. Design of this project will require approximately 12-18 months. An application for a FEMA grant to support the project in mitigating multiple hazards has been submitted.

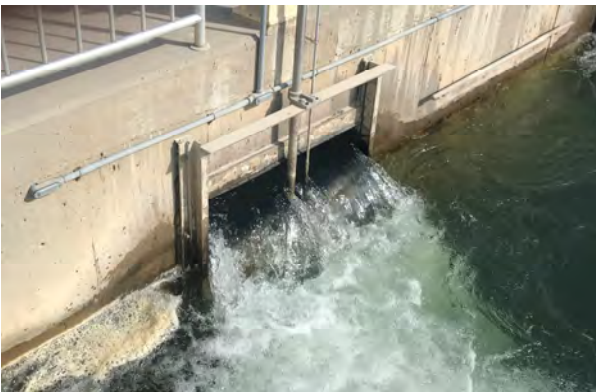
District Project Manager: David McLean

Engineer: Hazen and Sawyer	Original engineering contract amount:	\$3,793,948
	Design Status: 75%	
	Construction Management Status: 0%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$3,793,948

Contractor: n/a	Original construction contract amount:	\$0
	Construction Status: 0%	
	Substantial Completion Date: n/a	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$0
Total change orders as a percentage of original contract:		

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Engineering consultant has completed computational fluid dynamic modeling work. 90% drawings are being prepared. FEMA is considering the District's cost-sharing grant application. Results of the grant application are expected within 30 days.



Raw water engineering  
JWWT Basin 1



JWWT Distribution Box to be upgraded for improved fluid distribution as part of this project

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Old Bingham Hwy Equipment Storage Building Project, #4014**

Project Description: Construction of a new vehicle and equipment storage building at an existing District property located at 6898 West Old Bingham Highway (10200 South) West Jordan, Utah. The project will include a pre-engineered metal building for storage of vehicles and equipment along with associated site work, grading, paving, and site utilities.

District Project Manager: Marcelo Anglade

Engineer: CRSA	Original engineering contract amount:	\$49,377
	Design Status: 100%	
	Construction Management Status: 95%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$53,707

Contractor: Valley Design and Construction	Original construction contract amount:	\$688,938
	Construction Status: 95%	
	Substantial Completion Date: 7/30/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$688,938
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• Supply and installation of security equipment.	Utah Yamas Controls	\$31,477

Current Status: The building is substantially complete. The contractor is working on punch list items.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: JWTP High-rise Boilers Replacement Project, #4279**

Project Description: The boilers at Jordan Valley Water Treatment Plant are experiencing frequent failures and require replacement. The existing boilers were installed in 2001 and have a useful life of 15-18 years. This project will provide the supply and installation of two new boilers and associated equipment.

District Project Manager: Marcelo Anglade

Engineer: Heath Engineering	Original engineering contract amount:	\$5,000
	Design Status: 100%	
	Construction Management Status: 90%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$9,500

Equipment Supplier: J. Wilcox Sales Co.	Original equipment supply contract amount:	\$196,881
	Equipment Supply Status: 100%	
	Substantial Completion Date: 11/30/2022	
<u>Change orders approved since last report:</u>		
• n/a		
Current equipment supply contract amount:		\$196,881
Total change orders as a percentage of original contract:		0%

Contractor: K.O.H. Mechanical Contractors, Inc.	Original construction contract amount:	\$608,000
	Construction Status: 90%	
	Substantial Completion Date: 1/30/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$623,629
Total change orders as a percentage of original contract:		3%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The new boilers are operational. Contractor is still waiting for delivery of appurtenant items such as new pumps, flue, and valves. It is anticipated that the work will be completed in the coming weeks.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 7600 South 700 East and 7800 South 1000 East Well Equipping, #4280**

Project Description: Equip two high quality groundwater wells located at 7600 South 700 East and 7800 South 1000 East. These wells will provide valuable peak day capacity and supply reliability for future demands. The District received a USBR WaterSmart Drought Resiliency Project grant for this project which will reimburse approximately 50% of the total costs for this project.

District Project Manager: Kevin Rubow

Engineer: Hansen, Allen & Luce, Inc.	Original engineering contract amount:	\$579,351
	Design Status: 82%	
	Construction Management Status: 0%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$1,016,830

Contractor: n/a	Original construction contract amount:	\$0
	Construction Status: 0%	
	Substantial Completion Date: n/a	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$0
Total change orders as a percentage of original contract:		

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The consultant has prepared the site and landscape plans for the 700 East well. District staff are reviewing the plans prior to submitting them to Sandy City for review. The grant funding has been awarded for this project with a 50% reimbursement up to \$3,200,000.



JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 11800 South Zone C Reservoir, #4276**

Project Description: Construct two 5 million gallon concrete reservoirs at 7185 West 11800 South. The new reservoir will provide additional storage for the growing demands within pressure Zone C serving Herriman, Riverton, South Jordan, and West Jordan.

District Project Manager: Kevin Rubow

Engineer: Jacobs Engineering	Original engineering contract amount:	\$1,597,529
	Design Status: 50%	
	Construction Management Status: 0%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$1,597,529

Contractor: n/a	Original construction contract amount:	\$0
	Construction Status: 0%	
	Substantial Completion Date: n/a	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$0
Total change orders as a percentage of original contract:		

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The consultant is progressing on the 60% design to be submitted in mid-August.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 3200 West 6200 South Steel Reservoirs Coating and Repairs, #4271**

Project Description: The 2-MG and 8-MG steel reservoirs at 3200 West 6200 South were constructed prior to 1960 and 1968 respectively and require regular re-coating to maintain their integrity. Inspections indicate that the existing coatings have performed well but are now in need of replacement. This project will replace the coating systems and make other minor modifications such as new access ladders and larger access ports.

District Project Manager: Marcelo Anglade

Engineer: Infinity Corrosion Group	Original engineering contract amount:	\$272,960
	Design Status: 100%	
	Construction Management Status: 0%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$272,960

Contractor: Viking Industrial Painting, Inc.	Original construction contract amount:	\$1,896,925
	Construction Status: 0%	
	Substantial Completion Date: n/a	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$1,896,925
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The Board awarded a construction contract to Viking Industrial Painting, Inc. at the July Board meeting.
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JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Distribution Pipeline Replacement 2023, #4270**

Project Description: The JVVCD retail distribution system contains multiple areas with cast iron pipelines installed in the 1950's and 1960's. District staff has identified approximately 19,000 linear feet of pipeline located in Murray and Millcreek which is experiencing frequent age-related failures. This project will replace these pipelines with new 8-inch C900 PVC pipelines along with new valves, hydrants, meter setters, and meter boxes. This work will include restoration of the existing roadways disturbed by the project.

District Project Manager: Conor Tyson

Utility Locating: Project Engineering Consultants	Original engineering contract amount:	\$128,656
	Utility Locating: 100%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$128,656

Engineer: JVVCD Staff	Original engineering contract amount:	n/a
	Design Status: 100%	
	Construction Management Status: 39%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		

Contractor: Rolfe Construction, Inc.	Original construction contract amount:	\$1,899,800
	Construction Status: 39%	
	Substantial Completion Date: 5/11/2024	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$1,899,800
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Project is on hold until brass parts arrive for contractor to complete work. Parts not expected before November.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: SERWTP Boilers and Controls Upgrades, #4226**

Project Description: The Southeast Regional Water Treatment Plant (SERWTP) boilers and HVAC control system are experiencing age related failures and parts are becoming difficult to replace. This project will replace the boilers, associated ducting, and other appurtenances. The HVAC control system will also be upgraded and be integrated into the District HVAC control system.

District Project Manager: Marcelo Anglade

Engineer: Heath Engineering	Original engineering contract amount:	\$25,350
	Design Status: 100%	
	Construction Management Status: 99%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$25,350

Contractor: K.O.H. Controls, Inc.	Original construction contract amount:	\$206,000
	Construction Status: 99%	
	Substantial Completion Date: 11/15/2022	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$212,233
Total change orders as a percentage of original contract:		3%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The project is substantially complete. The contractor has completed controls integration. An updated software contract is being processed to provide an updated connection. The contractor is modifying the flue to comply with City inspector's requirements. The project will be complete once this work is completed and the District receives the closing documents.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 2022 Distribution Pipeline Replacements – Redmaple Area, #4225**

Project Description: The pipelines in the Redmaple Road area in Millcreek City are cast iron or asbestos cement pipelines constructed in the 1950's and 1960's. These pipelines have been experiencing high levels of waterline breaks and require replacement. This project will replace these pipelines with new 8-inch C900 PVC pipelines along with new valves, hydrants, meter setters, and meter boxes. This work will include restoration of the existing roadways disturbed by the project.

District Project Manager: Conor Tyson

Engineer: JWCD Staff	Original engineering contract amount:	n/a
	Design Status: 100%	
	Construction Management Status: 62%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$0

Contractor: Noland & Sons Construction Co.	Original construction contract amount:	\$1,970,932
	Construction Status: 62%	
	Substantial Completion Date: 6/30/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$3,430
Total change orders as a percentage of original contract:		2%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The contractor has installed all of the connections and completed abandonments on 700 East. The contractor is proceeding with paving and will begin installing the new lines off of these new connections.



Installing a new gate valve off of 700 East pipeline. Pouring cement over new three-valve cluster on 700 East

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: JA-3 Cathodic Protection System, #4223**

Project Description: The existing JA-3 passive cathodic protection system was originally installed in the 1990's and is now depleted. This system is critical in maintaining corrosion protection of this important asset. In this project, an impressed current cathodic protection system will be installed to replace the existing system. This project will install a deep anode well with a rectifier to create the desired impressed current cathodic protection on this section of the aqueduct.

District Project Manager: Conor Tyson

Engineer: Infinity Corrosion Group	Original engineering contract amount:	\$18,000
	Design Status: 100%	
	Construction Management Status: 97%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$79,650

Contractor: ICORR Technologies Inc.	Original construction contract amount:	\$146,200
	Construction Status: 97%	
	Substantial Completion Date: 6/29/2022	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$146,200
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Rectifier and power pedestal have been successfully installed on new concrete pad. New power transformer has been installed by Rocky Mountain Power and electric power has been connected. Rectifier has been powered up and is undergoing final testing.



Laying concrete for new rectifier and well pad



The completed rectifier, well pad, and power transformer

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Four Well Redevelopment and Test Pumping Project, #4242**

Project Description: Design and construction management for the well redevelopment and test pumping at the 8300 South Etienne Way well, 2129 East Murray Holladay Road well, 987 East 7800 South well, and 7618 South 700 East well.

District Project Manager: Kevin Rubow

Engineer: Bowen, Collins & Associates	Original engineering contract amount:	\$194,494
	Design Status: 100%	
	Construction Management Status: 55%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$194,494

Contractor: Widdison Turbine Service	Original construction contract amount:	\$1,625,140
	Construction Status: 55%	
	Substantial Completion Date: 5/7/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$1,721,140
Total change orders as a percentage of original contract:		6%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The contractor completed high pressure well jetting at the Etienne Way well and is mobilizing equipment to the site to start the mechanical development. The work at the 7618 South 700 East and 987 East 7800 South sites are complete.



Setting up well jetting equipment

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 5200 West 6200 South Reservoir, #4231**

Project Description: Design and construction of new reservoir at the 5200 West 6200 South Reservoir Site. The site currently includes a 2 million gallon reservoir to support demands in this pressure zone. An additional 4-6 million gallon reservoir is needed to provide redundancy to the existing reservoir and to support growing demands in this pressure zone. The reservoir provides service to the Zone B North pressure zone serving GHID, KID, TBID, MID, Hexcel, and West Jordan.

District Project Manager: Travis Christensen

Engineer: Bowen, Collins & Associates	Original engineering contract amount:	\$940,526
	Design Status: 100%	
	Construction Management Status: 2%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$940,526

Contractor: Ralph L. Wadsworth Construction	Original construction contract amount:	\$0
	Construction Status: 2%	
	Substantial Completion Date: 5/1/2025	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$0
Total change orders as a percentage of original contract:		

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The contract documents are complete. A kickoff meeting was held in July and the Contractor is planning on breaking ground for the new reservoir in August.



JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: JWTP Sedimentation Basins 3-6 Equipment Replacement, #4138/4277**

Project Description: This project includes the replacement of chain and flight sludge collection equipment and supply and installation of plate settler sedimentation equipment for JWTP Basins 3-6. Also included are temporary repairs to the circular sludge collection mechanisms in Basins 1-2. The new equipment is designed to function during the construction of major improvements to Basins 1-2 as well as permanently after the expansion.

District Project Manager: David McLean

Engineer: Brown and Caldwell	Original engineering contract amount:	\$267,164
	Design Status: 100%	
	Construction Management Status: 92%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$444,465

Contractor: VanCon, Inc.	Original construction contract amount:	\$20,700,000
	Construction Status: 92%	
	Substantial Completion Date: 6/5/2024	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$20,784,663
Total change orders as a percentage of original contract:		0.4%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Basins 3-4 have been successfully operated since May 15, 2023. Basins 5-6 have been operating since June 15, 2023. Effluent turbidities continue to improve as raw water turbidities stabilize and District staff optimizes chemical dosages required for the new plate settler technologies. Settled water turbidities are consistently below 1.5 nephelometric turbidity units, which is an improvement of 50% over previous operation. Filter backwash requirements have been reduced leading to more efficient plant operation and less recycle flow. Final completion is awaiting some additional engineering work to optimize operation and provide maintenance access platforms.



JWTP Basin 5 in operation

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 3600 West 10200 South Booster Pump Station, #4199**

Project Description: A new booster pump station will be constructed to run in parallel with the existing booster pump station at 3600 West 10200 South. The existing pump station is currently running at capacity during peak demand periods. The new pump station will allow the District to meet existing and future demands of the Member Agencies served by the Pressure Zone B South and C South systems.

District Project Manager: Travis Christensen

Engineer: AE2S	Original engineering contract amount:	\$819,707
	Design Status: 100%	
	Construction Management Status: 85%	
<u>Additional services authorized since last report:</u>		
• Additional construction management services.		\$112,750
Current contract amount:		\$1,194,719

Contractor: VanCon, Inc.	Original construction contract amount:	\$10,437,000
	Construction Status: 85%	
	Substantial Completion Date: 5/1/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$10,578,143
Total change orders as a percentage of original contract:		1.4%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The Contractor has installed the pumps and motors and is preparing the site for asphalt and landscaping. Electrical equipment is set to arrive in the Fall and installed in October.



Pumps and motors are in place at the new pump station

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: JA-1 and Southeast Collection Line Condition Assessment, #4150**

Project Description: This project provides a condition assessment of the 78-inch Jordan Aqueduct Reach 1 (JA-1) and 30-inch Southeast Collection Line (SECL). Each of these pipelines are in need of a comprehensive condition assessment to identify any issues that need to be addressed to maximize the reliable service life of these facilities. The condition assessment will provide data for the interior pipeline coating, pipe wall thickness, pipe joint condition, and any movement or deflection in the pipeline.

District Project Manager: Travis Christensen

Engineer: Bowen, Collins & Associates	Original engineering contract amount:	\$1,045,245
	Study/Inspection Status: 98%	
	Construction Management Status: 100%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$1,498,448

Contractor: VanCon, Inc.	Original construction contract amount:	\$435,000
	Construction Status: 100%	
	Substantial Completion Date: 3/31/2021	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$435,000
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The consultant is preparing the final design report of the Southeast Collection Line. Overall the line is in fair condition with some areas requiring repair in the next 5-10 years. The JA-1 condition assessment is complete and that pipeline is in good condition.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 3300 South Pipeline Replacement Project - Phase 1, #4190**

Project Description: Design and construction management of a new 12-inch pipeline along 3300 South from 1100 West to 500 West to replace an aging cast iron pipe installed in 1956 that has had multiple pipeline breaks.

District Project Manager: Kevin Rubow

Engineer: Bowen, Collins & Associates	Original engineering contract amount:	\$388,773
	Design Status: 100%	
	Construction Management Status: 50%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$547,984

Contractor: B.D. Bush Excavation	Original construction contract amount:	\$2,989,090
	Construction Status: 50%	
	Substantial Completion Date: 8/18/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$3,034,940
Total change orders as a percentage of original contract:		2%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The contractor continues to install the new pipeline along 3300 South between 500 West and 700 West. Due to traffic constraints, the contractor has selected to work at night for this portion of the alignment.



Waterline excavation



Looping waterline beneath 54" storm drain

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 3300 South Pipeline Replacement Project - Phase 2, #4190**

Project Description: Design and construction management of a new 12-inch pipeline along 3300 South from 500 West to State Street to replace an aging cast iron pipe installed in 1956 that has had several pipeline breaks. The pipeline installation will include open-cut and trenchless installation methods to cross I-15 and railway corridors. The project was divided into multiple bid schedules and the project will be completed by two separate contractors. Replacement of this pipeline will provide valuable redundant capacity for the service area located west of I-15.

District Project Manager: Kevin Rubow

Engineer: Bowen, Collins & Associates	Original engineering contract amount:	Incl. w/ Phase 1
	Design Status: 100%	
	Construction Management Status: 5%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		Incl. w/ Phase 1

Schedule A Contractor: VanCon, Inc.	Original construction contract amount:	\$1,765,300
	Construction Status: 5%	
	Substantial Completion Date: 11/11/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$1,765,300
Total change orders as a percentage of original contract:		0%

Schedule B&C Contractor: Beck Construction	Original construction contract amount:	\$6,914,355
	Construction Status: 5%	
	Substantial Completion Date: 11/15/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$6,914,355
Total change orders as a percentage of original contract:		0%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The consultant and District staff completed the required safety training to work within the railway right of way and are reviewing material submittals. Construction is anticipated to commence in mid-July.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: 11800 South Pump Station Upgrades, #4209**

Project Description: Installation of a new pump and motor to provide additional capacity and redundancy for the 11800 South pump station. The work also includes installation of a medium voltage transformer and HVAC upgrades to provide power and cooling for the future build out capacity of the pump station. This pump station serves the rapidly growing areas of South Jordan, West Jordan, Herriman, and Riverton.

District Project Manager: Kevin Rubow

Electrical Engineer: AE2S	Original engineering contract amount:	\$48,012
Design Engineer: JWCD Staff		
	Design Status: 100%	
	Construction Management Status: 98%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$48,012

Contractor: Corrio Construction	Original construction contract amount:	\$823,866
	Construction Status: 98%	
	Substantial Completion Date: 5/8/2022	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$855,788
Total change orders as a percentage of original contract:		4%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The project is substantially complete. The contractor is preparing O&M manuals and completing punch list items identified by District staff to finish the project.

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Zone D Chemical Feed Facility, #4204**

Project Description: Design and construction of a chemical injection facility at the 10200 South Zone D Reservoir. The facility will add fluoride and chlorine to the Bingham Canyon Water Treatment Plant effluent and boost the chlorine residual at the 10200 South Zone D Reservoir.

District Project Manager: Conor Tyson

Engineer: Hansen, Allen & Luce	Original engineering contract amount:	\$198,872
	Design Status: 100%	
	Construction Management Status: 75%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$510,322

Contractor: Corrio Construction, Inc.	Original construction contract amount:	\$1,645,588
	Construction Status: 75%	
	Substantial Completion Date: 6/28/2023	
<u>Change orders approved since last report:</u>		
• n/a		
Current construction contract amount:		\$1,680,947
Total change orders as a percentage of original contract:		2%

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: The new piping in the vault is substantially complete. The electrician is laying conduits in the new building and the contractor is installing the chemical feed piping in the building. Next steps include roof installation, site grading, and installation of chemical feed equipment.



Piping in new building for chemical analysis and injection



Conduits in the new fluoride room

JORDAN VALLEY WATER CONSERVANCY DISTRICT  
 CAPITAL PROJECTS REPORT  
 June 14, 2023 - July 14, 2023

**Project Name and Number: Jordan Basin Water Reclamation Facility Wastewater Reuse Study, #3961**

Project Description: Consulting services to perform a feasibility study of wastewater reuse. The District is heading up a stakeholder group consisting of local municipalities, sewer, and water districts to identify potential reuse projects.

District Project Manager: Alan Packard

Engineer: Bowen, Collins & Associates	Original engineering contract amount:	\$27,796
	Design Status: 90%	
<u>Additional services authorized since last report:</u>		
• n/a		
Current contract amount:		\$27,796

<u>Other Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
• n/a		

Current Status: Draper Irrigation Company and Bluffdale City will be the only two entities that will use the recycled wastewater with the initial phase of the project. The facilities will be designed to accommodate future expansion if other entities later decide to participate in the project. CUWCD is performing the NEPA compliance work. Draper Irrigation Company received a \$5,000,000 grant from USBR Watersmart program for this project.



JORDAN VALLEY WATER CONSERVANCY DISTRICT

CAPITAL PROJECTS REPORT

June 14, 2023 - July 14, 2023

**Normal Capital Improvements**

Various small miscellaneous improvements.

<u>Fund Approvals since last report</u>	<u>Vendor</u>	<u>Amount</u>
<b>Project Name and Number:</b> • Jordan Aqueduct Cathodic Troubleshooting.	<b>JA Cathodic Troubleshooting, #4317, Travis Christensen</b> Infinity Corrosion Group, Inc.	\$18,500
Total Capital Project Approvals (Active Projects)		\$76,223,114

# **REPORT ON MEDIA COVERAGE**

JORDAN VALLEY WATER CONSERVANCY DISTRICT

**REPORT ON MEDIA COVERAGE TONE**

August 9, 2023

This report includes mass media articles that are directly related to JVVCD's mission, projects, initiatives, and programs and are published during the defined reporting period.

Reporting Period: July 1, 2023 – July 31, 2023

1. **Neutral** – Delliskave, S. (July 3, 2023) *Smart technology coming to your Murray City utility bill*. The Murray City Journal. <https://www.murrayjournal.com/2023/07/03/440387/smart-technology-coming-to-your-murray-city-utility-bill>.

Newsletter article about Murray's new advanced metering infrastructure (AMI) system. The article mentions JVVCD as one of the few utilities in the state that have adopted an AMI system.

2. **Neutral** – Epstein, H. (July 4, 2023) *Utah County public entities schedule truth-in-taxation hearings*. Daily Herald. <https://www.heraldextra.com/news/local/2023/jul/04/utah-county-public-entities-schedule-truth-in-taxation-hearings/>.

Article about the 12 truth-in-taxation hearings to be held in Utah County. The article also mentions JVVCD's proposed tax increase.

3. **Positive** – Smith, H. (July 5, 2023) *Be Water Wise: Jordan Valley Water Treatment upgrades are increasing capacity at state's largest plant*. ABC4 News. <https://www.abc4.com/news/be-water-wise/be-water-wise-jordan-valley-water-treatment-upgrades-are-increasing-capacity-at-states-largest-plant/>.

News article about the ongoing upgrades to Jordan Valley Water Treatment Plant. The article cites the District's growing population and the need for increased capacity at the plant. The article focuses on the Phase 1 upgrades.

4. **Positive** – Smith, H. (July 11, 2023) *Be Water Wise: Utah's water conservation on par but long-term efforts remains key*. ABC4 News. <https://www.abc4.com/news/be-water-wise/be-water-wise-utahs-water-conservation-on-par-but-long-term-efforts-remains-key/>.

News article about how the public responded to 2022 drought messaging and how water districts are focusing on the messaging going forward. The article quotes Courtney Brown (JVVCD staff) about the importance of long-term conservation. The article also mentions the Landscape Incentives offered through Utah Water Savers.

5. **Neutral** – Smith, H. (July 11, 2023) *Water line break shuts down West Jordan businesses*. ABC4 News. <https://www.abc4.com/news/wasatch-front/water-line-break-shuts-down-west-jordan-businesses/>.

News article about a water line break in West Jordan near 7000 South and Redwood Road. The line was not a JWCD line, however Brian Callister (JWCD staff) was interviewed about what the public should do if they notice a line break or leak.

6. **Positive** – Draper City (July 12, 2023) *New Water Efficiency Standards and Podcast Episode*. Draper City Website. <https://www.draperutah.gov/CivicAlerts.aspx?AID=2008>.

Website update and podcast about Draper's adoption of JWCD's standards for water efficiency. The podcast episode features a discussion with Draper Mayor Walker and Cynthia Bee (JWCD staff) about the changes to the ordinance and how they benefit Draper residents.

7. **Neutral** – Stefanich, L. (July 14, 2023) *These 78 Utah cities, entities want to raise taxes this year*. KSL News. <https://ksltv.com/567733/these-78-utah-cities-entities-want-to-raise-taxes-this-year/>.

News article about different tax rate increases across the state. The article lists the 78 different cities and entities that are raising taxes (including JWCD) and when their public hearings will take place.

8. **Positive** – Smith, H. (July 18, 2023) *Be Water Wise: How the West was watered and are we doing it differently today*. ABC4 News. <https://www.abc4.com/news/be-water-wise-how-the-west-was-watered-and-are-we-doing-it-differently-today/>.

News article about how the early Mormon Pioneers developed water sources for agriculture and culinary use. Mark Stratford (JWCD staff) is quoted throughout the article discussing the history and importance of this early technology.

9. **Neutral** – Winslow, B. (July 19, 2023) *Salt Lake County Council scrutinizes water districts over proposed property tax hikes*. Fox13 News. <https://www.fox13now.com/news/local-news/sl-co-council-scrutinizes-water-districts-over-proposed-property-tax-hikes>.

News article about the proposed tax increases from JWCD and CUWCD. The article summarizes the Salt Lake County board meeting where Cory Rushton (JWCD Board) presented the proposed increase. The article also mentioned the sentiments of several Salt Lake County board members.

10. **Positive** – Banta, M. (July 20, 2023) *Dishwasher or wash by hand? Car wash or hose? See which little actions can help you save water*. Salt Lake Tribune. <https://www.sltrib.com/news/2023/07/20/how-utahns-can-help-serve-water/>.

News article about best practices for residential water conservation. The article mentions incentives offered through Utah Water Savers as one way to conserve water.

# **MEDIA COVERAGE**

# Provo proposing new floodplain maps

BY GENELLE PUGMIRE  
Daily Herald

Provo's preparation for spring flooding helped stave off disaster. But that does not mean large rains or next winter's runoff won't affect those in Provo's floodplains.

There is always a flood risk, and new housing and business development near those floodplains could one day be in danger, according to the Utah Division of Environmental Management.

Because of that ongoing risk, Utah County and the cities of Provo and Orem have been working with the DEM and Federal Emergency Management Agency to replace outdated local floodplain maps dating back to the 1980s.

DEM and Provo City community officials will conduct a public open house from 5-8 p.m. Wednesday at the Provo Recreation Center, 320 W. 500 North. Residents of Provo will have an opportunity to learn about the latest flood study, view the updated maps, identify if their property will be impacted by the changes and get information about any insurance or development standards that may impact their property. There also will be an opportunity to address questions to the team of experts from FEMA as well as state, city and county officials in attendance.

"Provo City has been communicating with residents to help inform them of FEMA's updated

flood risk maps and how it could impact them. The open house is a great opportunity for residents to learn about the results from FEMA and the Utah Division of Emergency Management's study regarding areas around Utah Lake and the Provo River," said Dave Decker, director of Provo's Public Works department.

According to the DEM, this effort of new mapping involves the use of high-resolution topography data and state-of-the-art hydrologic and hydraulic data and modeling techniques to improve the accuracy of the resulting floodplain information.

Please see MAPS, Page A3



This image shows a new watershed map for Provo.

COURTESY  
DIVISION OF  
EMERGENCY  
MANAGEMENT

# Maps

From AL

In 2017, Provo City officials requested that a revision of the Utah Lake shoreline be added to the flood study. Other communities bordering Utah Lake agreed that an updated, unified study of the shoreline would be useful.

There have been substantial flood control improvements since the heavy 1983 flooding season, according to the DEM. Jordan River now has more capacity to draw water from Utah Lake. Construction on the Jordanelle Dam finished in 1992, and debris basins at the mouths of several canyons were either built or fortified. Deer Creek Dam also provides significant flood control protection, although flood control is not its designed or designated function.

In spite of these structures and improvements, new weather patterns present increasing risk for property owners near the levees, according to FEMA. Below the Deer Creek Dam, there are 128 square miles of Provo River watershed. Looking at worst-case scenarios, if an intense thunderstorm dropped heavy amounts of precipitation there, it is possible the Provo River could overflow its banks. And if a wildfire had destabilized soils and vegetation beforehand, flooding risk would rise even higher.

A surge in residential and

business development west of Interstate 15 is another factor increasing flood risk. Some of this development has taken place on areas that were flooded in 1952 or 1983 and are likely to flood again, according to the DEM.

In the past few years, the Provo River and Utah Lake levees were determined to not be meeting structural or operational requirements for certification. In 2021, Provo City contracted CRS Engineers to study levees along the river and the lake to document the existing condition and present alternatives for rehabilitating them.

Since that time, much has been accomplished, with rehabilitation projects beginning near the Provo Airport. As each mitigation project is completed, the city can apply to amend the affected flood risk maps.

According to the DEM, however, information from one recent project doesn't seem to have been properly shared in this effort.

"The Utah Reclamation Mitigation and Conservation Commission was included as a partner during discussions for the Provo River Levee Study and our study team is aware of the Utah Lake Delta Restoration Project," said Jamie Huff, the DEM's risk map program manager. "The Provo River Levee Study is intended to revise the 1% annual chance flood risk for Provo River and the maps are developed using

the best available data at the time the study is conducted."

"Unfortunately, the data for the Delta Restoration Project was in planning stages and not yet final, so our study team was not able to incorporate any final design into this Provo River Levee Flood Study," Huff noted. "We are aware construction is now complete and, if necessary, there will be an opportunity

for the impacted communities to update the maps at a later date. It is our understanding that the Delta Restoration Project was intended for ecosystem restoration and was not intended to revise the 1% annual chance flood risk. Flood risk from Provo River and Utah Lake for that area may still exist. We will continue to work with the impacted communities to iden-

tify the best path forward to incorporate the new changes to this area."

FEMA uses its floodplain maps to establish insurance requirements and floodplain management standards through the National Flood Insurance Program.

Once published, these floodplain maps help communicate flood risk to current or potential property owners,

motivating them to undertake mitigation measures to reduce potential losses and recover more rapidly when a flooding event occurs, according to the DEM.

At the community level, floodplain maps are important tools for professionals involved in emergency management, city engineering, transportation, public works, planning or building permits.

## Legal Notices

### ANNOUNCEMENT OF APPOINTMENT AND NOTICE TO CREDITORS

Estate of DAVID MARTIN PETT, Deceased, Probate No. 233400479, David Roy Pett, whose address is 953 S State Street, Provo, UT 84606, has been appointed Personal Representative of the above-entitled estate. Creditors of the estate are hereby notified to: (1) deliver or mail their written claims to the Personal Representative at the address above; (2) deliver or mail their written claims to the Personal Representative's attorney of record, Matthew S. McMullin, at the following address: 4001 S 700 E #500, Salt Lake City, Utah 84107; or (3) file their written claims with the Clerk of the Fourth District Court in Utah County, or otherwise present their claims as required by Utah law within three months after the date of the first publication of this notice or be forever barred. Date of first publication: 06/13/2023.

Matthew S. McMullin, Attorney for the Personal Representative 4001 S 700 E, #500 Salt Lake City, Utah 84107 (801) 264-6764

Legal Notice 11650 Published in the Daily Herald on June 13, 20, 27, 2023

Provo City School District Roofing Projects Franklin Elementary Centennial Middle School for details go to our District website www.provo.edu

Legal Notice 11658 Published in Daily Herald on June 15, 16, 17, 20, 21, 22, 23, 24, 26, 27, 2023

PRD Plat A and approving Sandhill Grove PRD Plat A Amended located generally at 537 West 1770 South in the PRD zone; and WHEREAS a public hearing considering the subject application was held by the Planning Commission on June 21, 2023; and WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows: general welfare of the City.

Grove PRD Plat A Amended located generally at 537 West 1770 South in the PRD zone, as shown in Exhibit "A", which is attached hereto and incorporated herein by reference. validity of the remainder of this resolution.

PASSED and APPROVED this 21st day of June 2023.

CITY OF OREM, by Murray Low, Acting Chair

ATTEST: Bryce Ryan Clark, Planning Commission Secretary COMMISSION MEMBERS VOTING 'AYE'

Mark Carpenter James Hawkes Helena Kleinlein

of Orem requesting the Planning Commission approve the preliminary plat for Hidden Vale, Plat C located at 1428 South 100 West in the R8 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on June 21, 2023; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows: general welfare of the City.

located at 1428 South 100 West in the R8 zone, as shown in Exhibit "A", which is attached hereto and incorporated herein by reference. validity of the remainder of this resolution.

PASSED and APPROVED this 21st day of June 2023.

ATTEST: CITY OF OREM, by Murray Low, Chairman

Ryan L. Clark, Planning Commission Secretary COMMISSION MEMBERS VOTING 'AYE'

Mark Carpenter James Hawkes Helena Kleinlein

WHEREAS on March 1, 2023, Brent Neel / Holiday Oil filed an application with the City of Orem requesting the Planning Commission recommend that the City Council amend the development agreement for the property located at 1981 South Geneva Road in the C2 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on June 21, 2023; and

WHEREAS 138 notices were mailed to the property owners within 500 feet of the property; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows: general welfare of the City.

development agreement for the property located at 1981 South Geneva Road in the C2 zone, as shown in Exhibit "A", which is attached hereto and incorporated herein by reference. validity of the remainder of this resolution.

PASSED and APPROVED this 21st day of June 2023.

ATTEST: CITY OF OREM, by Murray Low, Act.



PHOTOS BY LEAH HOGSTEN | The Salt Lake Tribune

Rock Leland, 3, stands in the middle of a circle of water jets at the Heritage Park splash pad which is slated to open Saturday.

## Test the waters at this new Salt Lake Valley splash pad

It will open to the public on Saturday at South Jordan's Heritage Park.

By ALIXEL CABRERA | The Salt Lake Tribune

For many families in the Salt Lake Valley, few moments reflect summertime like that first splash of water of the season coming out of the ground.

As hotter days approach, some residents tour different parks as the search for the wildly popular aquatic features intensifies.

And they will have the chance to test new waters with a new splash pad at South Jordan's Heritage Park near 10800 South on Redwood Road.

The amenity, available for visitors of all ages, boasts 17 water spray features, including a large old-fashioned water tower and a lazy creek.

"We are thrilled to unveil the new splash pad at Heritage Park," South Jordan Mayor Dawn Ramsey said in a news release. "This addition enhances our commitment to providing exceptional recreational opportunities and promotes water conservation and sustainability."

Though some kids have already frolicked at the new feature on the day of its Wednesday ribbon-cutting ceremony, it won't be open to the public until Saturday, July 1.

South Jordan's second splash pad uses a recirculating and treatment system similar to that of a swimming pool, the release added, which "significantly reduces overall water consumption during the summer season."

Apart from the splash pad, Heritage Park features pavilions, picnic tables and shaded structures.

This month, South Jordan also debuted Bingham Creek Regional Park, which will become the largest of its peers in Salt Lake County when completed, adding more green space to southwestern Salt Lake County.

"We invite the community," Ramsey said, "to experience the fantastic features our new splash pad has to offer."

In short, to soak it all in.



Kids frolic and play at the Heritage Park splash pad, which features a large old-fashioned water tower, a lazy creek and multiple fountain sprays.



Abigail, center, and her sister Rebecca laugh at their brother Jacob as he gets sprayed by water at the Heritage Park splash pad.

*Alixel Cabrera is a Report for America corps member and writes about the status of communities on the west side of the Salt Lake Valley for The Salt Lake Tribune. Your donation to match our RFA grant helps keep her writing stories like this one; please consider making a tax-deductible gift of any amount today.*



# Water advisory continues at Highland Glen Reservoir, E. coli still detected

**BY NICHOLE WHITELEY**  
Daily Herald

Highland Glen Reservoir is currently under a warning advisory for high levels of E. coli. The level of E. coli tested in the water has varied for over a month, though remains at a level where the Utah Department of Environment Quality advises residents against swimming in the water.

Skin contact with the water is not dangerous, but they advise washing hands with soap and clean water after contact with the reservoir water to avoid contaminating food. Fishing in the reservoir is safe as long as fish are washed in clean water and the skin and guts are deposited. Boating is also safe, again, as long as the water is not ingested.

The first testing of the season occurred on May 26, showing levels above the Utah Department of Health Recreational thresholds for E. coli, suggesting harmful bacteria or viruses in the water. There have not been two consecutive weeks of E. coli levels testing below the threshold in the last month.

"You just don't want to get any of that water in your body. So anything that could lead to you accidentally swallowing some water is what we're recommending people avoid," said Hannah Bonner, DEQ recreational health advisory program coordinator. She said to be aware of children and dogs who may have difficulty avoiding drinking the water.

Testing for E. coli is used to indicate the presence of fecal contamination in the water, which is what leads to harmful bacteria, viruses and parasites in the water. Highland Glen Reservoir is highly

## Reservoir

From A1

susceptible to E. coli contamination because of its location in the middle of an urban area, Bonner said. She explained fecal contamination can be caused by animals, leaky sewage or septic systems and runoff from rain or snow.

Although no official investigation has been conducted to locate the source of the contamination in Highland Glen Reservoir, Bonner said they hypothesize that, due to the area, runoff is the highest source.

“Highland Glen pond in particular, can receive a lot of runoff from big rain events, or lots of snow melt and when lots of water is running over human surfaces, it is able to pick up contamination and pollutants and then deposit them in water bodies,” she said.

She explained the runoff and stormwater deposited into the reservoir could also be the reason the levels of E. coli fluctuate depending on the weather.

Regular testing of the bodies of water in Utah is conducted monthly, but tests are conducted weekly or bi-weekly when there is a concern, such as algal blooms or waterborne pathogens. If the level of E. coli is at or above 235 most probable number (MPN) per 100 milliliters (mL) of water, DEQ recommends a health advisory be put in place.

Over the reported testing period, from May 26 to last Tuesday, the levels of E. coli have fluctuated above and below this level, but have consistently gone back to above the threshold. Over this time, the E. coli levels have ranged from 43 MPN to 1553 MPN with the most recent test continuing the advisory with the highest sample being 345 MPN. The first test, conducted on May 24, showed 1046 MPN.

Humans can help lower the levels of E. coli in the water by taking precautions when they go outside to ensure it does not get deposited into reservoirs and other bodies of water. Leaf litter and grass clippings can also pollute bodies of water.

“Whatever we leave or put out into the world oftentimes ends up in our water bodies,” Bonner said. “If your dog is pooping, make sure you’re picking that up and depositing that in a trash can, that can be a big help. And then just keep

your gutters and storm drains clean.”

Erin Wells, Highland’s city administrator, said city leaders were surprised that the E. coli contamination was so early in the season, because in past years it has occurred near the end of the season.

She explained that, over the past few years, the city has worked on mitigation and prevention efforts to stop the contamination of E. coli in Highland Glen. Some of these efforts include installing bubblers in the pond, which introduces oxygen into the water to kill the E. coli, ensuring water is flowing.

This year Highland has continued previous efforts and are working with an engineering company who dealt with a similar situation in Idaho.

“What has always worked in the past is add more water, and that’s not working here. So we’re hoping for some additional ideas and insights that will actually clear up the problem,” Wells said. “Our council asked us to look for long term prevention options because this is a very popular destination and we want residents and visitors to feel comfortable using it and certainly to not get sick from using it.”

Payson Lakes health watch At McClellan Lake, part of Payson Lakes, a health watch for harmful algae is in place. Unlike a typical algal bloom, where algae containing toxins can be found on the top of the water, DEQ found harmful benthic mats on the shoreline of McClellan Lake. This mat-like type of algae is still toxic, but the water away from the mats is safe to swim in.

Instead of a typical harmful algal bloom, Bonner said the benthic material is washing up on the shore. “The main risk of exposure there is that toxins just get really concentrated in that mat-like material. Children and dogs are particularly at risk. If a kid or a pet were to accidentally ingest or eat some of that mat-like material, they could be exposed to really high levels of toxin,” she said.

The mats of algae are also located on the floor of the body of water, so Bonner explained that swimmers, boaters and fishers are safe as long as they avoid the mats. Warning signs and pictures showing Benthic mats are posted around the lake.

Big East Lake or Box Lake have been tested and show no visible signs of harmful algal bloom.

# 'Watermelon snow' piques curiosities in Utah after abnormally wet winter

BY SAM METZ  
Associated Press

LOGAN — High up in the mountains, amid pinyon pine and quaking aspen trees, the remaining remnants of the winter's snow is dotted with

**Daily Herald**

Established in 1873

The Daily Herald is a continuation of the American Fork Citizen, Springville Herald, Orem Geneva Times, Lone Peak Press, Spanish Fork Press and Pony Express Press.

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## Submit your press release

We review all local press releases from community groups, schools, government bodies and entertainment venues for information that may be published. Submission form at [heraldextra.com/submit](http://heraldextra.com/submit).

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Member, Audit Bureau of Circulations

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hues of pinks, purples and oranges.

Hikers, campers and church youth groups journeying by grasp it in their palms and liken it to flavored snow cones, Flamin' Hot Cheetos, pink lemonade, dissolved blood or if passersby conducted an art project using red food coloring.

"It's almost like it's been sprinkled with Himalayan salt or even Kool-Aid powder," Jana Brough, a mother hiking with friends and family at Tony Grove Lake in Utah's Logan Canyon, said this week. "But when you scrape it you can tell it's just on the surface."

From the roads that traverse mountain passes above Park City to the Bear River Range near the Utah-Idaho border, last winter's record snowfall is heating up, baking under the sunlight and turning hues of red. The presence of so-called "watermelon snow" — referred to unofficially due to its pinkish tint — is piquing the curiosities of photo-seeking visitors and raising a host of questions about nature, health and climate. Its prevalence this summer is particularly striking on ridges and in mountain ranges where snow would have melted by now in drier years.

The technicolor snow appears in high-altitude environments throughout the globe including the French Alps and Japan's Mountains of Dewa when a perfect storm of conditions — water content, sunlight, temperatures and the presence of nutrients — awaken dormant green algae called *chlamydomonas nivalis* that thrive in cold temperatures. The algae swim to the surface of the snow, where they bloom and divide. Upon arrival, when they're hit by sun and ultraviolet rays, their color changes to absorb radiation and protect themselves from damage.

Scott Hotaling, a Utah State University ecologist who studies biodiversity in cold and high altitude environments, likened the algae's ability to produce a secondary pigment to humans,

whose skin uses pigmentation to absorb ultraviolet radiation and protect from the sun.

"They need some kind of pigmentation to prevent damage related to the high-UV of the environment they're in. So they produce the secondary pigment largely for that purpose to protect themselves," he said.

Many wonder if they can eat the pink snow?

The answer: Technically yes because it is not harmful to ingest, Hotaling said. However, it is not recommended since it is often found in melting snowbanks also dotted with dirt and dust that contain toxins.

Hotaling said the algae poses little risk to human health or to animals like cattle, dogs or fish, should they encounter it as it melts into water. But even though it's not a risk to clean water supply, the "watermelon snow" phenomenon does cause snow to melt more quickly, raising environmental concerns about seasonal snowmelt patterns and the longevity of the glaciers where the algae are known to thrive.

Though snow becoming water makes it available to nourish the algae, the exposure of bare ground changes how much light is reflected versus absorbed. Darker colors absorb more sunlight, turning snow banks and glaciers into liquid more quickly.

The changes in the magnitude and timing of the melting — the exposure of bare ground earlier in the season — can cause problems in the Mountain West, affecting ecosystems and species that rely on cool water downstream and reservoirs designed to accommodate more gradual snowmelt. In places like the Arctic, glacier melt can cause sea level rise, threatening flooding on coastlines and in lakes.

"When we add light-absorbing particles that essentially darken the snow — like snow algae, black carbon or dust — it reduces its ability to reflect solar radiation," said Alia Khan, a biogeochemist that studies glaciers at Western Washington University.

PULITZER PRIZE WINNER

# ‘Watermelon snow’ piques curiosities in Utah after abnormally wet winter

The coloration happens when algae swim to the surface and change colors to protect themselves from ultraviolet rays.

By **SAM METZ** | *The Associated Press*

**Logan »** High up in the mountains, amid pinyon pine and quaking aspen trees, the remaining remnants of the winter’s snow is dotted with hues of pinks, purples and oranges.

Hikers, campers and church youth groups journeying by

grasp it in their palms and liken it to flavored snow cones, Flamin’ Hot Cheetos, pink lemonade, dissolved blood or if passersby conducted an art project using red food coloring.

“It’s almost like it’s been sprinkled with Himalayan salt or even Kool-Aid powder,” Jana Brough, a mother hiking with friends and family at Tony Grove Lake in Utah’s Logan Canyon, said this week. “But when you scrape it you can tell it’s just on the surface.”

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Utah-Idaho border, last winter’s record snowfall is heating up, baking under the sunlight and turning hues of red. The presence of so-called “watermelon snow” — referred to unofficially due to its pinkish tint — is piquing the curiosities of photo-seeking visitors and raising a host of questions about nature, health and climate. Its prevalence this summer is particularly striking on ridges and in mountain ranges where snow would have melted by now in drier years.

The technicolor snow appears in high-altitude environments

*Please see* **SNOW, A4**

# Snow

Continued from A1

throughout the globe including the French Alps and Japan's Mountains of Dewa when a perfect storm of conditions — water content, sunlight, temperatures and the presence of nutrients — awaken dormant green algae called *chlamydomonas nivalis* that thrive in cold temperatures. The algae swim to the surface of the snow, where they bloom and divide. Upon arrival, when they are hit by sun and ultraviolet rays, their color changes to absorb radiation and protect themselves from damage.

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Though snow becoming water makes it available to nourish the algae, the exposure



RICK BOWMER | *The Associated Press*

Jana Brough walks across pink-hued snow at Tony Grove Lake last month near Logan. The snow's color has piqued the curiosity of hikers and campers throughout Utah this summer.

of bare ground changes how much light is reflected versus absorbed. Darker colors absorb more sunlight, turning snow banks and glaciers into liquid more quickly.

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# Forest management critics call for tree thinning to prevent wildfires, improve watersheds



A sign explains a watershed restoration project near Lambs Canyon near I-80 on June 9.

Scott G Winterton, Deseret News

By Amy Jai O'Donoghue  
Deseret News

A controversial proposal that first surfaced in the 2023 Utah legislative session is once again being pushed by GOP Salt Lake County Council member Dea Theodore, who contends bush and tree thinning in the Great Salt Lake watershed will reduce the risk of wildfires, boost public safety and increase water yield.

Theodore's most recent request implores Gov. Spencer Cox; Utah House Speaker Brad Wilson, R-Kaysville; Senate President Stuart Adams, R-Layton; and Great Salt Lake Commissioner Brian Steed to shepherd a number of strategies, including the establishment of a statewide program to eliminate non-native trees that consume excessive amounts of water and to particularly assess those liabilities in the Jordan River watershed. That water flows into the Great Salt Lake.

In addition, she's requesting the installation of instrumentation equipment that measures results in areas that have been treated and to work with private landowners to advance aspen restoration. Her funding ask is for \$100 million a year beginning in 2024 for five years for allocation to the Utah

### Watershed Restoration Initiative.

"My focus and goals are healthy watersheds and their relationship to public safety," she said. "We achieve these goals through thoughtful and fact-based discussions, pushing the technology envelope and implementing best management practices."

Scientists have slammed Theodore's assertion that vegetation management — including that of conifers — will result in any quantifiable extra water.

In February, the Great Salt Lake Strike Team Report released by the Ken C. Gardner Policy Institute at the University of Utah conceded that forests in Utah are overgrown and increase the potential for high intensity wildfires.

But it notes: "In the past decade or so a growing body of research has shown both increases and decreases in streamflow following canopy reduction," stressing that the impact of tree thinning to help the world's eighth largest terminal lake or its tributaries is unclear and would likely be minimal or could potentially even decrease flows.

Utah Physicians for a Healthy Environment and the John Muir Project, too, recently warned of "massive malpractice" happening in Utah's forests and said stepped up federal

and state efforts to log or otherwise thin forests and landscapes is something Utah residents should demand be rejected, including the use of chainsaws, prescribed burns and pesticides.

But Theodore remains committed to her assertion that strategic thinning of trees, including non-natives and, yes, conifers, will provide ecological benefits.

Theodore raised the issue of tree thinning at a 2023 legislative caucus session as a way to accomplish a three-tiered mission: improve forest health, decrease wildfire risks and amplify water yield to flow to the Great Salt Lake. The lake dropped to its lowest level in modern recorded history last year, but has since risen 5 feet because of the state's record snowpack.

The proposal was heartily welcomed by some and heavily criticized by others.

In the caucus meeting, retired federal hydrologist Randy Julander, who worked 38 years in Utah's forests and watersheds, said overgrown landscapes packed with conifer trees steal water from other vegetation vital for healthy ecosystems, adding that proper thinning improves watersheds and is a tool to help increase water availability.

While Julander did not say more active tree thinning will fill the Great Salt Lake, he

made it clear that fewer straws in the pond means more water for streamflows if tree thinning is used as a strategic target.

"You have to treat the water producing areas," he said. "You don't have to treat the whole dang forest but (be) willing to treat the area that is proximal to the stream, the water contributing area of the watershed itself," he told KSL.

Theodore was accused of promoting a myopic approach that sent the wrong message by dismissing other conservation efforts to manage water in the midst of Utah's drought.

### The buzz about tree thinning

Tree thinning is simultaneously endorsed, controversial and complicated, hailed by some experts who say it improves watershed health in the reduction of wildfires and the number of water-sucking vegetation that contribute to poor landscapes. Others contend the landscapes should be left alone.

Removal of standing trees or brush for landscape management takes many forms, including mechanical means like chainsaws, heavy chains, bull hogs (which mulch trees and bushes), or prescribed burns and

WATERSHED AS



Crews work on vegetation management in the mountains near Lambs Canyon near I-80 on June 9.

Scott G Winterton, Deseret News

**"We found that the time of soil water availability for understory plant growth was increased even 12-13 years after tree reduction."**

— Study from BYU, Oregon State, the Forest Service and the U.S. Geological Survey's New England Water Science Center



# Controversial proposal resurfaces

Crews work to trim vegetation in the mountains near Lamba Canyon near I-80 on June 9. Scott G Winterton, Deseret News

## WATERSHED FROM A4

chemical treatments. The amount of trees or brush that get the ax is contingent on resource management plans by government agencies, funding, impact to the environment and projected results. Depending on topography and multiple conditions, some scientists say thinning can impact water availability in an area.

The Utah Watershed Restoration Initiative, the Utah Geological Survey and the Utah Division of Water Quality are involved in an ongoing study of conifer removal projects of pinyon and juniper in the state and will assess if they are resulting in a higher groundwater table and increased spring or stream flows.

"We are measuring streams, springs and shallow groundwater as well as soil moisture," said Tyler Thompson, the initiative's executive director.

Of the roughly 3,800 acres planned for thinning, scientists and researchers are particularly focused on a 1,200-acre cut in the Mud Spring Two treatment area in Juab County.

Hugh Hurlow, senior scientist with the groundwater and wetlands program of the Utah Geological Survey, said he expects some preliminary analysis will begin later this year or into 2024.

The analysis, he said, has deliberately been delayed due to the record wet year in Utah and in the Great Basin region, which received an astounding 253% of normal precipitation that could skew results. The basin stretches from the Sierras on the west to the Wasatch Range in Utah on the east.

Hurlow pointed to a study in central Oregon covering 12 years of treatment of pinyon and juniper pine that showed

significant increases in spring flow and groundwater recharge.

Because of the similarities in topography and climate to central Oregon, Harlow said the Mud Spring Two treatment area may see hydrological benefit.

"I'm expecting something more like increased local spring flow, increased local soil moisture, that kind of thing and higher local groundwater tables, but far as delivery of extra water out of the watershed, probably not."

Hurlow said he anticipates there will be some study areas that produce measurable results and others that do not.

He added that improved local water yield should not be promoted as a reason to do thinning projects, but rather to improve landscape health such as sagebrush steppe in the Great Basin where pinyon and juniper encroachment harms the imperiled greater sage grouse.

A study by Brigham Young University, Oregon State, the Forest Service and the U.S. Geological Survey's New England Water Science Center found that soils remain wetter longer in the spring after tree thinning in a sagebrush ecosystem, including areas in Utah that include Tooele County.

"Managers remove trees to reduce fuel loads and increase cover and density of desirable understory species. Tree expansion decreased, while tree removal by prescribed fire or mechanical means increased the time of available water in springtime," the study said. "We found that the time of soil water availability for understory plant growth was increased even 12-13 years after tree reduction."

Conversely, tree thinning can result in soil erosion and have the opposite outcome — curtailing or jeopardizing the efficiency of runoff and degrading ecosystem health.

## Watershed health, wildfires and thinning

Theodore, who represents the Wasatch Canyons on the Salt Lake County Council, said the mountains are a fire trap because they are overgrown and have only one way in and out.

"Ensuring safe havens from wildfires in the mountainous regions of the Wasatch is of utmost importance as much of the area is at high wildfire risk. Moreover, Little Cottonwood and Millcreek canyons lack secondary escape routes, while Big Cottonwood Canyon only has a seasonal, potentially insufficient route," she said. "Given the limited or non-existent escape options, it is vital to create well-planned, thinned or cleared safety areas to save lives," her plea to elected officials states.

The Utah Wildfire Risk Assessment deemed Salt Lake as the county most at risk in the state for wildfires, with nearly 60% of its land at "very, very high" risk, followed by Davis County with 47% of land in that same category. And that number is from 2018 and excludes the high mountain subdivisions that have sprung up in the five years since.

Like California, some home insurance companies are declining coverage in fire prone areas of the Wasatch Back. The companies are using a wildfire risk mapping system to "score" a home for its vulnerabilities.

Beyond wildfires, the drought in California led researchers to examine the Sierra basin to take another look at earlier estimates of water consumption by overstocked forests versus less-dense and healthier forests — at both lower elevation forest cover and at higher elevations.

That peer reviewed research, published in eScholarship, cited previous studies to offer: "There is substantial consensus that forest thinning above a certain threshold reduces

evapotranspiration (ET) and increases runoff."

Elsewhere, Denver has an agreement with the Forest Service to both pitch in \$16.5 million over a five-year period to treat upstream forested areas to protect water supplies, as reported by the High Country News.

While critics, including some scientists, have debunked thinning forests as a way to get more water to the Great Salt Lake, efforts in New Mexico like the one involving The Nature Conservancy and the Denver project are designed to protect critical watersheds that supply drinking water — systems that have also been compromised in Utah's towns of Huntington and Stockton.

Most recently, 128 acres were thinned on Salt Lake City lands and 194 acres on U.S. Forest Service lands within the Parleys Creek watershed, targeting oak brush and creating fire breaks to improve wildlife habitat and protect Parleys Creek. The creek supplies 20% of Salt Lake City's drinking water and is one of five creeks that dump into the Jordan River and flow into the Great Salt Lake.

"This project is an important component of Salt Lake City's overall watershed protection efforts," said Laura Briefer, director of Salt Lake City Department of Public Utilities. "Salt Lake City's drinking water quality is very important to our community. A catastrophic wildfire would pose a significant risk to the city's drinking water quality and supply."

Theodore said her proposal has the support of representatives of 22 of 29 counties in Utah, private landowners and several lawmakers, as well as Mike Styler, who headed up the Utah Department of Natural Resources, is a former legislator and helped develop the Watershed Restoration Initiative into a robust program.



Snow on and around the trees in Big Cottonwood Canyon is shown from above on Feb. 27.

Scott G Winterton, Deseret News

**"Given the limited or non-existent escape options, it is vital to create well-planned, thinned or cleared safety areas to save lives."**

— Dea Theodore, Salt Lake County Council member

MAYORS OF UTAH VALLEY

# Continuing to conserve water in Saratoga Springs

Water is one of the most important resources we have in the state of Utah, and also one of the most limited. Utah is the second driest state in the country, yet it has one of



JIM MILLER

the highest water usage per capita. Although we had a wet winter and spring this past year, it is still important to continue to evaluate our water use and ensure that we are not overusing

this valuable resource.

Saratoga Springs is dedicated to conserving water. In 2015 we switched our irrigation system to a metered system. Following the example of Saratoga Springs and other cities in the state that had switched to this type of

system, the Utah State Legislature passed bill H.B. 242 which will require all cities in Utah to switch to a metered irrigation system. In Saratoga Springs each resident is billed a monthly average that pays for components and maintenance of the irrigation system. Through the irrigation season, residents pay additional costs for the water they use.

This cost is based on a tiered rate structure. Each property has a water allotment. If a resident stays within the allotment for the size of their property, the water used will be at a lower rate. Water rates can increase based on water use if a resident uses beyond the allotted amount for their property. The rate increase is based on the cost of supplementary water that would be used if a resident

chose to continue to use water beyond what was allotted for their property. This fee structure ensures that residents are only paying for the water they use, and not having to pay for water use of another resident that may choose to use more water on their property.

In 2018 we converted both our culinary and irrigation metering systems to a cloud-based system. With this switch, we were able to launch the My Water Use Customer Portal. This portal lets residents see their culinary and irrigation system use on an hourly basis. They are also able to access historical usage data and set up alerts if their water use suddenly spikes above a certain amount in either system.



DAILY HERALD FILE PHOTO

Please see **MAYORS**, Page C5

A home waters its lawn in the mid-afternoon in Saratoga Springs in 2014.





ISAAC HALE, DAILY HERALD FILE PHOTO

Lakeside Trail hugs the perimeter of Utah Lake on March 12, 2019, in Saratoga Springs. The trail is also part of the Utah Lake Shoreline Trail and the Provo/Jordan River Parkway.

## Mayors

From C1

This can help residents catch issues sooner to be able to fix them in a timely manner and minimize water waste. Over the years of using the metered irrigation system, and now with the My Water Use Customer Portal, water usage by residents of Saratoga Springs has dropped dramatically. Studies have shown that our residents use a significant amount of water less than those in surrounding communities.

In addition, our parks department has been switching city facilities to a smart irrigation system to water according to the watering requirement needs of the turf in those facilities. There are many factors such as evapotranspiration, soil types,

root depth, irrigation system efficiency, and slope that can affect how much water a specific facility might need.

This system allows better control of our systems by making it possible to adjust each system through a central cloud-based system. This smart watering system can also monitor and track water flow and send notifications on malfunctions in real-time. The system can sense a malfunction and automatically shut off a damaged irrigation system allowing us to make timely repairs to avoid unnecessary water waste in city facilities.

By working together we can do our part to conserve water by being aware of our water use and making adjustments when needed. Preserving this important resource and ensuring the future of Utah as one of the best places to live.

# REAPING BENEFITS



RICK BOWMER, ASSOCIATED PRESS

Bob Derby, right, and Randy Atkin, left, adjust sails to turn their boat through the Great Salt Lake on June 14 near Magna.

## Sailors rejoice after snowy winter raises Great Salt Lake — for now

BY SAM METZ  
Associated Press

ON THE GREAT SALT LAKE — A brisk wind caught a Kevlar-fiber sail, sending it snapping as Bob Derby and Randy Atkin pulled lines to turn Red Stripe, their 25-foot boat, through the briny waters of the imperiled Great Salt Lake.

Little could be heard beyond the low hum of

trucks wheeling past a copper smelter on the lake's shoreline — a respite from the bustle of Salt Lake City and its booming suburbs that push farther into Utah's deserts and farmland each year.

"Everything that happened today drifts off behind you and there's nothing like it," said Derby, a 61-year-old veteran sailor battling

cancer. "There's no better therapy than being on the lake."

It's a feeling old friends Derby and Atkin weren't sure they'd experience again.

The Red Stripe's return comes after it and hundreds of other sailboats were hoisted out

Please see [GSL](#), Page A6

## GSL

From A1

of the shrinking Great Salt Lake as water levels plummeted in recent years, leaving docks along the lake's parched southern shore caked with dried mud. The harbormaster at Great Salt Lake State Park's marina, Dave Shearer, wondered whether he'd see their return before he retires.

But a record winter of snow has melted and run down through the creeks, streams and rivers that feed the lake, raising its peak level this season about 6 feet from last year's record low — enough to let sailors crane their boats back into the water and convene their beloved Wednesday races where cold beer and banter are as important as who wins.

With their return, they've joined many others — farmers, skiers and nearby homeowners — in rejoicing over the surprise rise of the Great Salt Lake amid long-term megadrought.

"There's finally some life back in the marina," said Tyler Oborn, who guides pontoon tours on the lake and enjoys fire-dancing on its shoreline.

But it's not clear it will last.

The Great Salt Lake faces a supply-demand imbalance: As climate change-fueled drought decreases the amount of water that cascades down through the region's mountains and rivers, appetite for water is increasing from booming towns along the Wasatch Front as well as the

farmers whose livelihoods hinge on their fields of alfalfa and onions.

"Everybody talks about the lake being up, but it's coming from a historic low. That was an unbelievable catastrophe," said Derby, who works for a medical device manufacturer. "Now it's just like a moderate disaster. I worry that everybody declares victory, says the Great Salt Lake has been saved and that we can stop worrying about conserving water."

The diminished Great Salt Lake isn't the boating mecca or vacation destination it was decades ago, when its footprint was about twice the size it is now. But it remains a lifeblood for Utah's economy, sustaining a \$1.5 billion-a-year mining industry that extracts minerals including magnesium and table salt, an \$80 million brine shrimp industry for fish feed and a \$1.4 billion ski industry that markets itself with the fluffy "lake effect" snow that the geography supplies.

Brigham Young University ecologist Ben Abbott, who authored a January study that warned the lake could dry up within five years, said every foot of lake level rise helps — especially in suppressing hazardous dust from the exposed lake bed. But 6 feet — and images of boats going back in the water — shouldn't calm the sense of urgency for Utah to take action that could guarantee the lake's survival, he said.

"Back on a crashing plane is not where we want to be,"



RICK BOWMER, ASSOCIATED PRESS

Randy Atkin unfurls a sail while boating on the Great Salt Lake on June 14 near Magna.

Abbott said. "We should be viewing this big winter as a lease on life and an opportunity to get our long-term conservation measures in place."

Before the bump from this winter's record snow, dire warnings like Abbott's made saving the Great Salt Lake a top priority for Utah politicians. State and local officials offered millions in incentives to encourage farmers to conserve and pushed education

for homeowners and municipalities. But they've avoided considering draconian policies being implemented elsewhere in the drought-stricken West: water rationing, zoning requirements or fines for overuse.

"Mother Nature really helped us out," Republican Sen. Scott Sandall said earlier this year, during Utah's legislative session. "We didn't have to pull that lever for

emergency use."

If the great lake resumes its decline, it could mean collapse of the ecosystem. Without enough water flowing to the lake, the reefs that nurture species such as brine fly and shrimp will be decimated, in turn affecting the larger species that feed on them, including pelicans and other migratory birds. And every bit of exposed lakebed means more arsenic-laced dust available

for wind to pick up and carry to nearby homes, schools and office parks.

For now, Derby and other sailors are relishing the opportunity to unfurl their sails and reconnect with friends over crisp breezes and corny jokes.

"It's so nice, it's beautiful," said Atkin, looking up at the sails. "You feel the power of the wind a little bit, how bad can it be?"

# A less-thirsty turf growing in popularity

Grass blend offered by SLC Utilities uses 40% less water but still looks green.

By **BEN WINSLOW** | Fox 13 News

John and Diane Whittaker's lawn wasn't looking so great. "Our lawn was on life support," John Whittaker said. "We were debating back and forth to go zero or whatever it's called, or sod, or try this."

They installed "SLC Turf Trade," a special blend of grass seed being offered by Salt Lake City Public Utilities that uses up to 40% less water. They installed it in April and it still looks green.

"It looks great! We're happy," John said.

"Very happy with the way it looks," added Diane. "It's just so green and pretty and fine. Yeah, we couldn't be happier with it."

Salt Lake City Public Utilities partnered with Utah State University's Center for Water-Efficient Landscaping and the Turfgrass Water Conservation Alliance to come up with the special blend of tall fescue and low-water Kentucky Bluegrass. You don't have to remove your lawn to plant it, just kill the grass, mow it low and seed, said Stephanie Duer, Salt Lake City's conservation manager.

After Fox 13 News first reported on SLC Turf Trade last year, the bags of seed started flying off the shelves.

"It's been very successful," Duer said. "We brought in about three times as much grass seed this year than we did last year, and we sold out in 24 hours."

Other cities and local water districts have also started to offer it. Provo told Fox 13 News it sold out quickly and, like Salt Lake City, now has a waitlist for customers. Ogden and the Granger-Hunter Improvement District also ran out. The good news is retailers have started to sell it.



MIKE RANK | Fox 13 News

SLC Turf Trade is a special blend of grass that uses less water.

"If you think about the environment and the Great Salt Lake and water conservation or just water in general? Folks who think about those things want to do the right thing. They just don't necessarily know what that looks like and how to achieve it," Duer said.

Dr. Kopp, who heads USU's Center for Water-Efficient Landscaping and helped design SLC Turf Trade, said lawn is not the enemy, but people need to think about what they use it for. "Nonfunctional turf" is lawn that isn't really used.

"People want to do the right thing but they also want to have some lawn," she told Fox 13 News. "They want lawn for their kids to play on, they want lawn for their pets. This is a way for them to have both. They can have the best of both worlds and

still help the state in meeting its water conservation goals."

The Turfgrass Water Conservation Alliance said about 1,000 households have installed the grass across Utah with more coming. Communities in and around Utah are contacting USU and TWCA to try to offer their own drought-tolerant grass blends.

SLC Turf Trade is specially formulated for this area along the Wasatch Front. Other communities, particularly in southern Utah, will likely need their own blends because of their climate conditions, Dr. Kopp said.

"Our hope is that we can find drought-tolerant turf grasses across all of the species," said Jack Karlin, TWCA's executive director.

While other communities may want some of their own to sell, TWCA also can point people to existing grass blends that can save people water and money. It can also help cut water demand in the Great Salt Lake Basin, which is struggling with drought and the shrinking lake.

"TWCA drought-qualified turfgrass is not a silver bullet," Karlin cautioned. "This is only one component of a larger conservation program. But yes, I think if used extensively and appropriately, it can be a benefit for the Great Salt Lake."

The Whittakers said their neighborhood is watching their lawn to see how it turns out.

"We have a lot of neighbors that are using us as their test case. They're waiting to see if it works out for us they're going to do it too," Diane Whittaker said.

*This article is published through the Great Salt Lake Collaborative, a solutions journalism initiative that partners news, education and media organizations to help inform people about the plight of the Great Salt Lake—and what can be done to make a difference before it is too late. Read all of our stories at [greatsaltlakenews.org](https://greatsaltlakenews.org).*

# High water still a danger even as state of emergency expires

Officials turn attention to preparations for next year's runoff — and this summer's wildfire season.

By **ANDREW CHRISTIANSEN** | *The Salt Lake Tribune*

After 88 days, during which high spring runoff from record-breaking snowpack levels flowed through Salt Lake County, the county's state of emergency is over.

"I'm very happy to declare we've wrapped up this emergency," Salt Lake County Mayor Jenny Wilson said at a news conference Monday.

She said the emergency declaration was a success: "Our work protected homes, businesses and resulted in very minimal damage, and I'm very happy that we had no loss of human life."

The county now is getting ready for the summer wildfire season,

*Please see* **HIGH WATER, A4**



Salt Lake City Mayor Erin Mendenhall helps deploy sandbags as April runoff threatens the neighborhood around Wasatch Hollow Park.

**FRANCISCO KJOLSETH** | *The Salt Lake Tribune*



PHOTOS BY FRANCISCO KJOLSETH | The Salt Lake Tribune

A crew creates a river channel with sandbags as April runoff threatens the neighborhood around Wasatch Hollow Park. A state of emergency over flooding concerns has officially expired.

# ‘We asked and people showed up’

## High water

Continued from A1

and preparing for the possibility of floods next year, officials said.

The damages from flooding in Salt Lake County this spring, Wilson said, were estimated roughly at more than \$4 million. That’s a small amount compared to Salt Lake City’s huge 1983 flood, in which the damages were calculated at \$621 million to local homes and businesses — or, adjusted for inflation, some \$1.87 billion in today’s dollars.

Since that flood 40 years ago, many improvements have been made to flood control infrastructure, said Kade Moncur, the county’s flood control director. Storm drains and creek beds have been enlarged, reservoirs have been added, flood maps have been improved, and maintenance has been upgraded for drainage ditches, debris basins and

detention basins, such as Sugar House Park and Wheeler Historic Farm.

“We have also increased capacity through pipe systems all throughout the county, and certainly the east side, that help move water efficiently now more so than the ‘80s,” Moncur said.

Salt Lake County was the first county in Utah to officially declare a flood emergency. That, according to a news release, allowed the county to move equipment fast, hire extra crews to clear debris, buy sand and sandbags, and apply for state and federal reimbursements.

Wilson noted that volunteers came together from around the county to fill sandbags over the last three months — which were then stacked to keep high waters, caused by the melting of the record snowpack, from overflowing into homes and businesses. The county distributed enough sand, to cities and residents, to fill 500,000 bags, Wilson said.



Salt Lake County distributed enough sand to fill half a million bags during the state of emergency over the threat of high runoff.

“We asked and people showed up,” Wilson said. “We’re best in this community when neighbors help neighbors. With the COVID emergency, we saw division. With this flood emergency, we saw unity, and I think that really made the difference.”

People can return their sandbags to the county, which is still holding drop-off events until Saturday in Cottonwood Heights, Murray, Salt Lake City, Sandy and Taylorsville.

Moncur warned that some creeks will continue to hold a lot of water through July and August. He advised people to take precautions, and keep a close eye on small children and pets when near water.

And while flood danger from runoff is largely over for this season, Moncur said there’s much work to do to prepare for next year.

For example, he said, the county’s 11 detention basins will have to be dredged — to remove sediment, silt, debris and other unwanted materials — to increase storage capacity and improve their ability to handle stormwater runoff.

Also, he said, because the reservoirs are now full of water, the county won’t have the “safety net” next season that it had last season. Even if next winter’s snowpack is lower than this year’s, he said, it’s important to remember that it’s still possible to have flooding next year.

“It really depends on how the water wants to come down the mountain, the weather, whether or not it’s a rain-on-snow event, and all sorts of things like that,” Moncur said.

Because of the high spring runoff and frequent storms, the Unified Fire Authority said last month, Utah’s wildfire season may start later than usual this year — but could be more intense, with a peak expected in September.

“We know we’re getting a late start to ... fire season, due to the moisture, but I fear the fall,” Wilson said.

Wilson asked county residents “to just be diligent, and understand the one thing that will not change is [that] we live in a very arid state, and our temperatures are fluctuating. We expect some hot days ahead. And I would just remind people to be very cautious.”

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# High water is still a danger even as state of emergency expires

Attention turns to preparations for next year's runoff — and this summer's wildfire season.

By ANDREW CHRISTIANSEN  
*The Salt Lake Tribune*

After 88 days, during which high spring runoff from record-breaking snowpack levels flowed through Salt Lake County, the county's state of emergency is over.

"I'm very happy to declare we've wrapped up this emergency," Salt Lake County Mayor Jenny Wilson said at a news conference Monday.

She said the emergency declaration was a success: "Our work protected homes, businesses and resulted in very minimal damage, and I'm very happy that we had no loss of human life."

The county now is getting ready for the summer wildfire season and preparing for the possibility of floods next year, officials said.

The damages from flooding in Salt Lake County this spring, Wilson said, were estimated roughly at more than \$4 million. That's a small amount compared to Salt Lake City's huge 1983 flood, in which the damages were calculated at \$621 million to local homes and businesses — or, adjusted for inflation, some \$1.87 billion in today's dollars.

Since that flood 40 years ago, many improvements have been made to flood control infrastructure, said Kade Moncur, the county's flood control director. Storm drains and creek beds have been enlarged, reservoirs have been added, flood maps have been improved, and maintenance has been upgraded for drainage ditches, debris basins and detention basins, such as Sugar House Park and Wheeler Historic Farm.



PHOTOS BY FRANCISCO KJOLSETH | *The Salt Lake Tribune*

**Above** » Salt Lake City Mayor Erin Mendenhall helps deploy sandbags as April runoff threatens the neighborhood around Wasatch Hollow Park. **Right** » Salt Lake County distributed enough sand to fill half a million bags during the state of emergency over the threat of high runoff.

"We have also increased capacity through pipe systems all throughout the county, and certainly the east side, that help move water efficiently now more so than the '80s," Moncur said.

Salt Lake County was the first county in Utah to officially declare a flood emergency. That, according to a news release, allowed the county to move equipment fast, hire extra crews to clear debris, buy sand and sandbags, and apply for state and federal reimbursements.

Wilson noted that volunteers came together from around the county to fill sandbags over the last three months — which were then stacked to keep high waters, caused by the melting of the record snowpack, from overflowing into homes and businesses. The county distributed enough sand, to cities and residents, to fill 500,000 bags, Wilson said.

"We asked and people showed up," Wilson said. "We're best in this community when



neighbors help neighbors. With the COVID emergency, we saw unity. With this flood emergency, we saw unity, and I think that really made the difference."

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SALT LAKE CITY MAYOR ERIN MENDENHALL

*Saying that the emergency declaration to deal with runoff from record-breaking snowpack levels was a success.*

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# It was a record winter for water; now let's see if we can hang onto it

Candice Hasenyager, director of the Utah Division of Water Resources, talks about an 'epic' year for water, and what it means for the future



Candice Hasenyager, director of the Utah Division of Water Resources, poses for a photo at Memory Grove Park in Salt Lake City on Wednesday.

Megun Nilsson, Deseret News



Lee Benson

Backing up to this time a year ago, we're asking Candice Hasenyager, director of the Utah Division of Water Resources, what she thought less likely to happen: The Jazz winning the NBA championship after trading away their two biggest stars, or the state of Utah experiencing its wettest year ever after enduring three of the driest years in history.

"I'll let you comment on whether the Jazz could win the title," she answers diplomatically. "But what happened this winter, it was in nobody's prediction. I talked to a lot of climatologists and no one's model saw this coming; I mean we all hoped for a good winter but this knocked our socks off."

To review:

- The winter of 2022-23 was the

snowiest ever recorded in Utah. In the mountains, Deer Valley, Alta, Snowbird, Solitude, Brighton and Snowbasin all saw record snowfalls. Alta recorded 903 inches, or 75.25 feet, eclipsing the old mark by more than 10 feet.

- The amount of water in all that snow (snow-water-equivalent) measured out to 30 inches, an all time high that is nearly double the yearly average of 15.8 inches and more than quadruple the 7.2 inches recorded in 2020.

- Every reservoir in the state is at or near capacity, with the exception of Yuba Lake (due to construction repairs), Strawberry (currently 90%) and Lake Powell (39%).

- Lake Powell is expected to rise 65 feet.

- The Great Salt Lake has risen 5½ feet.

- A year ago, 99% of Utahns were living in drought conditions, at levels ranging from moderate to severe to extreme to exceptional; this year less than 3% of Utahns are living in drought conditions, all of them at the moderate, or lowest, level.

The entire state's mood has

improved, and especially so in the Division of Water Resources.

"The winter before, meetings were so depressing," says Michael Sanchez, the division's public information officer. "This winter everyone was smiling."

"I did my share of snow dances; I kept cheering all winter," says Hasenyager, the state's water czar. "I know a lot of people, including my husband, were tired of shoveling but I didn't want it to stop."

When your job description is to plan, preserve, conserve and protect the state's water supply — in the second driest state in the union, no less (only Nevada is drier) — a big boost from mother nature gives you a lot more options.

Of course, any exulting over the epic winter is quickly followed by the qualifiers.

It was a record year, but ...

The rivers and lakes are full, but ...

The ground is saturated, but ...

"It won't last if we don't make it last," Hasenyager says.

She's in just her second year as director, but she's been in the water resources department for nearly 16 years, ever since she joined as an

intern when she was a junior at the University of Utah.

So she's well aware of the haphazard nature of water, especially in the 21st century as temperatures continue to rise.

The fact that the wettest year in 128 years of record-keeping occurred only three years after the driest year on record tells volumes about the volatile times we're living in.

"If you talk to climate scientists, they tell us climate change means we're going to have more extremes," says Hasenyager, "we're going to see drier dries and wetter wets."

She continues, "We need to build a resilient water supply in a world of extremes. We could have two more (dry) years like the last two and be in the exact same position we were in last year."

So what is the best and most important thing Utahns can do to help craft a water strategy built for the future?

Hasenyager has a one-word answer:

"Care."

"I think it's really important that people care," she says. "Awareness

isn't enough. You can be aware of something and still not care. At the end of the day, when we truly care about where our water comes from and understand our relationship to it, then we'll look at how we're using water now and how we'll use it in the future."

And ideally we should all pull in the same direction.

"We can't pit one user against the other, the 'I'll do it when they do it' mentality," she says. "We need to work at this together."

Nor does it make sense to spend time debating about what's causing the wacky extreme weather.

"We're seeing higher temperatures, we're living this, that's the reality," she says.

If the storms of 2023 have shown us anything, it's that the water future is awfully hard to predict.

We could be at the start of a wet trend, or heading back to the drought.

Hasenyager is hoping for the former.

"I'm a positive person," she says. "I've got a new goal. I want a new problem of having to turn on the Great Salt Lake pumps."



Silver Lake Flat Reservoir is pictured in Utah County on May 30.

Kristin Murphy, Deseret News

"I did my share of snow dances; I kept cheering all winter. I know a lot of people ... were tired of shoveling but I didn't want it to stop."

— Candice Hasenyager, director of the Utah Division of Water Resources



# Great Salt Lake Summit emphasizes that more than one snow-heavy winter is needed

Activists and experts from across the state gathered Saturday to discuss problems facing the Great Salt Lake after a historic winter.

By JORDAN MILLER | The Salt Lake Tribune

*This article is published through the Great Salt Lake Collaborative, a solutions journalism initiative that partners news, education and media organizations to help inform people about the plight of the Great Salt Lake — and what can be done to make a difference before it is too late. Read all of our stories at [greatsaltlakenews.org](https://greatsaltlakenews.org).*

The People's Great Salt Lake Summit, hosted at Salt Lake City Community College's Miller Campus in Sandy, welcomed over 200 people on a sunny summer Saturday to discuss problems facing the Great Salt Lake.

The summit was put on by local organizations including Utah Physicians for a Healthy Environment, Save Our Great Salt Lake and the Utah Rivers Council, among others. Doctors, indigenous leaders and local professors explained the impacts of the lake's shrinking — and all agreed that even though the state's snow-packed winter provided a much-needed respite, Utahns have to keep pushing to protect the water body.

## Current conditions

Bonnie Baxter, director of the Great Salt Lake Institute and a biology professor at Westminster University, updated attendees on the lake's summer status — which has been overblown by some, she said.

The south arm of the lake — separated from the north arm of the lake by an emergency berm on the railroad causeway — has a more vibrant ecosystem with lower salinity since that's where rivers flow into the lake, Baxter said. The berm was raised to protect the lake's south arm, and now that the lake has received more inflow from a historic snowpack, water is spilling over that berm into the lake's north arm.

The lake's ideal elevation is 4,200 feet, Baxter said. Current measurements show that the south arm of the lake rose from about 4,189 feet last October to 4,194 feet — but the north arm of the lake rose only about a foot, and was measured at about 4,190 feet earlier this month, according to a recent study from Utah State University.

This makes the lake's overall rise equal about 3.6 feet — which will shrink to about a 1.2 foot increase by the fall due to summer



FRANCISCO KJOLSETH | The Salt Lake Tribune

Community leaders and activists gather to discuss problems and solutions related to the Great Salt Lake in Sandy on Saturday.

evaporation, Baxter said.

"The future is not likely to bring us conditions that conserve water in the natural system," Baxter said. "We might be a foot up at the end of things this year. We need to be 11 feet up — are we going to get 11 winters in a row like this? Absolutely not."

And as temperatures are predicted to rise in the years ahead, the Wasatch Front is also likely to get more rain and less snow — which doesn't recharge water bodies as well as snowpack, Baxter said.

"We have to keep the pressure on," Baxter said. "We need to revalue water, not monetarily, but with a system of love and cherishing the water. We need to address the consumptive uses, that's for sure."

## Impacts and solutions

One of the biggest impacts of the Great Salt Lake's shrinkage is with air pollution and its effects on public health. In Utah, air pollution comes from a variety of sources: ozone, wildfires, dust storms and inversions, said Dr. Brian Moench, board chair of Utah Physicians for a Healthy Environment.

Utah's winter inversions concentrate fine particulate matter when warmer air at higher altitudes creates a "lid" trapping colder air and pollution. And as temperatures rise due to climate change, ozone levels and wildfires have increased as well, Moench said.

"Now we're seeing dust storms," Moench said. "About 15 years ago, we didn't really have any dust storms from the Great Salt Lake, but now we're having about 15 a year. And this is what we're really worried about when it comes to what's going to happen with the Great Salt Lake."

These dust storms can contain harmful substances like particulate matter, heavy metals, radioactive isotopes and microorganisms — which can cause diseases like meningitis, Moench said.

"Even if you don't have symptoms, your health has been impaired," Moench said. "The average person is losing about two years of their life expectancy from this level of air pollution exposure. On the Wasatch Front it's probably that or maybe even three."

And these problems will affect people



*The future is not likely to bring us conditions that conserve water in the natural system. We might be a foot up at the end of things this year. We need to be 11 feet up — are we going to get 11 winters in a row like this? Absolutely not."*

BONNIE BAXTER

Director of the Great Salt Lake Institute and a biology professor at Westminster University

disproportionately, said racial and climate justice organizer Luis Miranda. Areas closer to the Great Salt Lake — on the west side of the valley, like Rose Park, West Valley City and Magna — will be the first to bear the brunt of the lake's shrinking, he said.

"Climate change means sacrifice zones, sacrifice zones mean disposable people, and for us to have disposable people means racism," Miranda said. "Those areas are where we have the Gadsby Power Plant from Rocky Mountain Power, the refineries, we have an international airport, we have the other private airports, we have all this traffic that is going through an industrial zone, we have U.S. Magnesium. Sacrifice zones are those zones where we have chosen that it's OK to go ahead and pollute and get out of balance."

The selection of these sacrifice zones is rooted in white supremacy, Miranda said, so getting Black and Indigenous people involved in the stewardship of the Great Salt Lake is crucial to coming up with solutions to its environmental problems.

"We talked about all these important issues that happen in the valley. But I don't think that the voices of those that are directly impacted by the Great Salt Lake are often in the conversation," Miranda said. "Justice really is not just getting to the right place with nature, but also in the process. We need to include those that are impacted and stop making decisions for others."

Miranda said engaging in related issues — like redlining, unaffordable housing and racial justice — must be analyzed to empower

others to get involved in saving the water body.

"When we conceive it that way, then the possibilities of who we organize and how we organize change," Miranda said. "Dignifying the lives that are most impacted feels important, and if we don't include them in the solutions, honestly, we were not going to have the long-term solutions we need."

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# How Utahns can save water without it being a burden

By MEGAN BANTA

*The Salt Lake Tribune*

*This story is part of The Salt Lake Tribune's ongoing commitment to identify solutions to Utah's biggest challenges through the work of the Innovation Lab.*



Streams and creeks in Utah's canyons are still bursting as record snowpack melts. But with triple-digit heat hitting the state, conservation experts are urging more thoughtful water use both inside and out.

About 34% of Utah was at least abnormally dry as of mid-July despite the good water year, and close to 10% of that area was in a moderate drought, according to a project monitoring drought conditions across the country.

That's better than a year ago when more than 80% of the state was in an extreme drought and parts were classified in exceptional drought conditions.

But one good winter doesn't fix multiple years of drought, said Shelby Ericksen, conservation manager for Utah's Division of

*Please see* **SAVE WATER, A9**



Leaving grass longer, watering less and fixing leaking faucets can save thousands of gallons of water, say conservation officials.

**ILLUSTRATION BY TODD ADAMS** | *The Salt Lake Tribune*

## Save water

» Continued from A1

### WATER RESOURCES

Stephanie Duer, water conservation manager for Salt Lake City, added there's no guarantee of another good water year and people need to use less water regardless of the snowpack.

Conservation is ongoing, she said, and Utahns can't take a break from it.

The good news: There's a lot of room for people to use less water without it being a burden, Duer said.

"We have enough water for us to use, we just don't have enough water for us to waste," she said.

### RECORD SNOWPACK DOESN'T MEAN AN END TO CONSERVATION EFFORTS

Snowpack provides 95% of Utah's water supply, according to the Division of Water Resources.

As this year's record snowpack melts, it supplies the mountain stream and rivers that fill reservoirs and recharges the groundwater in wells and springs. Those reservoirs, wells and springs provide year-round running water for Utahns' homes, lawns and more across the state.

Drought has threatened the future of Utah's water supply, and parts of the state are too dry even with the record snowpack.

As of July 11, 34.24% of the state was abnormally dry and 9.7% of that area was in a moderate drought, including the entirety of Sevier and Piute counties, according to the U.S. Drought Monitor.

That monitor is produced through a partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture and the National Oceanic and Atmospheric Administration. It's updated weekly on Thursday based on data from Tuesday.

Nearly 2/3 of the state has no drought conditions. That's better than a year ago when all of Utah was at least abnormally dry.

People still need to live within their water means, though, Erickson said.

"We can't be dependent on Mother Nature to always be providing a



Drought conditions left many shallow ponds dry on the Great Salt Lake's South Shore in October 2022. While record snowpack last winter was a gift for the state's water supply, conservation agencies still recommend thoughtful water use going forward.

FRANCISCO KJOLSETH | The Salt Lake Tribune

crazy winter," she said.

Even if the state is ever out of a drought, people still need to conserve water, Duer said.

### EVERYDAY ACTIONS CAN SAVE GALLONS OF WATER

Living within water means doesn't need to mean big sacrifices, Duer said.

In fact, someone can save several gallons of water a day by turning off the faucet while they aren't using it, she said.

Bathroom faucets use about a gallon of water per minute, and kitchen faucets can use up to two gallons per minute, according to the U.S. Geological Survey.

Duer said people also should be mindful of how long they're in the shower. Even water-saving shower heads use about two gallons per minute, according to USGS.

Using a dishwasher also is more efficient than washing dishes by hand, Duer said. She's tried (and failed) to "beat" dishwashers.

USGS says dishwashers use six to 16 gallons on average per cycle, while washing dishes by hand uses anywhere from nine to 27 gallons of water. For those who don't have a dishwasher and have to wash by hand, the federal agency



Examples of conservation-minded gardening abound, including this park strip display at Conservation Garden Park on the grounds of the Jordan Valley Water Conservancy District in West Jordan, seen here in 2022.

RICK EGAN | The Salt Lake Tribune

recommends soaking dishes in a basin of soapy water before washing them and having another filled with warm water for rinsing rather than leaving the tap on.

Duer added the "cute ads about 'doing it every day'" are bad advice. Dishwashers and washing machines should be full before running them, she said.

Other inside actions also can use gallons upon gallons of water:

» Flushing the toilet uses an average of three gallons.

» Taking a bath uses about 36 gallons, on average.

USGS offers a tool for people to find out roughly how much water they use at home on a typical day and gives tips for how to use less.

The tool doesn't include information about car washing, but Duer recommended ditching the bucket and hose.

"Take it to a carwash," she said.

"They're relatively inexpensive and it's a better choice environmentally."

### LONGER GRASS, WATERING LESS CAN SAVE THOUSANDS OF GALLONS

There's an even greater capacity to save water on landscaping.

Water use will go up as the days get warmer, Duer said, but as late summer arrives, people should adjust their watering habits.

"Even though we're hot in August, (people's) plants aren't, and they can water less," she said.

A good test to see whether it's time to water the lawn is sticking a screwdriver into the soil. If it pushes down deep with ease beyond a couple inches, the soil has enough moisture to go at least another day without water, Duer said.

She also recommended people keep their lawns a little taller. Longer grass has deeper roots and provides more shade for the point where growth starts, she said.

Skipping one watering a week can save about 3,000 gallons of water, Erickson said. The state has a weekly lawn watering guide people can use to make sure they don't overwater. It includes customized recommendations based on where people live, lawn type and sprinkler head.

Salt Lake City residents also can use a new tool to see how much water their lawn needs.

WaterMAPS was developed by a team at Utah State University and integrates data on parcels, land cover, water usage and weather to calculate how efficiently people are using water on their landscape.

People can go through their billing accounts to see whether they should water more or less often and how much they could save based on a landscape irrigation ratio.

Utah also offers incentives and rebates, including opportunities to switch to a Waterwise landscape, through [utahwatersavers.com](http://utahwatersavers.com) and [slowtheflow.org](http://slowtheflow.org).

And Salt Lake City has been selling grass seed that takes 30% to 40% less water for about a year. Public Utilities had been selling the seed to the public at cost through its SLC Turf Trade, but the program's popularity led to it selling out for this summer season. Some retailers have started selling it, too, Duer said.

**Megan Banta** is *The Salt Lake Tribune's* data enterprise reporter, a philanthropically supported position. *The Tribune* retains control over all editorial decisions.

# Flaming Gorge's future tied to troubled waters

Story BY LEIA LARSEN, photos by TRENT NELSON | *The Salt Lake Tribune*

See Pages A8-9

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The Green River  
flows through  
Red Canyon below  
Flaming Gorge  
Dam.

# Downriver troubles cloud Flaming Gorge Reservoir's future

Colorado River researchers say the system's mega-reservoirs will likely never fill to half way. Smaller ones higher in the watershed are less prone to evaporation.

By LEIA LARSEN | The Salt Lake Tribune

**Mainly** ▶ It might sound familiar—a Western river dammed and red rock canyons flooded. Boats and farms and herds of tourists flourish in a place where water used to be scarce. Then, a “megadrought” brings down the system which once felt so secure, so permanent, and people who built their whole lives around the reservoir begin to reconsider how much longer it will last.



PHOTOS BY TRENT NELSON | The Salt Lake Tribune

This isn't the story of Lake Powell or Lake Mead, but the engineering and maddening behind this human-made lake is no less impressive. It's Flaming Gorge, the third-largest reservoir on the Colorado River system, and it stores water from the Green River, the Colorado's largest tributary. Its location is high, near the river's headwaters, and its relatively cooler climate means it didn't face the shortages and potential dead pool crises its bigger sister reservoirs have grappled with downstream over the past decade.

That all changed two years ago, when water managers opted to siphon water away from Flaming Gorge to save Lake Powell, dropping it about 20 feet. Thanks to a record-breaking winter, those drawdowns have stopped and Flaming Gorge has largely recovered.

But it has locals and water watchdogs worried about the future. “Why would you kill Flaming Gorge to save Lake Powell, which in the long run, potentially won't be able to survive?” asked Jessica Williams, whose family has run the Lacerre Valley Marina and its associated grill, boat rentals and cabins since the reservoir filled in the 1960s.

Some have floated the idea of draining Lake Powell instead, to benefit higher reservoirs like Flaming Gorge, where there's less evaporation and more critical habitat supporting endangered species.

“The only purpose of Lake Powell right now is recreation, along with a little bit of hydropower,” said Mike DeHoff, founder of the Returning Rapids Project, a group that documents the recovery of the Colorado River's historical course as drought has pushed reservoirs further into decline.

It's not just an idea supported by stream enthusiasts and environmental groups. Researchers who closely examine the future of the Colorado River's reservoirs have found a changing climate means Lake Powell will likely never fill again, unless human water



**PHOTO BY SANDY KUNKEL** | The Salt Lake Tribune

consumption drastically changes.

“We need to honestly evaluate all options,” said Jack Schmidt, director of the Center for Colorado River Studies at Utah State University. “And we ought to have a serious conversation about the phases and minuses of drilling river diversion tunnels so you could fully bypass Lake Powell if the system gets progressively lower.”

## TO SEND OUR WATER DOWN, WHAT'S THE POINT?

The releases from Flaming Gorge to shore up Lake Powell began in 2021, an element of the U.S. Bureau of Reclamation's Drought Response Operations Agreement, or DROA. Federal resource managers moved the water from one reservoir to the other to prevent Lake Powell from falling below power pool, the level where Glen Canyon Dam will no longer generate hydroelectric energy.

All said, the bureau moved 588,000 acre-feet from Flaming Gorge, which has an active capacity of 2.5 million acre-feet. Lake Powell, meanwhile, has an active capacity of more than 23 million acre-feet.

“Drop in the bucket” is a phrase commonly muttered among locals living near Flaming Gorge's shores.

“We just don't see us as big enough to be significant help. To send our water down, what's the point?”

Utah's Daguerre County communities around Flaming Gorge are almost entirely dependent on a tourism-based economy. There are about 980 full-time residents, but the population balloons to about 30,000 on a busy summer weekend as visitors pour in to camp, boat, raft and fish.

Williams and her family were overwhelmed managing the Lacerre Marina over the past two seasons. They had to juggle a spike in visitation due to the COVID-19 pandemic, along with

with constantly dragging and re-anchoring their slips as the reservoir rapidly receded.

“We were dropping so much we couldn't even loop up,” Williams said.

Boaters would dock for the night, then wake up the next morning stuck on the beach, she said.

“It would have continued like that for a couple [more] years,” said Brent Williams, Williams' husband, “we would become river guides or something.”

Stories from publications throughout the world have marveled at the growing “bathtub rings” and lost canyons emerging from the mega-reservoir's disappearing water. Others warn of the impending doom facing farms, power generators and major cities in the West that have sprung up since the Colorado River was first dammed, diverted and officially dived out among states a century ago.

Several of these articles claim a whopping 40 million people rely on Powell and Mead, but that's not accurate. The entire Colorado River watershed supports around 40 million residents living in the Western U.S. and Mexico. But once the river's water reaches Lake Powell, it all flows to the Lower Basin. It isn't pumped back uphill to support the millions of people living in the Upper Basin states of Utah, Wyoming, Colorado and New Mexico.

The Colorado River reservoirs serving those states are smaller and have received far less attention, but they still play a critical role.

Jack Lurie, a Daguerre County commissioner, said he understands all the dams on the Colorado River sustain a holistic water web overseen by federal resource managers who



Reservoir water can be released through outlets at the base of the dam.

As crews finished building the 500-foot dam in 1962, the Utah and Wyoming departments of fish and game poisoned more than 400 miles of the Green River with the chemical rotenone. They mostly wanted to get rid of nonnative “coarse” fish, like carp and catfish, to make way for more popular recreational sport fish like brook trout, lake trout and rainbow trout, turning their brand new reservoir into an angler's dream.

“This is about father-and-son and fishing trips,” said John Weisheit, founder of Living Rivers, an environmental group focused on protecting the Colorado River watershed.

“That's how we managed our fisheries.”

The more horrified scientists who had long studied the Colorado's native fish, which

were not even considered as part of the poisoning plan.

“I am taking measures to ensure that future projects are reviewed to assure experimental work is taken into consideration,” wrote U.S. Interior Secretary Stewart Udall after criticism of the rotenone project mounted, “and that possible deleterious effects are evaluated by competent and disinterested parties.”

A few years later, in 1967, Udall released the nation's first list of endangered species. The Green River's humpback chub and Colorado pikeminnow made the roster. A slew of other environmental regulations followed, like the National Environmental Policy Act, which require careful review before ecosystems get obliterated.

“Flaming Gorge,” Weisheit said, “is why we have the Endangered Species Act.”

Scientists have found it's not the states' application of rotenone that nearly wiped out native fish in the Green River. It's the dams built by the federal government.



Water managers tapped Flaming Gorge Reservoir to keep Lake Powell from sinking below power pool starting in 2021. The reservoir hit its lowest elevation in four decades over the winter, but record-breaking spring runoff helped Flaming Gorge recover.

Concrete impoundments like Flaming Gorge have interrupted the yearly surge of spring snowmelt, turbidity and floodplain fish evolved with and need to spawn and thrive.

In 2006, the Bureau of Reclamation altered its operations at Flaming Gorge to simulate spring runoff conditions — by then, the list of endangered fish below the dam had grown to include the razorback sucker and bonytail. It took a few years of experimenting to get the timing right, but by 2021, the humpback chub was down-related to “threatened.”

Drawing down Flaming Gorge to support Lake Powell in the future, however, could make the reservoir too warm to continue supporting fish downriver.

“The important thing is, if the Endangered Species Act doesn't work in the Colorado River,” Weisheit said, “it doesn't work anywhere because this is where it was born.”

An end environment like the Colorado River Basin needs some dams, Weisheit conceded, especially after its population has swelled

to tens of millions of people.

But, he said, no dam lasts forever.

“Especially on the Colorado,” he said, “because it's the middle river in the world.”

The most sediment-laden part of the Colorado River enters Lake Powell. There, the river drops its load and the reservoir loses its capacity to store water inch by inch, year by year. Flaming Gorge, however, is located closer to the pristine runoff from the Wind River Range and Uintah Mountains. The water is colder, clearer and carries less mud.

“The question is, which dams can we take down that won't affect the purposes of these things?” Weisheit said. “The most redundant dam on the system is Glen Canyon Dam — you don't need it.”

**THE FUTURE OF THE COLORADO BASIN'S RESERVOIRS**

This spring, researchers affiliated with Utah State University, the U.S. Geological Survey and the Colorado River Water Conservation District released the first study that takes a serious look at draining Lake Powell to benefit the rest of the Colorado River system.

“Using any sort of politically conceivable reduction in consumptive use, on average, total storage in lakes Powell and Mead will only cover 50% of capacity,” said Schmidt, the USU researcher and lead author of the study. “Where should we store the water? Powell, Mead or 50-50?”

Decommissioning Lake Powell and moving all its water to Lake Mead could resuscitate Glen Canyon, the environmental gem conservationists and outdoor enthusiasts mourned decades ago as it dried, turning into a reservoir. It would have the added benefit of introducing more natural, sediment-filled streamflows to Grand Canyon as well, benefiting more of the Colorado River Basin's native fish.

On the other hand, the basin stands to lose a lot of hydroelectricity, along with recreational opportunities, like fishing and boating, at Lake Powell. But those uses have already been pinched by drought.

“I believe it is wrong to characterize the future of these reservoirs as an inevitable,” Schmidt said. “The future of these reservoirs will be the result of very intentional human decisions.”

This year's record-breaking runoff has bought the region's resource managers some time to make hard choices about the system. The Lower Basin states have temporarily agreed to curb their water use in exchange for \$1.2 billion from the federal government. But it's clear those cuts won't be nearly enough to refill Lake Powell or Lake Mead, and using taxpayer dollars to get farmers to grow less food doesn't seem like a sustainable, long-term solution.

Flaming Gorge, meanwhile, is expected to fully recover from its DROA drawdowns by next spring. Whether it will get tapped again in the future remains unknown.

“That was a crazy winter. And I don't think we can [plan] on having that again,” said Williams at the Lacerre Marina, adding she hoped Westerners downstream have taken recent conversation seriously to heart. “I don't think you should bank on having a green year in the desert.”



Flaming Gorge Reservoir is viewed from the Sheep Creek overlook along U.S. Highway 191.

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**NEWS**

## Be Water Wise: How the West was watered and are we doing it differently today

*Wooden pipe at Olmsted Historic Power Plant All photos courtesy JWCD*

by: [Heather W. Smith](#)

Posted: Jul 18, 2023 / 08:47 PM MDT

Updated: Jul 18, 2023 / 08:47 PM MDT

*This story is part of our Be Water Wise series. Each week we will be educating Utahns on water usage and conservation. Special thanks to The Jordan Valley Water Conservancy District and Cynthia Bee for helping coordinate information from the state water districts.*

SALT LAKE CITY, Utah ([ABC4](#)) – Ever since Brigham Young looked out from his carriage and proclaimed the Salt Lake Valley the place for the early Mormon Pioneers, there were a few things that had to happen to turn the valley into the paradise Young saw. The big one – water.

**[How to thank your teachers: Free school supplies and a surprise lounge makeover](#)** >

Most early pioneers in Utah had successfully farmed in more humid climates. When the water was finally found, the work to get it to the residents had to begin in Salt Lake.

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“The early pioneers, including Brigham Young, recognized that after air, water was the most important resource needed for their survival. As Utah was settled, the use of a reasonable amount of water for purposes that benefitted the public became the standard for when and how much water could be taken from streams and rivers,” reports Mark Stratford, General Council, **Jordan Valley Water Conservancy District**. “In order to support these ‘beneficial uses,’ facilities had to be developed to irrigate crops and bring water resources to populated areas.”



Wooden Pipe at Olmstead Historic Power Plant



Wood Pipe Underground

The problem is not much different today. Water districts still have the job to get water from sources to the residents of Utah. Infrastructures have to be built and maintained for ‘beneficial uses.’ Water continues to be owned by the public but government entities as well as private irrigation companies have put into place the processes to deliver the water such as canals, pipelines, and reservoirs.

Our pioneer forebearers realized quite early these investments would need to be protected and no one person needed to appropriate the water for selfish reasons. In the book *Great Basin Kingdom: An Economic History of the Latter-day Saints*, Brigham Young is quoted as saying, “There shall be no private ownership of the streams that come out of the canyons, nor the timber that grows on the hills. These belong to the people: all the people.”

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Early settlers in the Western United States adopted a “prior appropriation” or “first-in-time, first-in-right,” method of water appropriation. And

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Modern pipe installation 1961



Repairing water lines 1960's

This meant Utah set to work laying pipe, digging canals, building dams, and going through trial and error to understand the ways of water in the desert they inhabited.

Stratford goes on to explain, "It is important that Utah continues to support and maintain the prior appropriation doctrine going into the future. The advantages of reliability and certainty associated with beneficial use and prior appropriation make it easier to address new water challenges."



Planning for SLE Growth 1960's



“As we change our emphasis on where and how water is used,” Stratford continues, “the success of those changes will largely depend on the same protections that allowed the pioneers to produce food and fiber and successfully establish thriving communities.”



Aqueduct installation 2017



Plate Settler installation 2023

So from wooden pipes and hand-dug canals to high-quantity filter systems and underground distribution, the water is the same as well as the beneficial needs. Our water districts are helping larger numbers and greater demographics to get, keep and use the water in our great state.

Take time this Pioneer Day to think about how you can conserve and use water in the most beneficial ways. If you need tips and hints visit the [Localscapes website](#) of the Jordan Valley Water Conservancy District.



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WASATCH FRONT NEWS

## Water line break shuts down West Jordan businesses

by: [Heather W. Smith](#)

Posted: Jul 11, 2023 / 07:28 PM MDT

Updated: Jul 11, 2023 / 07:28 PM MDT

WEST JORDAN, Utah (ABC4) — Members of the Vasa Fitness in West Jordan near 7000 South and Redwood Road thought the company was installing an outdoor pool yesterday.

As people arrived around 6 p.m. for their daily workouts they were greeted by a flooded parking lot and water bubbling out of the ground.

### [Spiders take over Antelope Island >](#)

An employee at Beaches Tanning said she had witnessed a small amount of water bubbling up out of the concrete earlier in the day and thought it was weird, but then the main water line blew and created a large sinkhole and a big mess.

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West Jordan City Emergency responded to the water main break. Businesses were shut down until the line and hole could be repaired. Crews were on the scene this morning around 6 am working on repairs.



Courtesy Cynthia Bee

Water departments urge residents to report any unusual water situations. "If you see something say something," they say.

The Jordan Water Conservancy District was not involved with the incident, however, they had some good Water Wise advice for everyone.

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"If you see water running along a surface in a way that seems off, call your local water provider (City or Water District), all of them have after-hours emergency numbers and staff" said Brian Callister, Maintenance Department Manager at the Jordan Valley Water Conservancy District

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Callister also reminds it is better to be safe than sorry. "Often people aren't sure if there is an issue or not, something just seems off that catches their notice. We would much rather check out a possible problem that turned out to be nothing than fail to catch a problem until it develops into a crisis."

They remind residents the faster they can fix leaks, the less impact and damage and the safer the water supply will be.

They also remind residents not to drive through or walk through standing water, pointing out that if someone had driven over the bubbling water in this parking lot, it could have collapsed beneath them. Stay clear of the affected area and call authorities.

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**BE WATER WISE**

# Be Water Wise: Utah's water conservation on par but long-term efforts remains key

Courtesy JWCD

by: [Heather W. Smith](#)

Posted: Jul 11, 2023 / 10:18 PM MDT

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*This story is part of our Be Water Wise series. Each week we will be educating Utahns on water usage and conservation. Special thanks to The Jordan Valley Water Conservancy District and Cynthia Bee for helping coordinate information from the state water districts.*

SALT LAKE CITY, Utah ([ABC4](#)) — Water is usually on the minds of Utah's residents in the summer months. This year has been no different, except this year the worry hasn't been whether will we have enough but what are we going to do with it all. Salt Lake County as well as other regions prepared for flooding and conservancy districts worked on keeping and cleaning all the water coming in.

## **[End of the flooding state of emergency in Salt Lake County](#) >**

Utahns made it through what could have been a major flood season and breathed a sigh of relief once warnings had been lifted. Reservoirs were restored to levels that just months ago were believed to be impossible in a single season, something that had never happened before.

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However, being in the safe zone doesn't mean we don't have to be aware.

“If we've learned anything from the extremely dry 2022 season followed by the extremely wet season of 2023, it is that our climate is becoming increasingly unpredictable with more intense weather cycles,” said Courtney Brown, Conservation Programs Manager, **Jordan Valley Water Conservancy District**. “In 2023, we got a miracle year—but what if we hadn't? Being prepared for the non-rainy day must be our new normal.”

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Going into 2023, water managers feared that the huge progress gains in water conservation would be lost as worry created by the drought eased in the minds of most. They've been pleased to see that most Utahns understand our situation is determined by a series of years rather than a single season and are continuing to be wise stewards of our shared public resource.

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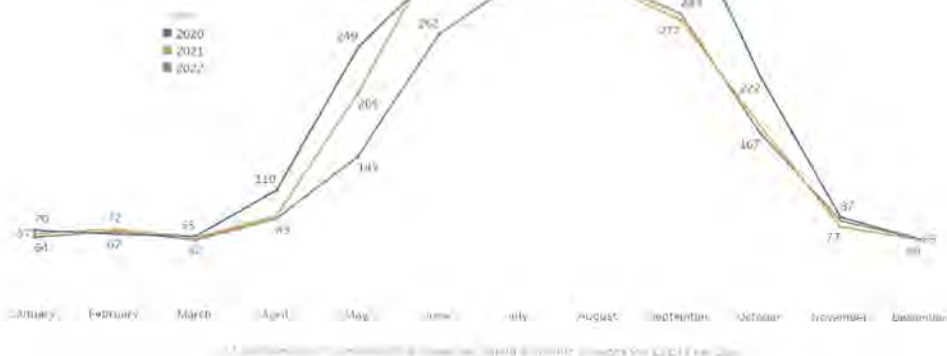
Collectively Utah works hard to respect its water. In 2021 the Jordan Valley Water Conservancy District reached out to residents through media campaigns urging Utahns to conserve water during the summer months and residents came through with flying colors. (See *chart below*.) Water usage dropped during summer months all on a voluntary basis. Typically, those numbers would have climbed but they didn't. There were only a few districts with mandatory restrictions in place and Utahns still did the right thing on average.



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### VOLUNTARY DROUGHT RESPONSE RESULTS

2020-2022



“Utah can be relied on to save water during a drought as they did last year, but we usually see a rebound in consumption during drier years,” Brown reports. “Since we can’t control when the next drought comes, it’s our hope that we can be proactive in our daily water use and avoid a pinch next time we have shortages.”

Brown says the biggest key to our water future is getting away from ‘yo-yo conservation,’ or only conserving water in times of trouble. Conservation doesn’t have to be all or nothing. Being Water Wise doesn’t mean ripping out entire lawn areas.

#### Be Water Wise: Jordan Valley Water Treatment upgrades are increasing capacity at state’s largest plant >

“We’re pleased to see more and more Utahns taking our water situation seriously, reducing or eliminating “non-functional turf” in landscapes. We don’t need to eliminate all lawn, but there are some places it’s used badly—let’s start there.”

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Utahns can do their part by educating themselves on the help that is available to them and finding the conservation efforts that work best for them.

Water districts, the Utah Division of Water Resources, and the Utah State Legislature have come together to create a vehicle that enables those willing to create “structural conservation.” Landscape incentives are available in cities that have opted to integrate water planning into their water and land use agreements.

This ensures new growth bears more of its own impact while helping to offset the cost of landscape upgrades for ex a commercial