SOUTH JORDAN CITY
CITY COUNCIL STUDY SESSION

October 20, 2015

Present: Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, City Attorney Ryan Loose, IT Director John Day, Administrative Services Director Dustin Lewis, Development Services Director Brad Klavano, City Council Secretary MaryAnn Dean

Others: See Attachment A

A. Invocation: Mayor David Alvord

Mayor Alvord offered the invocation.

B. Staff Item: Welby Park Update *(By Don Tingey)*

Strategic Services Director Tingey said they have been putting the Welby Park application together for the ZAP grant. Their greatest need is a sports park turf area. He reviewed a concept plan for the Welby Park that included sports fields and a large destination playground and splash pad. There are open areas planned and an amphitheater area. The entire 160 acres will not be done all at once. For the first grant, they are asking for $20 million for phase 1, which will include the ball fields and large playground/water play area. The proposed tennis courts and pickle ball courts would be done in another phase. They would like to get the entire property mass graded in the first phase.

Councilman Barnes asked if the open lawn area could be programmed for sports? Mr. Tingey said it could, but it was intentionally not programmed for sports; it is meant for an area to throw a Frisbee or play a pick up game.

Mayor Alvord asked if Country Fest could be held in this park in the future? Mr. Tingey said yes, it could be staged on the open lawn area. Mr. Tingey said the County has told them that Welby Park is their top priority for ZAP funding.

Councilman Barnes asked about a barrier between the phases so they can keep phase 1 looking nice. Mr. Tingey said that is why they want to do the mass grading of the property along with the development of phase 1.

Councilman Rogers asked about the estimated start and completion date for phase 1. Mr. Tingey said the general obligation bond authorization will be on next year's ballot. If that passes in 2016, construction would likely begin in 2017. He anticipates phase 1 would take at least one full construction season and they would need to wait a season for the grass to grow.

Councilman Newton arrived at the meeting at this time.

Mr. Tingey said the Welby Park plan is very conceptual at this time.

Councilman Barnes asked how many phases will the entire project be? Mr. Tingey said it depends on funding.

Mr. Tingey indicated that staff is working with the County Attorney's office on a draft plan for shared programming on the field, and to set up the way this park is governed. Mayor McAdams is willing to share governance of the park, similar to how it is done with Sugarhouse Park. They are waiting on the County for that draft plan.

CM Whatcott said West Jordan has decided to do a ZAP application on their own for a fitness center.

The City Council discussed the Marv Jensen facility. It is a separate issue from the Welby Park, but CM Whatcott said County representatives have told him that Marv Jensen will be closed in another year or so. They have some repairs needed at that facility that are not cost effective. He said the city has talked about doing a joint partnership with the County on the pool, but they haven't had any dialog in recent months on that.

Mayor Alvord said they have put their emphasis on Welby Park, but that doesn't mean they should forget about the issues relative to the equestrian area and Marv Jensen.

Mayor Alvord asked what about the partnership with Rio Tinto on the Welby Park? CM Whatcott said they are no longer asking Rio Tinto to contribute to this project. They are asking for them to help with other parks on the west side of the Mountain View Corridor.

Mayor Alvord said they should consider having the high school share space with a park.

CM Whatcott said they are working with the school district on an elementary and middle school site. It is 32 acres, and they are trying to combine the playground areas and have part for a city park so the property is better utilized after hours. It is a way for them to get more active park space.

It was noted that Kennecott was going to contribute to this project before the County decided to make this a ZAP project. As a result of the internal County discussions to make this a ZAP project, it changed the need for Kennecott's contribution. Right now, the city has discussed doing some in kind contributions, like secondary water. They also have water shares available. At the moment, there has been no proposal to the County that the city will pay a certain amount of money towards the Welby Park. The city owns a small section of property in the corner, but the majority of the property is owned by Salt Lake County. It has not yet been determined who would maintain the park; the County could contract with the city, or a private contractor. It was noted that Kennecott still has a commitment for 80 acres of park space for Daybreak.

Mayor Alvord said if the bond doesn't pass, they might want to move forward with the Kennecott funds for the Welby Park project. CM Whatcott said the ZAP has been approved but

they don't know how much will go towards this project. Staff will continue to get the governance in place and secure the concept plan, and then they will have to wait until the bond approval process.

Councilman Barnes said with Marv Jensen closing, they may want to be talking more about partnering with the County on the recreation center.

CM Whatcott said they had to get engaged on the Welby Park issue because the ZAP application is due by December 1st. Councilman Barnes said that does not prohibit them from having conversations about Marv Jensen. Mr. Tingey said their biggest recreational need is field space.

CM Whatcott reiterated that Kennecott owes them $3 million in active park space, and they were willing to donate that in cash to the Welby Park. Now that this is a County ZAP project, the city will use that money somewhere else.

C. Staff Item: Private Parks/Open Space to Public Policy. *(By Brad Klavano)*

Development Services Director Brad Klavano reviewed the background information on this item. He said this policy (Attachment B) is similar to the road policy. He said when they do an evaluation for parks and open space, that needs to be done in the summer months and they will have to work out the maintenance costs. He said the biggest issue is that sometimes parks are built to only serve that subdivision. They need to determine if they want to take those parks, if they are just serving a few. With the roads, they can be added in the Class C Gas Tax funding. With the parks, they won't receive any additional funding. It is strictly a burden on the city maintenance fund, unless they create a special service district. It was noted that one benefit of this is that it allows for the dissolution of the HOA.

Councilman Newton asked what is the advantage to the residents of being part of an HOA? Councilman Rogers said the biggest advantage or disadvantage is control. Councilman Seethaler said in reality, those rights are mostly on paper. It is limited to agreeing with your neighbor or going to court. Councilman Rogers concurred, unless there is a facility like a pool or club house or a reason to be exclusionary. In that case, there may be a reason for the HOA to maintain itself.

Councilman Newton said a fee should be charged to turn the parks over. He is concerned that this would be an administrative nightmare.

Councilman Rogers said if they have a process set up, they can inform the residents of their options. The recommendations will be based on individual circumstances.

Councilman Shelton said staff's recommendation does not cost the city money.

It was noted that the city is currently involved with the King Benjamin/Holland Park ssd, and the Bonanza Acres water utility district.

Councilman Seethaler asked if the city wants to encourage SSD's and the administration of it?

Councilman Barnes said one consideration is that it could keep areas from becoming blighted if the HOA can't afford to maintain the property.

Councilman Rogers said this would allow, as one avenue, for residents in an HOA to divest themselves of the greenspace and free themselves from the HOA itself. Councilman Seethaler said some park space would not be of benefit to the city, but some may be appropriate for the city to own.

Councilman Seethaler asked if they would be allowed to build a home on the property if they want to get rid of the green space? City Attorney Loose said it depends on if the green space was required as part of the neighborhood's open space requirements. Sometimes there are retention or detention issues on the lot as well. He said if a higher density project was built, there was usually some type of open space requirement for the developer. If the zoning allowed for the green space to be developed, they could consider putting a home on that property.

Councilman Seethaler said other options are to have the city buy the park and own it, or have the HOA develop it. City Attorney Loose said he thinks in many cases, if the zoning would have allowed a home on these lots, the developer would have done it then.

Councilman Newton said if the city takes over the park, they should charge a fee. Councilman Rogers said if the green space contributes to the Park Master Plan and benefits the city as a whole, they wouldn't need to do an SSD. If it only benefits one area, they may need to do an SSD for that area, or do nothing.

Development Services Director Klavano said staff needs to determine the best financing mechanism. City Attorney Loose said other options are putting it on their property tax or utility bill. They could go through the process of setting up a large SSD, and then adding smaller neighborhoods to it would be easier.

Councilman Seethaler said he would like staff to evaluate the mechanism for this and other issues (such as fencing), and evaluate the tools and processes to use, and contemplate the requirements that would be needed, and the cost to the city. He asked that staff consider if they want to do these SSDs or not. Mr. Klavano said staff would prefer to not take over the small parks and open space areas. He said the developer was given densities or credits for the area. If they want to move forward, they need a good policy to follow. They can refine the funding options further.

CM Whatcott said they need to stop permitting the HOA's and stop the problem. He said the process they are discussing is an operational nightmare. It is burdensome, difficult, costly, and sometimes unfair.

Councilman Seethaler explained frustration when the developers turn the HOAs to the residents. He said the regulations and laws and enforcement are not adequate.

Councilman Shelton said he does not feel they should allow HOAs unless they have a gate. CM Whatcott said they need to re-examine the zoning code. The existing neighborhoods need a process if they want to dissolve their HOA.

Councilman Rogers said if they take away the incentives for the developer to do an HOA, they will see a lot less.

Staff will bring back the issue in December.

The City Council took a dinner break.

D. Staff Item: CAFR Staffing Reconciliation.

COS Cunningham reviewed the breakdown of full time equivalent city government employees (Attachment C). In 2015, they had 6 less full time employees than in 2014. He noted the problem they have filling seasonal positions. He also noted that it is hard to compare their numbers with other cities because everyone has different functions. He said they are comfortable with their current employee levels. It was noted that when the new fire station is built, they will have a need for 15 additional employees.

COS Cunningham reviewed the 5 year full time employee turnover history (Attachment D). The police step plan has helped the turnover rate improve. They discussed issues with retirement credits and changes that are needed on the state level with the tier 2 retirement system.

E. Staff Item: Building Permit Requirements for Radon. *(By Brad Klavano)*

Development Services Director Brad Klavano said previously, they discussed if they should start requiring radon elimination systems with new building permits. Building Director, Ty Montalvo, has been researching that. Mr. Montalvo passed out information about having that requirement changed (Attachment E). He said it is a lengthy process. He said other entities feel that it is a good idea, but no one wants to stand beside him in the process. The only builder that puts in a passive radon system is McArthur Homes.

Councilman Newton asked if they could accomplish this by giving a discount on the building permit or an impact fee if they install a passive radon system? Mr. Klavano said they could not give an impact fee credit for this.

Mayor Alvord asked if other states have this requirement for radon systems? Mr. Montalvo said 24-25 states have radon system requirements.

Councilman Newton suggested they look at radon centric areas in the city and see if they can get this done through the Utah League of Cities and Towns.

It was noted that it costs the builders $275 to put in the passive radon system.

CM Whatcott said this process will require a lot of staff time. They will get resistance from builders. He said staff doesn't want to move forward without City Council support. There are builders that won't build in the city with this requirement. The Legislature won't carry the bill. They would have to find a sponsor to get the code changed. They also have to get the building code requirement changed, and that is a difficult process.

CM Whatcott said if the communities are divided, the League will back down. They have said that they are remaining neutral on this issue.

Mayor Alvord said the radon issue is not settled science. Councilman Newton said this was an issue in Virginia in the 80's. Now it is becoming a big issue here.

Councilman Shelton said he does not think this is a battle that they can carry themselves and win alone. They need to get the neighboring cities on board.

Councilman Barnes suggested they take a passive approach and continue with the awareness campaign. Councilman Newton said he is concerned that the awareness campaign hurts the marketing of the city.

ADJOURNMENT

The October 20, 2015 City Council study session adjourned at 5:56 pm

This is a true and correct copy of the October 20, 2015 Council Meeting minutes, which were approved on November 17, 2015.

Anna M. West

South Jordan City Recorder

Attachment A

SOUTH JORDAN CITY COUNCIL

Study Session

OCTOBER 20, 2015

Executive Conference Room

4:00 P.M.

ALL THOSE ATTENDING, PLEASE

PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Julie Holbrook	S.J.
THOM Geilmann	SJ

Attachment B
10-20-15 Study Session

SOUTH JORDAN
UTAH

Policy for Review of Private Parks, Trails, & Open Space to Public

The following will be the official policy and procedure as subdivisions with Private Parks, Trails, & Open Space petition or request the City take over the Private Parks, Trails, & Open Space and have them become Public Parks, Trails, & Open Space:

Phase One – Petition Phase:

1. Any requests for the transition of private parks, trails, open space to public shall be made in writing in accordance with the following:
   - Written requests shall be addressed to the City Engineer of the City of South Jordan.
   - The written request shall be accompanied with any maintenance documents showing how the private parks, trails, & open space have been maintained if any are available.
   - If there is a Homeowner's Association (HOA), the HOA shall make the request and provide documentation per the HOA Governing Documents and/or in accordance with applicable State Law of the homeowner's supporting the request
   - If there is not an HOA, the requestor shall provide a petition signed by at least seventy percent (70%) of the homeowner's supporting the request.
   - The requestor shall be assessed $5.00 per lot for each lot that is in the subdivision that is being reviewed.

Phase Two – Research Phase:

2. Upon receipt of the request, the City Engineer's office, in collaboration with the Planning Division, will conduct research to determine if any of the following may affect the transition of private parks, trails, & open space to public ownership:
   - Development agreements associated with the subdivision
   - Conditional use permits associated with the subdivision
   - Other documents associated with the original subdivision.

Phase Three – Assessment Phase:

3. After completion of phases one and two and dependent upon the findings, City staff shall do a physical inspection and produce a written report within one (1) month of the phase one petition; unless inclement weather hinders the assessment (*for Parks and Open Space this assessment will only be made during the months of June, July, or August*) then the time frame will be lengthened as necessary. This report will evaluate, but not be limited to the following items:

- Trail width, trail structure section, trail pavement condition, drainage type if any and condition;
- Park condition of landscaping, sod/turf, sprinkler condition and type, controller condition/type, play equipment condition if any;
- Water system type and condition including meters;
- Open space area, type of vegetation, and condition, etc.
- Costs for the City to maintain to the current city maintenance standards for parks trails & open space.

The following shall be taken into consideration during the evaluation of the above items:

- An understanding that the City may have held the private parks, trails, & open space to a different standard, than current standards, at the time the subdivision was developed.
- To the extent the City may not have held the private parks, trails, & open space to any standard and/or did not inspect the private parks, trails & open space at the time of construction, the private parks, trails & open space will be presumed to have met the City Standard existing at the time of construction.
- The private parks, trails, & open space original construction date and the original design will be identified to determine the expected life and expected condition of the private park, trails, & open space. This will be compared to the actual condition at the time of the evaluation. The assessment will determine if the private parks, trails, & open space have been properly maintained from the time of construction to time of the phase three inspection.
- If it is determined that the parks, trails, & open space have not been properly maintained, then an estimated cost to bring them to the expected park, trail, & open space life level will be addressed in the review report.

The assessment report will also establish a park, trail, & open space improvement funding strategy if required to bring the park, trail, & open space to the above referenced acceptable standard. A park, trail, & open space improvement funding strategy will be developed in accordance with the following:

- If funding is required to bring Subdivision Park, trail, & open space to a determined acceptable standard, the CIC (HOA) may pay for any or all of the costs of improvements up front and the balance may be paid through the establishment of a Special Assessment Area (SAA).
- If a private subdivision park, trail, open space is able to meet an acceptable standard; ongoing maintenance may be paid through the establishment of a Special Assessment Area (SAA).

The assessment report will be under the direction of the Engineering Department and a team of the following individuals will provide assistance:

- Assistant City Engineer – Team Leader
- Water Manager
- Storm Drain Manager
- Associate Director of Public Works
- Parks Manager
- City Planner
- Chief Building Official

Phase Four – Evaluation Phase:

4. The assessment report will be submitted to the City Engineer, who will convene a meeting with the Review Committee for either denial, approval with conditions, or approval. The Review Committee will be made up of the following individuals:

- Assistant City Manager
- Director of Development Services/City Engineer
- Public Works Director
- Police Chief
- Fire Chief
- Director of Administrative Services

The following are the actions that may be taken by the Review Committee:

- Recommendation of Approval – Parks, trails & open space which meet acceptable City Standards, as set forth in phase three, and **may** be recommended for approval to the City Council with an ongoing maintenance funding strategy to be put in place.
- Recommendation of Approval with Conditions – Parks, trails & open space which need improvement to meet acceptable City Standards, as set forth in phase three, may be recommended for approval to the City Council with the conditions that required improvements be made and/or a park, trail & open space improvement funding strategy is in place. Parks, trails & open space which can be brought to an acceptable standard will be recommended for

approval to the City Council with the conditions that required improvements be made and an ongoing maintenance funding strategy is in place.

- Recommendation of Denial – Parks, trails, & open space which cannot be brought an acceptable standard, as set forth in phase three, or if the transition from private to public violate previous development agreements, or other legally binding requirements, will be recommended for denial.
- Recommendation of Denial – Parks, trails, & open space which cannot be recommended as beneficial to the City at large or is not consistent with the City's master plans.

**** Note: In most cases the maintenance funding strategy will entail the residents of the Subdivision where these private parks, trails, & open space are located to pay for the on-going maintenance. This could include but is not limited to assessment district, fee district, etc…**

Phase Five – Final Approval Phase

5. The following process will constitute the final approval phase:

- If a request is approved, a report will be made to the City Council by the City Engineer recommending Council action to change the private parks, trails & open space to public. A recommendation will also be made for the ongoing maintenance funding strategy to be put in place. Said recommendation will be considered for approval by the City Council at a regular City Council Meeting by the appropriate instrument.
- If a request is approved with conditions, the requesting group will have ninety (90) days to accept the conditions. If the requesting group accepts the conditions, a report will be made to the City Council by the City Engineer and the action to change the private parks, trails & open space to public will be considered for approval by the City Council at a regular City Council Meeting by the appropriate instrument. A recommendation will also be made for the ongoing maintenance funding strategy to be put in place.
- If a request is approved with conditions, the requesting group will have ninety (90) days to accept the conditions. If the requesting group does not accept the conditions, the request will be denied and the requesting group will have the option to appeal the denial to the City Council at a regular Council Meeting.
- If a request is denied the requesting group will have the option to appeal the decision to the City Council at a regular Council Meeting.

Attachment C
10-20-15 Study Session

CITY OF SOUTH JORDAN

Full-Time Equivalent City Government Employees by Function/Program

Last Ten Fiscal Years

	Full-time-Equivalent Employees as of June 30											
Function/Program	2006	2007[1]	2008	2009	2010	2011	2012	2013	2014	2015	2015 PT	2015
General government	9.75	8.25	8.25	10.25	10.25	10.25	9.16	9.22	8.26	7.00	3.02	10.02
Management Services	20.50	23.00	32.00	19.00	19.00	17.00	19.00	17.00	16.00	16.00	0.55	16.55
Finance	5.00	8.00	9.00	11.00	8.00	9.00	7.00	9.00	10.40	9.00		9.00
Planning	7.00	5.00	4.50	4.50	6.00	6.00	7.00	7.00	6.00	7.00		7.00
Building	8.00	10.00	8.00	8.00	9.00	12.00	12.00	13.00	12.00	12.00		12.00
Legal		6.00	6.00	7.00	7.00	6.00	6.48	6.45	6.45	6.00	0.52	6.52
Municipal Court		7.80	6.00	6.00	8.00	7.00	6.04	6.15	6.12	6.00	0.13	6.13
Other	7.00	11.00	15.00	24.00	22.00	19.00	23.00	24.34	25.54	24.00	4.02	28.02
Police												
Officers	41.00	48.00	50.00	49.00	48.00	50.00	47.00	50.00	50.00	47.00		47.00
Civilians	19.25	10.75	10.75	11.75	10.75	8.91	14.06	14.42	14.15	8.00	6.58	14.58
Fire												
Firefighters and Officers	44.00	42.00	46.00	46.00	45.00	47.00	45.18	47.30	48.56	46.00	2.1	48.10
Civilians	1.50	2.00	2.00	2.00	2.00	1.34	1.00	1.00	1.00	1.00		1.00
Refuse Collections	1.00	2.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00		2.00
Other Public Works												
Engineering	15.50	19.50	20.00	20.00	19.00	18.00	17.00	16.00	17.00	17.00		17.00
Streets		12.00	12.00	13.00	12.00	12.00	13.00	13.16	13.70	13.00	1.13	14.13
Storm Drain		5.00	8.00	10.00	8.00	8.00	8.00	9.16	9.00	9.00		9.00
Other	39.00	12.00	11.00	11.00	13.00	13.00	14.00	13.37	13.54	14.00	0.66	14.66
Redevelopment	1.00	1.00	2.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00		2.00
Parks and Recreation	76.50	45.50	53.25	47.00	50.25	58.25	72.91	66.80	58.30	30.00	18.81	48.81
Water	14.00	17.00	17.00	19.00	19.00	18.00	19.00	18.16	19.07	20.00	0.07	20.07
Total	310.00	295.80	323.75	321.50	319.25	323.75	344.83	345.53	339.09	296.00	37.59	333.59

Source: The City of South Jordan HR Department

[1] Reporting modified to match actual City budgets, breakout additional functions, and not include seasonal employees

Vacant (not included in counts above)

1	Assistant Controller	Finance
1	Assistant City Attorney/Civil Division	Legal
1	Police Lieutenant [Funded]	Officers
1	Police Sergeant	Officers
1	Police Officer	Officers
1	Firefighter Paramedic	Firefighters
1	Parks Maintenance Worker	Parks and Recreation
1	Plans Examiner	Planning
1	Mulligan's Landscaper	Parks and Recreation

9

FT w/ Vacancies

305

Positions eliminated 2015-16

None

New positions Approved 2015-16

1 Water Quality Technician

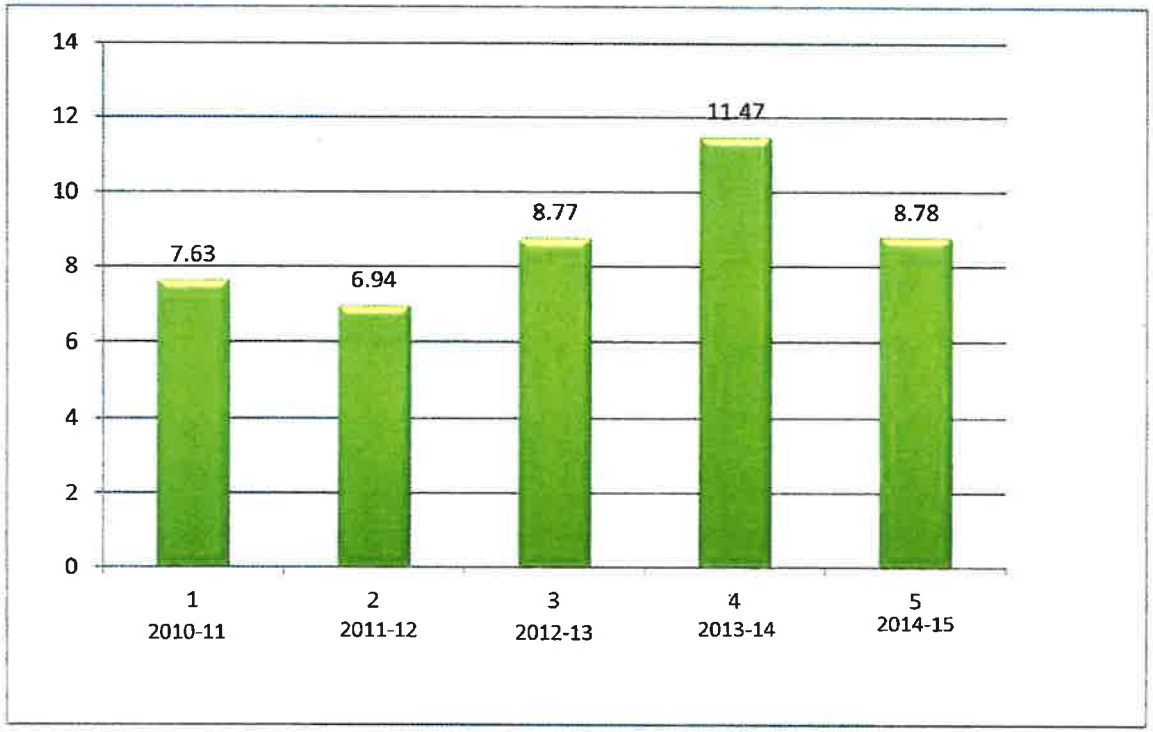
1 I. S. Technician
1 Systems Administrator
1 Streets Maintenance Worker
1 HVAC Facilities Maint. Worker
1 Purchasing/Treasurer
1 Sanitation Maintenance Worker
1 Police Officer

8

313 2015-16 FY

Attachment D
10-20-15 Study Session

South Jordan City Full-Time Employee Turnover History
Past Five Years (2010-2015 FY)



SOUTH JORDAN
UTAH

Attachment E
10-20-15 Study Session

Purpose of or Reason for the amendment:
Cost or Savings Impact of Amendment:
Compliance Costs for Affected Persons (APerson@ means any individual, partnership, corporation, association, governmental entity, or public or private organization of any character other than an agency.) (You must break out the impact cost to State Budget, Local Government and you must state aggregate cost to other persons {cost per person times number of persons affected}):

Signature:	Date:

For Division Use:

Date Received:	
Committee Action: ☐ Approved ☐ Denied ☐ Approved with revisions ☐ Referred to: ☐ Tabled	**UBC Commission Decision for Hearing:** ☐ Approved for hearing ☐ Denied ☐ Approved with revisions ☐ Referred to: ☐ Tabled
Date Filed:	Public Hearing Date:
UBC Commission Decision for Adoption: ☐ Approved ☐ Denied ☐ Approved with revisions ☐ Referred to: ☐ Tabled	Effective Date:

UTAH UNIFORM BUILDING STANDARDS
Form and Procedures for Code Amendments

(1) All requests for amendments:
  (a) shall be submitted to the Division on the attached form and
  (b) shall be submitted in correct code editing format and shall contain a cost impact analysis. (Editing format should include ~~strikeout~~ for deletion and underline for additions.)

(2) The Division will review the proposed amendments for proper form and cost analysis and return them to the proponent if incorrect or incomplete.

(3) The Division will forward the proposed amendments to the appropriate building codes advisory committee(s) based on the particular code(s) affected.

(4) The assigned advisory committee(s) will review the proposed change and may meet with the proponent of each amendment. After its review, the committee will make a recommendation to the Uniform Building Code Commission.

(5) The Uniform Building Code Commission will consider the proposed amendment and may take any of the following actions:
  (a) deny the proposed amendment;
  (b) return the proposed amendment to the proponent with recommendations for specific changes;
  (c) return the proposed amendment to the assigned advisory committee(s) with recommendations for specific changes;
  (d) forward the proposed amendment to interested persons and associations for comments or review;
  (e) publish the proposed amendment for public comment and hearing. A public hearing will be held for all proposed amendments before they are recommended to the Legislature's Business and Labor Interim Committee.
  (f) recommend the proposed amendment for legislative action to the Legislature's Business and Labor Interim Committee.

- Testing
- Radon Levels by Zip In Utah
  - Radon Levels for All Zip Codes
- Hill AFB Cleanup
- Testimonials
- Links
- Blogs
- Sources
- Other Resources
- References

	< 4	4-10	> 10	% > 4	Max	Ave	Tests
State	7052	2453	948	33%	1172	4.9	10453
Salt Lake	3313	1227	417	33%	152	4.2	4957
Davis	627	162	42	25%	1172	4.7	831
Summit	212	78	40	36%	47.2	5.0	330
Tooele	214	95	38	38%	63	5.0	347
Utah	1014	363	86	32%	130	4.1	1490
Wasatch	36	29	21	58%	21.2	6.4	86
Weber	449	118	69	29%	57.3	4.8	636

DAVIS

ZIP	< 4	4-10	> 10	% > 4	Max	Ave	Tests
84014	45	28	14	48%	32.0	6.2	87
84025	32	18	7	44%	1172.0	25.5	57
84010	179	66	13	31%	27.3	4.0	258
Davis	627	162	42	25%	1172.0	4.7	831

SUMMIT

ZIP	< 4	4-10	> 10	% > 4	Max	Ave	Tests
84060	86	35	13	36%	47.2	4.8	134
84098	76	15	21	32%	27.5	5.1	112
Summit	212	78	40	36%	47.2	5.0	330

SALT LAKE

ZIP	< 4	4-10	> 10	% > 4	Max	Ave	Tests
84093	198	173	144	62%	78.2	8.3	515
84065	45	41	15	55%	34.4	6.1	101
84088	66	50	10	48%	24.7	4.6	126
84092	288	150	77	44%	152.0	8.0	515
84120	49	29	4	40%	10.8	3.9	82
84104	27	14	4	40%	18.3	4.1	45
84119	34	20	2	39%	13.9	3.7	56
84096	20	6	6	38%	27.0	5.2	32
84102	58	30	3	36%	10.8	3.0	91
84124	173	76	20	36%	19.1	3.8	269
84105	140	61	10	34%	15.0	3.5	211
84106	187	75	16	33%	24.7	3.7	278
84084	96	39	5	31%	40.0	3.5	140
84095	91	31	10	31%	30.3	4.2	132
84094	103	36	10	31%	24.8	3.9	149
84044	27	12	0	31%	8.7	2.8	39
84109	216	82	11	30%	20.5	3.4	309
84121	300	98	27	30%	50.0	3.8	424
Salt Lake	3313	1227	417	33%	152.0	4.2	4957

TOOELE

ZIP	< 4	4-10	> 10	% > 4	Max	Ave	Tests
84074	199	83	36	37%	63.0	5.0	318
Tooele	214	95	38	38%	63.0	5.0	347

UTAH

ZIP	< 4	4-10	> 10	% > 4	Max	Ave	Tests
84004	32	15	12	46%	0.5	7.7	59
84003	94	58	19	45%	0.5	5.1	171
84097	40	26	6	44%	0.4	4.6	72
84663	57	32	13	44%	0.4	5.2	102
84604	85	38	15	38%	0.4	4.3	138
84062	78	39	8	38%	0.4	4.1	125
84057	78	39	7	37%	0.4	3.6	124
84651	29	10	3	31%	0.3	3.4	42
Utah	1014	363	86	113	0.3	4.1	1490

WASATCH

ZIP	< 4	4-10	> 10	% > 4	Max	Ave	Tests
84032	21	28	18	69%	21.2	7.3	67
Wasatch	36	29	21	58%	21.2	6.4	86

WEBER

ZIP	< 4	4-10	> 10	% > 4	Max	Ave	Tests
84310	19	25	37	77%	57.3	14.3	81
84414	48	16	7	32%	20.9	4.1	71
84404	65	23	5	30%	37.8	3.4	93
Weber	449	118	69	29%	57.3	4.6	636

Hey Ty,

Total is $275 for a passive system. We do not install the power vent. We leave that up to the buyer if needed. Here is how it breaks down.

Excavator - places pipe at basement backfill. $50

Flat workers - place visqueen over basement floor backfill and then pours over top. $75

Plumber - Runs 3" vent from basement into attic space for 2-story at rough. $150 ($120 rambler)

Let me know if you have any other questions.

CODE AMENDMENT PROCESS

Division of Occupational & Professional Licensing

(Code Amendment form filled out & submitted)

Place on agenda of Architectural Advisory Board

↓

Architectural Advisory Board

(Review and Approval or Denial)

If Yes:

↓

Uniform Building Code Commission

(Review and Approval or Denial)

If Yes:

↓

Business & Labor Interior Committee

(Review & Approval or Denial)

If Yes:

↓

Bill put forth for Legislative Action

If Yes:

↓

City will have the ability to require new homes to be built in compliance with Appendix "F" of International Residential Code