RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – OCTOBER 21, 2014

5:30 p.m. – Work Session *(City Council Conference Room)*
No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting *(Council Chambers)*

A. Welcome & Roll Call
B. Pledge of Allegiance
C. Moment of Silence

D. Open Communications
(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes.)

E. Presentations and Reports
1. Mayor's Report

2. City Administration Report
   a. Departments

   b. Employee Recognition of staff whose anniversaries fall in October
      i. Krystn Hinojosa, 10 years
      ii. Amy Marks, 10 years

   c. Staffing Authorization Plan

3. RAMP Presentation
   Presenter: Reed Richards, Chairman of the Renew RAMP Committee

4. Discussion on amending Title 7 Public Parks and Trails Section 2-9 Horseback riding
   Presenter: Jeff Stewart, Uintah City Resident

F. Consent Items
1. Review of meeting minutes from:
   October 7, 2014 City Council Work Session
   October 7, 2014 City Council Regular Session

G. Action Items
1. a. Consideration of final site plan review of Bravo Arts Academy proposal
   b. Consideration of Resolution 2014-26 adopting a development agreement for Bravo Arts Academy address 5165 S. 1500 W.
   Presenters: Mike Ford, Riverdale Business Park Developer
   Nate Reeve, Reeve Engineering

2. Discussion about drafting a letter of intent to secure Transportation Alternative Projects (TAP) Funds for 2015
   Presenter: Rodger Worthen, City Administrator

H. Discretionary Items

I. Adjournment
- The public is invited to attend all Council meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEMS: A,B,C

SUBJECT: Welcome & Roll Call – Mayor Searle

Pledge of Allegiance – Led by Steve Brooks on 10/07/14

Moment of Silence

BACK TO AGENDA

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: D

SUBJECT: Open Communications

PETITIONER: Anyone Interested

ACTION REQUESTED BY PETITIONER: Open agenda item provided for any interested person to be able to speak about any topic.

INFORMATION: Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

BACK TO AGENDA

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: E1

SUBJECT: Mayor's Report

ACTION REQUESTED BY PETITIONER: Information Only

INFORMATION: To be presented at the meeting

BACK TO AGENDA

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: E2a

SUBJECT: City Administrator's Report

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: September Department Report

Community Development Projects Status Report

August and September Treasury Reports

BACK TO AGENDA

Mayor & City Council Monthly Summary Report
September 2014

City Administration:

1. Rodger Worthen:
   - Finalized Fire Department design issues and small change orders
   - Attended Bonneville CTC conference in St. George sponsored by CTC
   - Finalized WACOG funding for 4400 South bridge improvements
   - Met with various residents on City issues and RDA Loans
   - Met with Joe Thompson and Teresa Knight with Riverdale Lions discussed ongoing project efforts with the club and City
   - Met with Paul Johnson on URMMA Personnel changes and executive cmte changes.
   - Attended the Utah League of Cities & Towns
   - Working on the League's sales tax distribution committee. Mike Eggett will also be invited to attend these meetings
   - Worked on closure issues for City Park Land property
   - Attended CTC coalition monthly meeting at Weber County Schools
   - Worked with Shawn Douglas on finalization of 700 West rock purchase and setting
   - Union Pacific discussion and notice of City liability concerns with river use
   - Initiated work with UDOT on repaving of Freeway Park drive, achieved support and participation from region one representatives
   - Met with Wright Development group to spur economic development interest in West Bench RDA
   - Met with Cruz family on 500 West RDA potential home purchase, work ongoing.
   - Held quarterly staff training at community center
   - Completed various liens on water utility service delinquency and nuisance abatement issues
   - Massage Envy grand opening
   - Staff training and interviews
   - RDA loan work

2. Lynette Limburg:
   - General customer service, information to the public, follow-up on information requests and support for administrative events.
   - Prosecution –Prepared files and additional information in regard to prosecution process
   - 72 pre-trials & 6 trials. Follow-up and filing of court dispositions after pre- trial or trial
   - Record requests – 7 GRAMA requests for police reports, videos and other miscellaneous city records
   - Community Development Department - 14 Building permits issued
   - Building inspections scheduled and logged.
   - 1 Risk Management Meeting – Prep , Minutes, & Follow-up
   - Recorded 1 RDA Loan with Weber County Recorder
   - Attended annual required TAC (Bureau of Criminal Identification) conference

3. Ember Herrick:
    - Prepared City Council, RDA, and Planning Commission meeting agendas, packets and minutes and posted them to the Utah Public Meetings Website
    - Updated the city eFile Cabinet, Sterling Codifiers, news articles and hardcopy archives
    - Updated the Recorders Report, posted all ordinances passed by the Council and noticed all public hearings
    - Issued new business licenses and refunded cleaning deposits for all summer temporary businesses and Labor Day sales permits
    - Compiled new city businesses report for website business directory
    - Answered questions about city statistics, programs, services, codes and various business license questions
    - Wrote invitation letter for mayor's selections for an Ad Hoc Parks Committee
    - Researched aging initiative including summary report and recommendations for Riverdale City at city administrator's request

Business Administration:

Lynn Fortie:

Routine phone & computer problem resolution. Routine management issues and resolution. Routine accounting issues.

Stacey Comeau / HR:

New Hires:	Betty Wilson	Community Services
	Keaton Dilley	Community Services
Terminations:	Taylor Burningham	Fire
	Steven Reed	Community Services
	Stephen Rogers	Community Services
	David Hanrahan	Community Services

Attended NUHRA Board Meeting 9/8.
Attended the Crossroads Conference 9/16 & 9/17.
Attended Affordable Care Act webinar 9/25.

Chris Stone:

- Prepared, arranged for printing, and mailed the 2014 Citizen Survey to residents.
- Sold surplus dump truck for $4,500.
- Various website and social media updates.
- Completed the City newsletter for October.
- Completed the employee newsletter for October.

Rich Taylor:

Youth Basketball: Sign up for basketball was open for most of the month of September. 2nd grade is coed, girls only 3rd thru 9th grades. Games starting date is October 21st. Boys 3rd thru 9th grade will register in November and start play in January. We have 50 participants signed up.

Youth Flag Football: The flag football season started September 10th. We combined with Washington Terrace, Clearfield, Sunset, South Weber, Ogden and South Ogden Cities to form our league. Riverdale has 11 teams participating in the league. We have 100 children from Riverdale participating.

Intramurals: Table Tennis is the activity for the month. We have 54 children participating in this activity. The activity is held 4 days a week for 6 weeks.

Smart Start: This activity started on September 7th. We have 6 five year olds and 12 six year olds participating. They meet every Tuesday and Thursday for an hour each night for 6 weeks and the child must be accompanied by an adult.

Special Assignments:

1. Hired 3 new Rec workers
2. Helped with quarterly training
3. Attended RYC Meeting planning for the Halloween Event
4. Planned Veteran's Day Program
5. Made service calls for senior center appliances, bleachers, and scoreboard. Working on resolving those issues

Senior Lunch Count – 2013 – 1,349 2014 – 1,492

Roy Aquatic Center Attendance:

June 3rd	574
June 11th	514
June 17th	Cancelled due to weather
June 24th	684
July 1st	837
July 9th	719
July 15th	822
July 22nd	745
July 30th	440
August 6th	483

Roy Complex Passes purchased:
10 punch pass – 2
Month pass – 5
6 month pass – 0
Year pass – 1

<u>Fire Department:</u>
Attended Weber Fire Officers meeting
Attended Weber Dispatch operations board meeting
Worked with contractor, engineer and architect on change orders for building
Worked on building plans for new addition
Attended Weber County Mitigation planning meeting at the WCSO
Attended Utah State PIO conference in St. George
Worked with contractor and Rocky Mountain power to resolve issues with service to remodel
Attended Utah State Fire Chiefs Meetings, in conjunction with Utah League of Cities and Towns.

Calls for the month of September, 2014

TYPE OF SITUATION	NUMBER OF CALLS	TOTAL
100 Series FIRE	2	2
300 Series RESCUE AND EMERGENCY MEDICAL	53	53

INCIDENTS		
400 Series HAZARDOUS CONDITIONS(NO FIRES)	1	1
500 Series SERVICE CALLS	3	3
600 Series GOOD INTENT CALLS	13	13
700 Series FALSE ALARM & FALSE CALLS	6	6
800 Series Severe Weather, and Natural Disaster	0	0
*NA DISPATCHED BY MISTAKE	0	0
TOTAL RESPONSES FOR JUNE 2014	78	78

* CALLS DISPATCHED BY MISTAKE

Annual Alarm Summary Report

Reporting Between 09/01/2014 and 09/30/2014

Police Department:

Patrol

Officers were asked to respond to the 3800 S. block of Madison to assist South Ogden Police on a fight that involved a suspect who was armed with a machete and had cut several people. Riverdale Officers assisted in securing people who were involved and standing by for scene security while South Ogden investigated.

Officer Geilmann responded to the area of Zurchers on a male suspect who was reportedly breaking candy and toy coin machines on the north side of the building. Officer Geilmann found the suspect on Riverdale Rd. and detained him to investigate. He found that the suspect had entered three different businesses in the Shopko parking lot and tampered with the coin machines. He then wheeled several of the coin machines out of the business to the north side where he began smashing the machines to get the change out of them. The suspect was booked into jail for charges of criminal mischief, theft and false information.

Officers were dispatched to Walmart on 4 transients who had stolen beer from the store. Officers located 3 of the suspects; however, the foourth had left the area. He was later located in the wooded area behind Walmart and taken into custody for theft of the beer. He stated that he could care less about being arrested as he has been arrested all over the country and never shows up for court. He also stated that he makes 50-100 dollars per day from panhandling so why would he ever want to get a job. One of the other suspects was wanted out of California for an assault that caused substantial bodily injury. California requested he be taken to the jail for extradition back to them.

Officer Peterson and Officer Thompson were dispatched to Motel 6 on a disturbance between a male and female. The male suspect was located outside the motel room and was asked to stop and speak with officers. Officers feared he may have a knife and approached to pat him down. The suspect ran from officers, jumping off the second floor balcony. Officers chased, but were unable to catch him. His vehicle was located down the street from the motel. Officers watched the vehicle for some time which he eventually returned to and drove off. He was stopped and taken into custody and booked for several charges including DV assault and avoiding apprehension.

Officer Thompson was informed that an individual had located an elderly female at Walmart who was confused. The citizen attempted to give her a ride home, but she could not remember where she lived. The citizen dropped her off in a residential neighborhood at 0200 in the morning. Officers were unable to locate her in the area for several hours and finally located her home and spoke with her husband who confirmed that she was not home and must have wandered off during the night. Several officers were called out from home to assist with the search. She was located in the area of 4300 S. 950 W. after 6 hours of wandering around in the dark. She was not injured and her husband responded to take her home.

Officer Atkinson was dispatched to a disturbance being caused by a male suspect on a UTA bus. Officer Atkinson located the male who had exited the bus. The male was transient and was intoxicated. The bus driver was contacted who stated that the suspect had entered the bus and

asked how much the fare was, when told the fare he began to yell and scream profanity about the Mormons taking all his money. He continued to cause a disturbance to the point that the driver could not safely drive the bus. The driver stopped and kicked the suspect off the bus. The driver drove away as the suspect pounded on the bus with his fist and screamed profanity and flipped the driver off. The suspect was booked into jail for disorderly conduct and intoxication.
Officer McBride was dispatched to 5648 S. 1150 W. at 0430 hours in the morning on a male victim who was not conscious and was not breathing. Officer McBride initiated CPR for quite some time until medical arrived and transported the victim to the hospital.
Officers took several reports of credit card fraud at Target and Best Buy involving thousands of dollars in property. Officers received a call from Target that the suspect had been in the area again and had left in a vehicle. Officer Jensen located 4 suspects in the vehicle at Walmart. After extensive investigation and serving a search warrant on the vehicle, officers were able to book all four individuals on charges of fraudulent use of a credit card. There were 26 charges filed against one of the suspects. The suspects are from New York and Florida and have been in Utah on a shopping spree that unfortunately came to an end in Riverdale. The suspects had return flight tickets on hand to go back to New York the next day. These suspects are professionals and commit this type of fraud for a living.
Officer McBride and Sgt. Warren were dispatched to Union Pacific property on report of two transients who were trespassing on the train engine. On arrival they observed a male suspect in the area and then observed a female jump off one of the engines. They attempted to contact her, but she ran from the officers. Officer McBride was chased the female suspect and caught her. She was uncooperative and would not provide her name or any information. Both individuals were booked into jail for trespassing, intoxication and avoiding apprehension.
Officers responded to the area of 4300 S. Monroe to assist South Ogden PD on a male suspect who had a gun and was threatening to have a shootout with police. There were up to 8 people inside the house with the suspect. Officers were able to get all of them out of the house and SWAT was eventually called out to assist with the suspect. After some time the suspect surrendered and came out of the home. He was wanted on felony charges and charged with other crimes.

Investigations

Detectives interviewed a suspect on a theft of a sewing machine. The suspect was in the Davis County Jail. The suspect was interviewed and admitted to the theft. The suspect was abusing prescription drugs and needed the money for the drugs.
Detective interviewed a suspect from a vehicle burglary case where a firearm was stolen. The suspect was located in the park and ride looking into vehicles. During the interview the suspect admitted to breaking into vehicles on this occasion and prior. The firearm stolen the day prior was recovered. Suspect arrested.
Detective located a suspect in a vehicle burglary. The vehicle was parked in the garage at a residence. The suspect was in possession of an item that was taken from the burglary. The suspect was interviewed and admitted to the theft.

Public Works Department:

No report submitted.

Community Development Department:

- Riverdale Business Park: Electrical meter inspection
- Ken Garff Honda: Four-way, drywall, and nailing inspection
- Ferguson Fixtures: Final re-inspection
- Massage Envy: Above grid, final inspection
- Stoic Crossfit: Final inspection
- Fire inspections for various retailers throughout the City
- Home inspections for various projects on residential lots
- Home inspections completed for RDA homes loans

- Mobile home installation inspections completed
- Preconstruction meeting for Fire Station addition
- Meetings with Fire Chief and City Engineer re: Fire Station addition
- Meeting with Dee Hansen and Nate Reeve re: Alta survey and title summary
- Meeting with TAEC re: Verizon concept plan
- Meeting with Caldwell Richards Sorenson representative
- Meeting with Wright Development Group representatives
- Meeting and discussion regarding RDA project efforts
- Economic development opportunities update and discussion meetings
- Utah Association of Plumbing and Mechanical Officials (UAPMO) training attendance by department member
- International Code Council meeting attendance by department member
- Riverdale Road Business District Advisory Committee participation by department member
- Utah League of Cities and Towns conference attendance by department member
- ULCT Sales Tax Task Force meeting attendance by department member
- LEPC training/meeting attendance by department member

Legal Services Department:

- Resolutions/Ordinances work–
  - Legal work concerning - Parking, Land use, noise issues, Devel issues, Personnel, Land purchases, Guns, Public records, Fire, Business licenses, Subdivisions, Surplus prop., Contracts
- Legal research/review –
- Legal Department meetings/work – chairs/carpet
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Public records requests/Court/Court screenings/Court filings/ Annual reviews
- Formal training attended-
- RSAC- Drug Court - Graduation
- Legal reviews of minutes/resolutions/ordinances

COURT MONTHLY REPORT

189 Total traffic cases YTD 717 (Jul. 2014 to June. 2015)

4	DUI	100	Moving violations	0	FTA
0	Reckless/DUI red.	121	Non-moving violations	0	Other
23	License violations	1	Parking		

31 Total Misdemeanor cases YTD 151 (Jul. 2014 to June. 2015)

0	Assault	0	Ill. sale Alc.	3	Dom. animal	6	Dom. violence
7	Theft	2	Other liq. viol.	0	Wildlife	16	Other misd./infrac
0	FTA	5	Contr. subst vio.	0	Parks/rec.		
5	Public intox	0	Bad checks	4	Planning zon./Fire/Health		

262 Total cases disposed of this month 956 Total number of cases disposed of for the year (July 1, 2014 to June. 2015)

Small Claims Total number of cases for the year (Jan. 2014 to Dec. 2014) -- Filed=22 Settled/Dismissed=18

1	Cases filed	0	Trials
1	Settled/dismissed	1	Default judgment

# CITATIONS BY AGENCY		**YTD** (Jul. 2014 to June. 2015)
Riverdale City	162	594

UHP	55	264

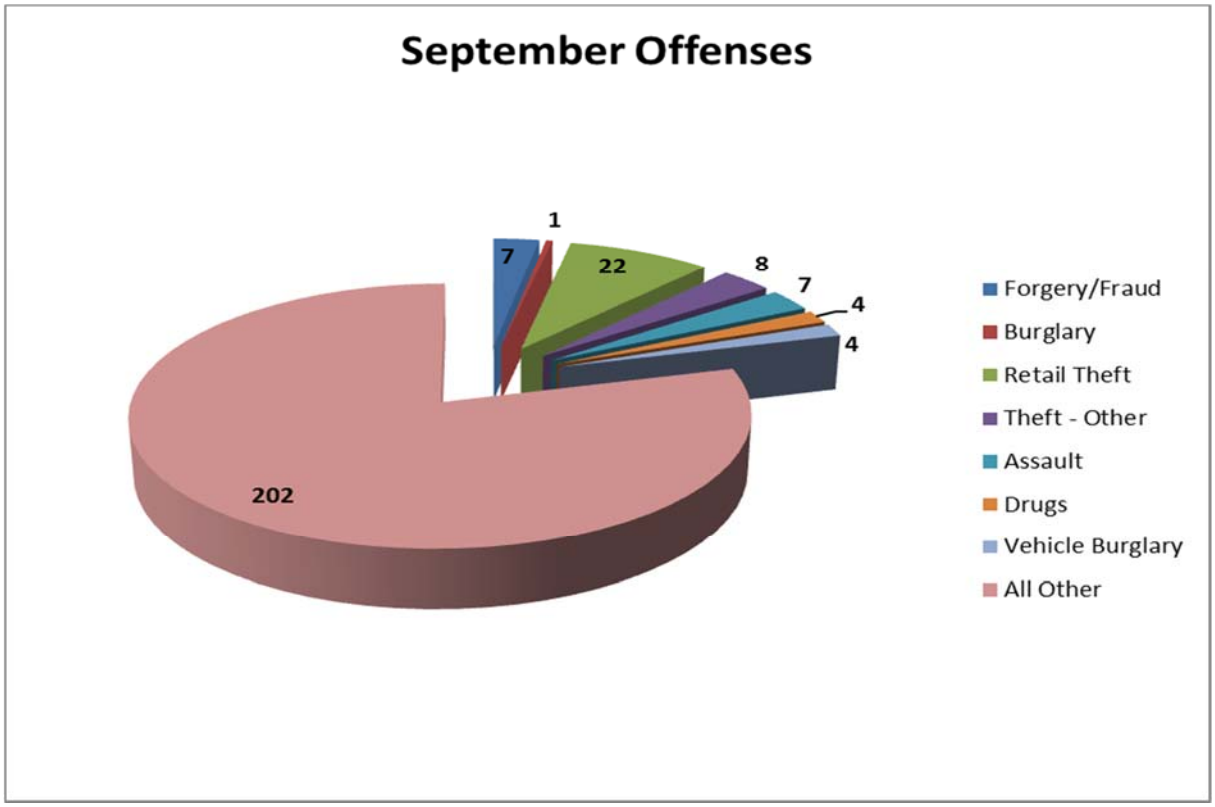
MISC.		**YTD**	(July 2014 to Jun. 2015)
Total Revenue collected	$56,068.24		$ 194,031.77
Revenue Retained	$38,095.53		$ 131 0226.08
Warrant Revenue	$23,568.00		$ 80,433.00
Issued warrants	45	137	
Recalled warrants	81		260

RSAC MONTHY REPORT

17	participants	136	drug tests given	0	walked away/warrants issued
1	orientations	1	in jail/violations	0	ordered to inpatient
2	new participant	2	positive UA's/tests/dilutes	0	other
0	graduates	0	incentive gifts		
0	terminated/quit	10	spice tests given		

RIVERDALE DEPARTMENT OF PUBLIC SAFETY
CRIME BULLETIN

September 2014
Report #11-9



OFFENSES

There were **3** forgery/fraud cases reported throughout the month of September. There were **7** assaults, **5** Family Offenses, and **4** complaints involving drugs. There were **15** retail theft complaints reported in September, and **8** cases of theft from persons. There were **140** case reports generated for citizen assists, traffic control, warrant service, civil cases, lost property complaints, disorderly conduct, juvenile problems, and reported suspicious activity.

TRAFFIC ACCIDENTS

September traffic accidents included **26** non-serious accidents which involved minor damage, no injuries, and were not reported to the State. There were **24** accidents reported to the State due to damage totals, and/or injuries. Officers made **1** DUI arrest, and also issued citations for **77** moving violations, and **158** non moving violations.

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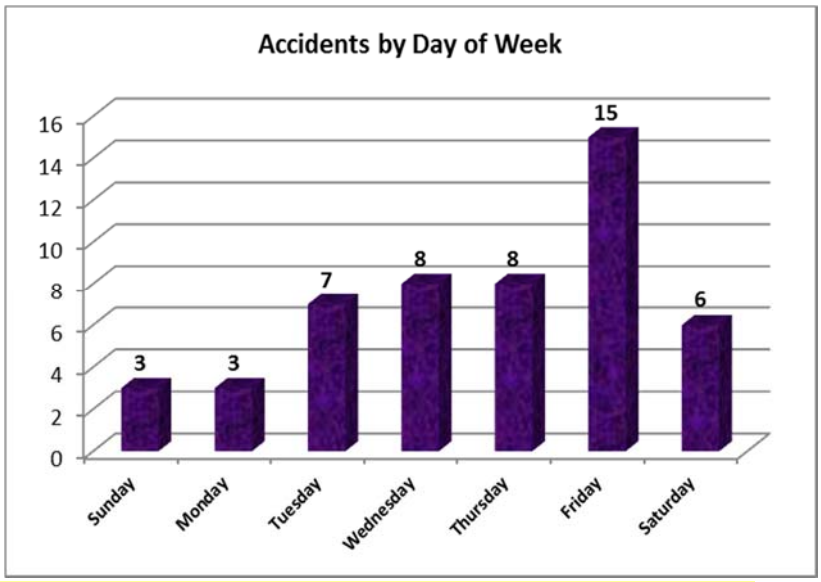

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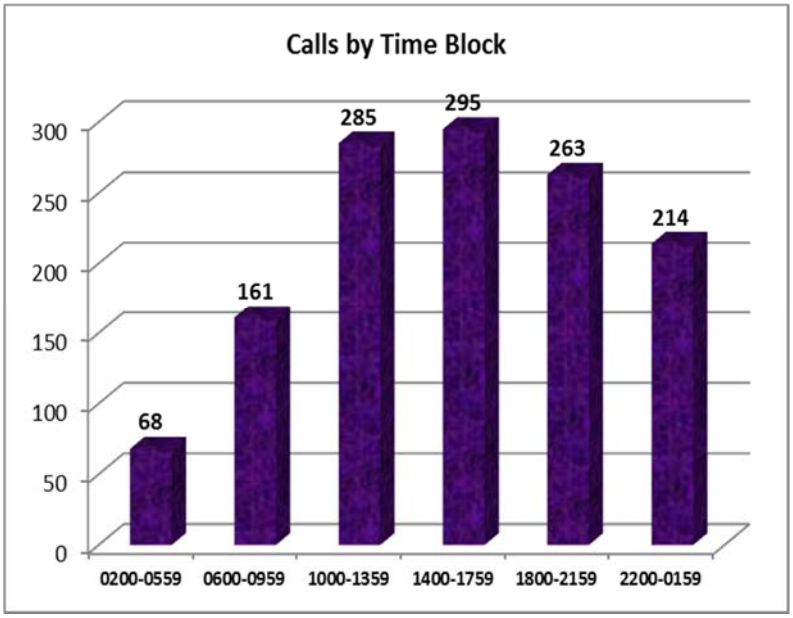
RIVERDALE DEPARTMENT OF PUBLIC SAFETY
CRIME BULLETIN

September 2014
Report #11-9

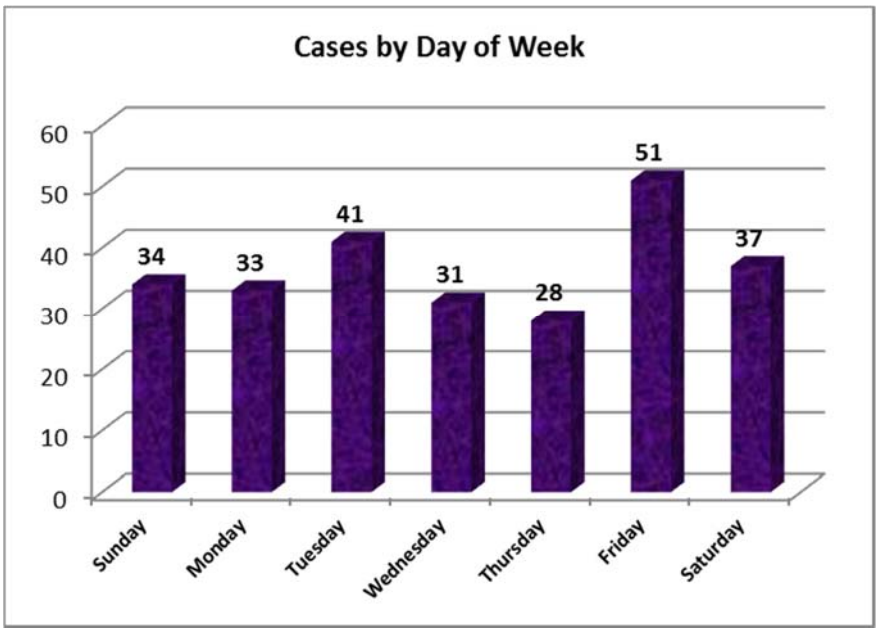


CALLS FOR SERVICE

There were **1286** calls for service during the month of September. There were **256** Case Reports written, **18** street checks conducted, and **5** noise ordinance violations reported. Officers had contact with **3** documented gang members throughout the month.

The number of case reports, shows fairly consistent throughout the week with a noticeable increase on Friday. The busiest time of day for calls for service spikes between the hours of **1000-2200**, still remaining active later in the day than in previous months. The largest drop between **0200** and **0600** remains consistent with previous months.

There were **67** adults arrested for various crimes and violations throughout the city, and **5** juveniles referred to Juvenile Court.



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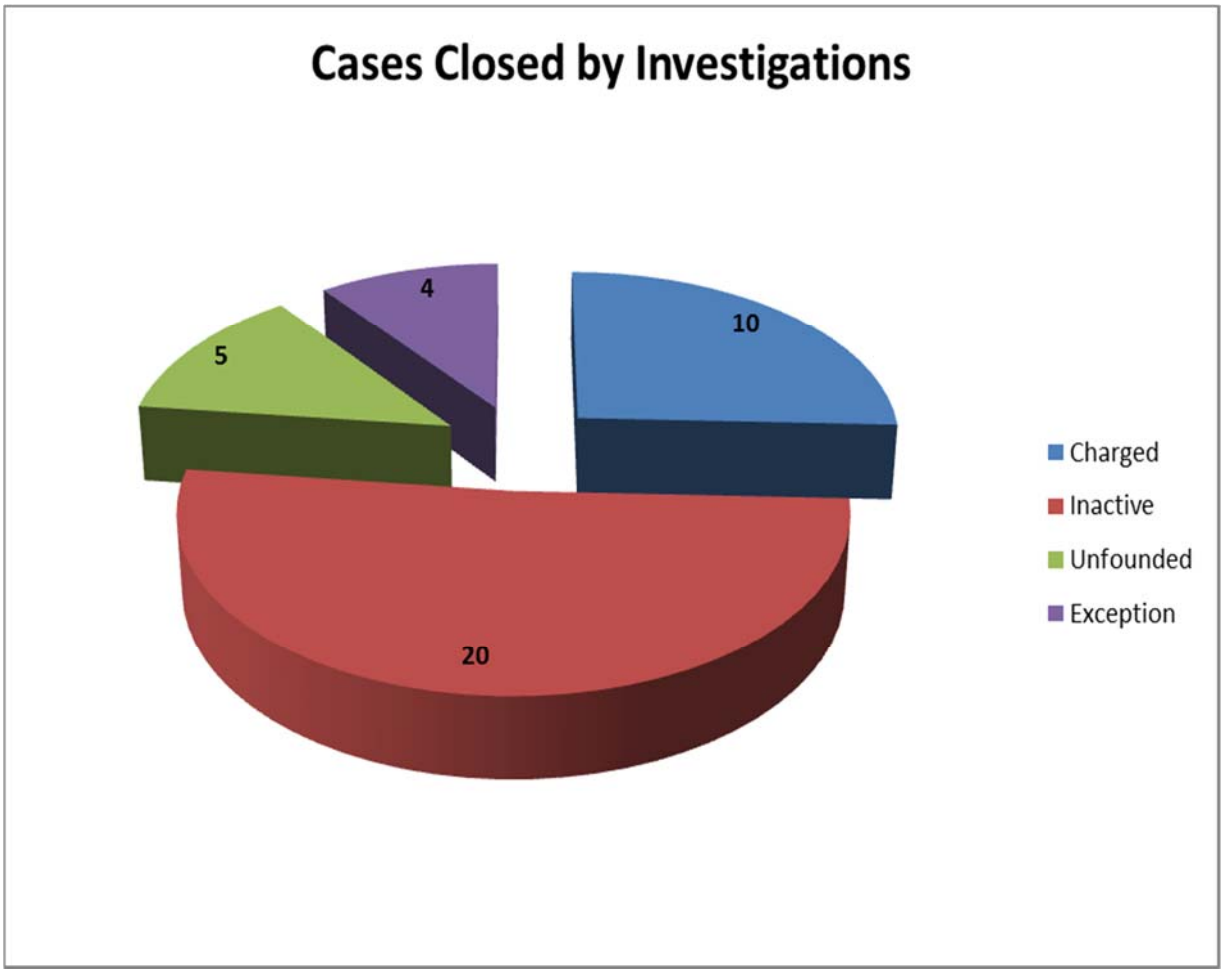
RIVERDALE DEPARTMENT OF PUBLIC SAFETY
CRIME BULLETIN

September 2014
Report #11-9

The Investigations Division received **23** new cases assigned to them during September of 2014.



Investigators closed **39** cases in September. These cases were closed as follows:

10 - Charged - Individual(s) were charged with a crime
20 – Inactive (No information came to light that would further the investigation)
5 - Unfounded (No crime was found to have actually occurred, or incident was determined to be civil)
4 – Exception (Victim refused to cooperate or Prosecutors declined to file)

Of the individuals charged with a crime by investigations, **10** were adults, and **2** juveniles.
Investigators were able to recover **$30,900** worth of property this month, however restitution will likely be ordered through the courts on the cases where an arrest resulted.

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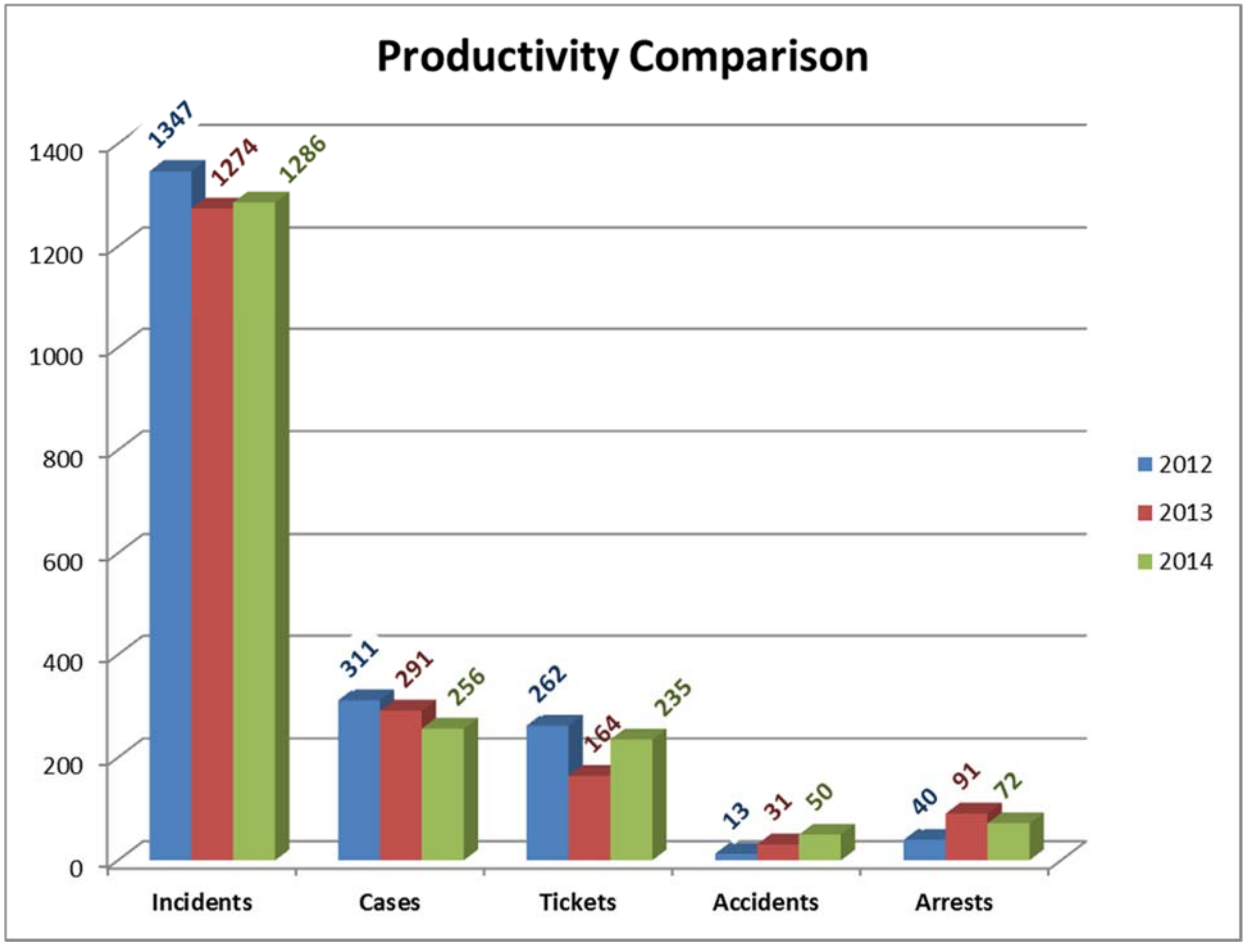
RIVERDALE DEPARTMENT OF PUBLIC SAFETY
CRIME BULLETIN

September 2014
Report #11-9

Chart shows departmental statistics for September 2012, 2013 and 2014.



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Code Enforcement
September Parking Violations

Citation #	Violation	Address
20-000255V	Handicap	4978 S 1050 W
20-000256	Handicap	4848 S 900 W
20-000257V	Handicap	4060 S Riverdale Road
20-000001	Handicap/Forged Placard	4043 S Riverdale Road
20-000258	Handicap	4848 S 900 W
20-000259	Handicap	999 W Riverdale Road
20-000260	Handicap	4848 S 900 W
20-000261	Handicap	4060 Riverdale Road
20-000262	Handicap	4249 S Riverdale Road
20-000263V	Handicap	999 W Riverdale Road
20-000264	Handicap	4848 S 900 W
20-000265V	Handicap	999 W Riverdale Road
20-000266	Fire Hydrant	1250 W 4700 S

Inspection Date Scheduled	Occupancy Name	Inspection Shift	Inspection Passed	Inspection Inspector Full Name
9/3/2014	Castle of Chaos	B	No	Matthew Slater
9/4/2014	Inspire Skin Care	FI41	No	Randy Koger
9/5/2014	Inspire Skin Care	FI41	Yes	Randy Koger
9/9/2014	Spirit Halloween	B	Yes	Paul Flaig
9/24/2014	STOIC FITNESS CROSSFIT	FI41	No	Randy Koger
10/1/2014	Massage Envy	FI41	No	Randy Koger
10/2/2014	Massage Envy	FI41	No	Randy Koger
10/2/2014	Massage Envy	FI41	Yes	Randy Koger
10/3/2014	STOIC FITNESS CROSSFIT	FI41	No	Randy Koger
10/8/2014	STOIC FITNESS CROSSFIT	FI41	Yes	Randy Koger

Case Detail Report

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1267 W 4600 S	271	9/29/2014	KEEFER, JEFFREY ALLEN &THOMAS ALVIA KEEFER JR	4980 APPLEBUTTER RD	RCC 4-5-3(B)(13), RCC 4-5-3(B)(14)	PENDING		Accumulation Of Junk, Attractive Nuisances

Violations

Violation	Notes
PENDING INSPECTION	
PENDING INSPECTION	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
824 W 4100 S	270	9/19/2014	MARK A & TERRI J RADLE	824 W 4100 S	RCC 4-5-3(B)(33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4310 S RIVERDALE RD	269	9/17/2014	SAVAGE, MATTHEW P & WFAMANDA J SAVAGE	1019 E 2800 N	RCC 4-5-3(B)(33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description

5165 S 1500 W	268	9/17/2014	RIVERDALE BUSINESS PARK LLC	620 E 1700 S	RCC 4-5-3(B) (33)	CLOSED	10/9/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5179 S 1500 W	267	9/17/2014	RIVERDALE BUSINESS PARK LLC	620 E 1700 S	RCC 4-5-3(B) (33)	CLOSED	10/9/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1350 W 5175 S	266	9/17/2014	RIVERDALE BUSINESS PARK LLC	620 E 1700 S	RCC 4-5-3(B) (33)	CLOSED	10/9/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 060260002	265	9/17/2014	HILL, EARL F SUCCESSOR TRUSTEE	8025 S 2250 E	RCC 4-5-3(B) (33)	CLOSED	10/8/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5054 S 1225 W	264	9/17/2014	WARBURTON, BRUCE	7328 E 1450 N	RCC 4-5-3(B) (33)	CLOSED	9/25/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1113 W 5150 S	263	9/17/2014	BJERK, BRIAN M	1113 W 5150 S	RCC 4-5-3(B) (33)	CLOSED		Unmanaged Growth , Failure to install or maintain landscaping

Violations

Violation	Notes
002: Closed	
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 062970002	262	9/16/2014	NAISBITT, JED P 50% &SIZZLING PLATTER INC 50%	PO BOX 51948	RCC 4-5-3(B) (33)	CLOSED	9/29/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 060300042	261	9/16/2014	HUANG, LONG TONG ETAL	1092 E 4925 S	RCC 4-5-3(B) (33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4454 S 600 W	260	9/16/2014	M&J LEISURE LC	5039 FILMORE AVE	RCC 4-5-3(B) (33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes

002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
605 W 3600 S	259	9/16/2014	Waste Management	2433 South 2050 West	RCC 4-5 7-1-1	CLOSED		Obstructions General Regulations Noxious Emanations

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	258	9/15/2014	ZNARB LLC	4868 CHUKAR LN	RCC 4-5-3(B) (33)	CLOSED	9/22/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	257	9/15/2014	ZNARB LLC	4868 CHUKAR LN	RCC 4-5-3(B) (33), RCC 4-5 7-1-1	CLOSED	9/22/2014	Unmanaged Growth, Obstructions General Regulations

Violations

Violation	Notes
002: Closed	
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	256	9/15/2014	ZNARB LLC	4868 CHUKAR LN	RCC 4-5-3(B) (33) , RCC 4-5 7-1-1	CLOSED	9/22/2014	Unmanaged Growth , Obstructions General Regulations

Violations

Violation	Notes
002: Closed	
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
RIVERDALE ROAD	255	9/15/2014	UTAH DEPARTMENT OF TRANSPORTATION ATTENTION: KRIS PETERSON, REGION ONE DIRECTOR	166 WEST SOUTHWELL STREET	RCC 4-5-3(B) (33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes
002: Closed	Unmanaged growth blocking sidewalks and

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
605 W 3600 S	254	9/10/2014	FRANK O & ALISHA WESTON	605 W 3600 S	RCC 4-5 7-1-1	CLOSED	9/16/2014	Obstructions General Regulations Noxious Emanations

Violations

Violation	Notes
	Dumpster in the street.
	Noxious Emanations Coming from dumpster.

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4106 S PARKER DR	253	9/9/2014	AH4R I UT LLC	30601 AGOURA RD STE 200	10-14-7, RCC 4-5-3(B) (33)	CLOSED	9/29/2014	Obstruction of View, Unmanaged Growth

Violations

Violation	Notes
	Tree obstruction of view.
	Unmanaged growth in park strip.

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4366 S 1000 W	252	9/5/2014	HOFFMANN, MARLIN &ILENE HOFFMANN TRUSTEES	111 W 4350 N	RCC 4-5-3(B)(13)	CLOSED		Accumulation Of Junk

Violations

Violation	Notes
002: Closed	Car seat in park strip. Other junk in front of garage.

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4611 S 1150 W	251	9/5/2014	VAN VLEET, EDITH B	4611 S 1150 W	RCC 4-5-3(B)(33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4479 S RIDGELINE DR	250	9/9/2014	SNARR, MICHELLE	4479 S RIDGELINE DR	RCC 4-5-3(B)(33)	CLOSED	9/15/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	249	9/5/2014	H & P INVESTMENTS	895 W RIVERDALE RD	RCC 4-5 7-1-1 &	CLOSED	9/10/2014	

Violations

Violation	Notes
002: Closed	Trees overhanging sidewalk.
002: Closed	Weeds along sidewalk in park strip and property.

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5135 S 1250 W	248	9/4/2014	CHILD, BRIAN & WFCINDY CHILD	1684 W 1100 S	RCC 4-5-3(B) (33)	SENT TO COURT		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1212 W 5100 S	247	9/4/2014	HATHAWAY, NATHAN K	1212 W 5100 S	Multiple	SENT TO COURT		Fecal matter, Parking On Landscaping , Unmanaged Growth

Violations

Violation	Notes
PENDING	Fecal matter. Bonnie Jones Animal control Officer has been working with Mr. Hathaway on this.

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
930 W 4600 S	246	9/4/2014	Peterson Investment	900 W Riverdale Road	RCC 4-5-3(B) (33) & RCC 4-5 7-1-1	CLOSED	9/11/2014	Unmanaged Growth & Obstructions General Regulations

Violations

Violation	Notes
002: Closed	
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description

1035 W 4250 S	235	9/4/2014	HESTER, BERNARD & LORI KETCHUM	1035 W 4250 S	RCC 4-5-3(B) (33) RCC 4-5 7-1-1	CLOSED		Unmanaged Growth Obstructions General Regulations

Violations

Violation	Notes
002: Closed	
002: Closed	

Total Records: 27

10/16/2014

COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

October 17, 2014

OPEN FOR BUSINESS

Massage Envy Spa

The Pelican Restaurant

Massage Envy Spa has opened at 4097 S. Riverdale Road. A ribbon cutting was held on October 3rd.

The Pelican Restaurant and Pub is open at 4029 S. Riverdale Road in the former TGI Friday's building. A ribbon cutting was held on October 19th.

NEW & ONGOING DEVELOPMENTS

Riverdale Business Park

Construction is nearing completion on a commercial retail building in the Riverdale Business Park located at 5175 South 1500 West.

Ken Garff Honda located at 950 W. Riverdale Road, is doing an interior remodel of their dealership.

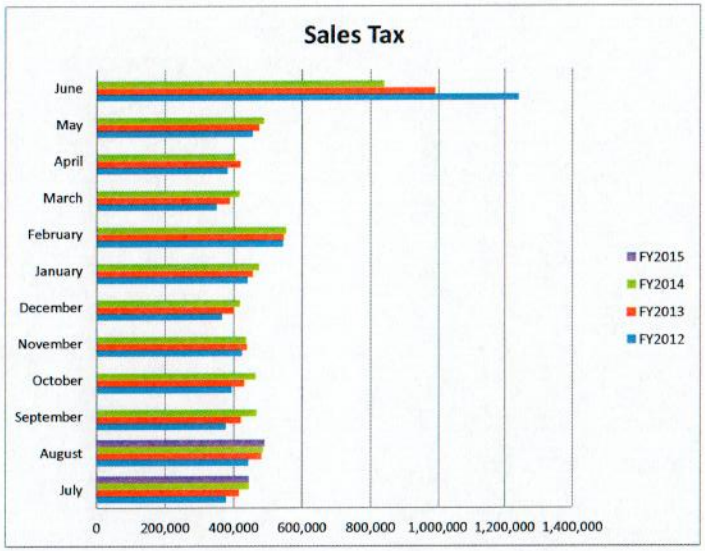
Condition of the Treasury
Riverdale City and Redevelopment Agency
Report as of August 31, 2014

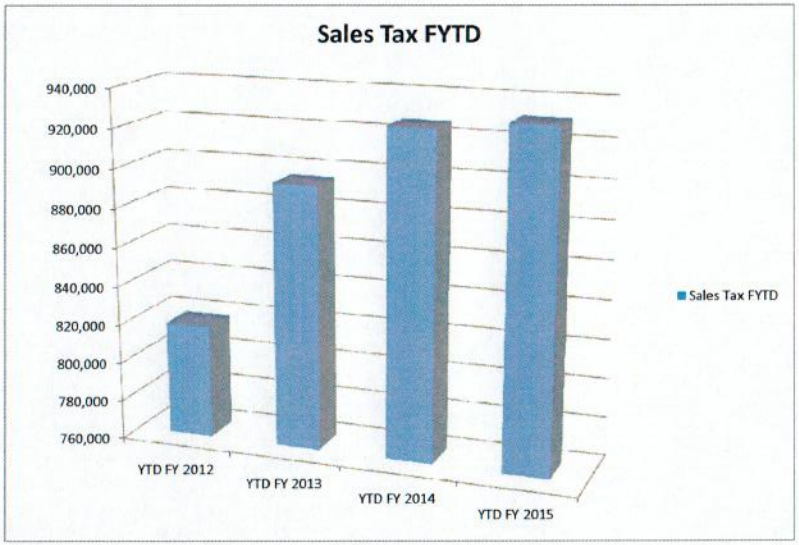
	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
General Fund	$1,512,689	$216,626	$2,000	$613,644	$674,543	$1,154,776	$1,263,911	($109,135)
Redevelopment Agency, RDA	$3,369,161			$208,611	$635,120	$226,224	$646,930	($420,706)
Capital Projects Fund	$3,808,952			$438,749	$5,369	$440,073	$30,369	$409,704
Water Fund	$2,014,885			$126,029	$94,391	$291,054	$139,685	$151,369
Sewer Fund	$2,146,933			$95,390	$248,684	$190,582	$266,455	($75,873)
Storm Water Fund	$1,188,055			$19,275	$93,562	$38,554	$103,185	($64,631)
Garbage Fund	$245,960			$28,739	$25,834	$57,343	$26,001	$31,342
Motor Pool Fund	$1,540,074			$21,917	$30,689	$43,837	$59,856	($16,019)
Information Technology Fund	$212,017			$7,580	$23,496	$15,164	$37,787	($22,622)
Total	**$16,038,726**	**$216,626**	**$2,000**	**$1,559,934**	**$1,831,688**	**$2,457,607**	**$2,574,179**	**($116,572)**

Lynn Fortie
Treasurer

Notes:

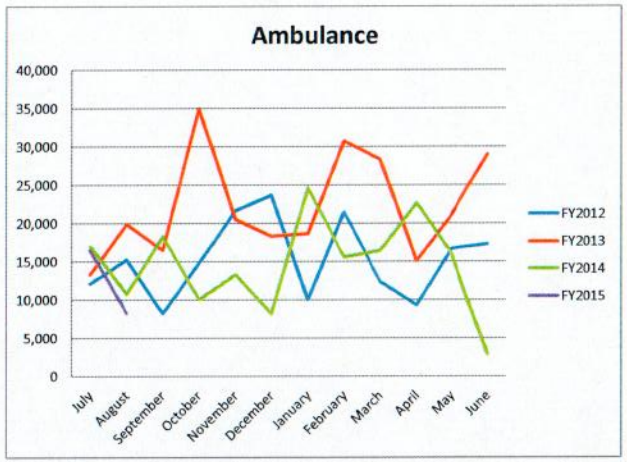
1) Savings are held in:
   a) PTIF (Public Treasurer's Investment Fund), the most recent yield was .47%.
2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
3) Cash Drawers are located at the Civic Center ($600), Comm. Ctr.($400), Senior's ($500), and Police ($500).
4) Receipts for sales tax, property tax, road tax and liquor tax are deposited directly into the PTIF account by the paying agency of the State of Utah or Weber County.
5) Other receipts are handled through the counter cash drawers mentioned above.
6) All disbursements are paid through the checking accounts at Wells Fargo Bank except petty cash items.
7) Cash flow and all account balances are monitored daily, savings are transferred from the PTIF to the checking account to cover disbursements as necessary.
8) Check disbursements are normally made weekly through the accounts payable system.
9) A check register report is available for detailed review of each disbursement made by city and RDA funds.
10) Our independent auditors include their review of these accounts in their annual audit report.

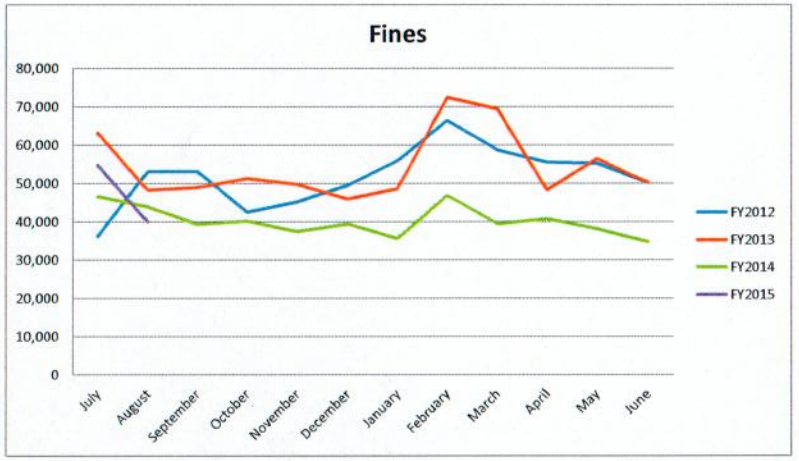


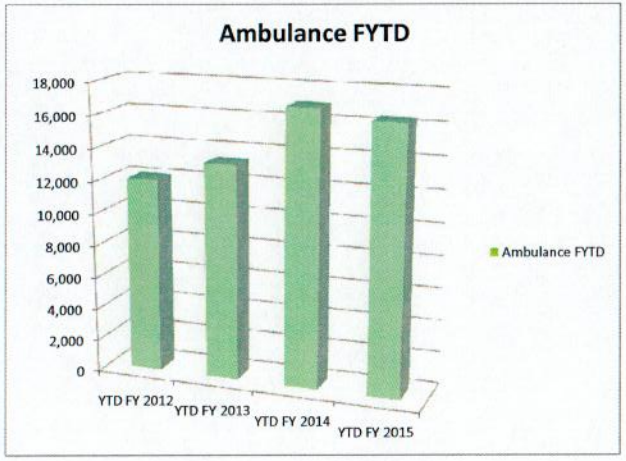


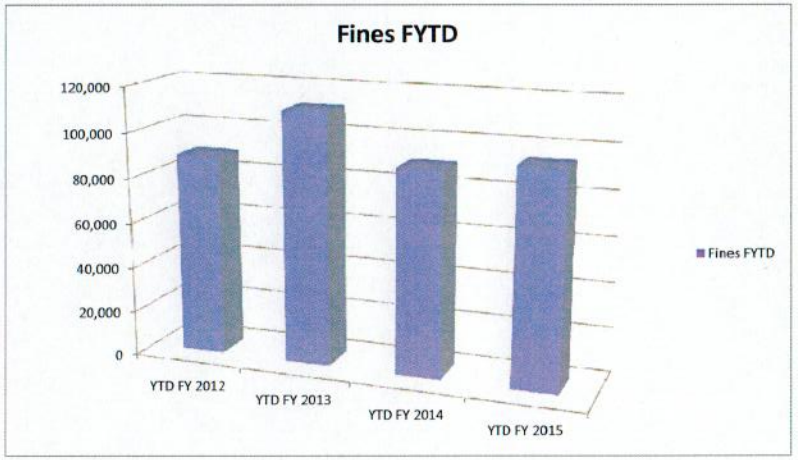
Sales Tax	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	377,176	441,207	375,990	393,199	424,423	365,661	439,081	543,110	349,596	381,648	453,855	1,241,631	5,786,576
FY2013	414,591	480,408	419,923	430,149	436,713	400,931	455,267	546,297	388,978	419,261	473,554	989,012	5,855,084
FY2014	442,860	483,531	465,331	462,265	434,672	416,737	472,296	553,020	415,423	404,529	486,693	838,217	5,875,576
FY2015	442,569	488,430											930,998

Sales Tax FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015
	818,383	894,999	926,391	930,998









Ambulance	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	12,051	15,189	8,160	14,709	21,611	23,611	9,990	21,399	12,318	9,253	16,619	17,219	182,129
FY2013	13,339	19,908	16,496	35,004	20,548	18,307	18,672	30,689	28,315	15,072	21,090	28,998	266,438
FY2014	16,960	10,677	18,243	10,007	13,235	8,171	24,577	15,528	16,360	22,613	15,910	2,854	175,136
FY2015	16,388	8,217											24,605

Ambulance FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015
	12,051	13,339	16,960	16,388

Fines	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	36,085	52,987	52,985	42,407	45,072	49,402	55,770	66,300	58,582	55,395	55,136	50,205	620,325
FY2013	63,188	48,230	48,899	51,273	49,701	45,934	48,540	72,433	69,402	48,355	56,419	50,266	652,641
FY2014	46,485	43,787	39,264	40,058	37,333	39,322	35,452	46,766	39,353	40,618	38,020	34,744	481,202
FY2015	54,647	39,917											94,564

Fines FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015
	89,072	111,418	90,272	94,564

Condition of the Treasury
Riverdale City and Redevelopment Agency
Report as of September 30, 2014

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
General Fund	$1,339,202	$177,252	$2,000	$545,083	$750,440	$1,699,859	$2,014,351	($314,492)
Redevelopment Agency, RDA	$3,368,203			$19,445	$15,593	$245,669	$662,522	($416,854)
Capital Projects Fund	$3,802,448			$1,450	$7,953	$441,523	$38,323	$403,201
Water Fund	$2,086,259			$90,465	$62,784	$381,519	$202,469	$179,050
Sewer Fund	$2,232,874			$94,551	$19,027	$285,133	$285,482	($349)
Storm Water Fund	$1,197,203			$19,247	$14,266	$57,801	$117,451	($59,650)
Garbage Fund	$241,947			$28,736	$32,749	$86,078	$58,750	$27,329
Motor Pool Fund	$1,566,030			$26,423	$29,634	$70,261	$89,490	($19,229)
Information Technology Fund	$202,455			$7,575	$18,803	$22,739	$56,590	($33,851)
Total	$16,036,623	$177,252	$2,000	$832,975	$951,249	$3,290,582	$3,525,428	($234,846)

Lynn Fortie
Treasurer

Notes:
1) Savings are held in:
   a) PTIF (Public Treasurer's Investment Fund), the most recent yield was .48%.
2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
3) Cash Drawers are located at the Civic Center ($600), Comm. Ctr.($400), Senior's ($500), and Police ($500).
4) Receipts for sales tax, property tax, road tax and liquor tax are deposited directly into the PTIF account by the paying agency of the State of Utah or Weber County.
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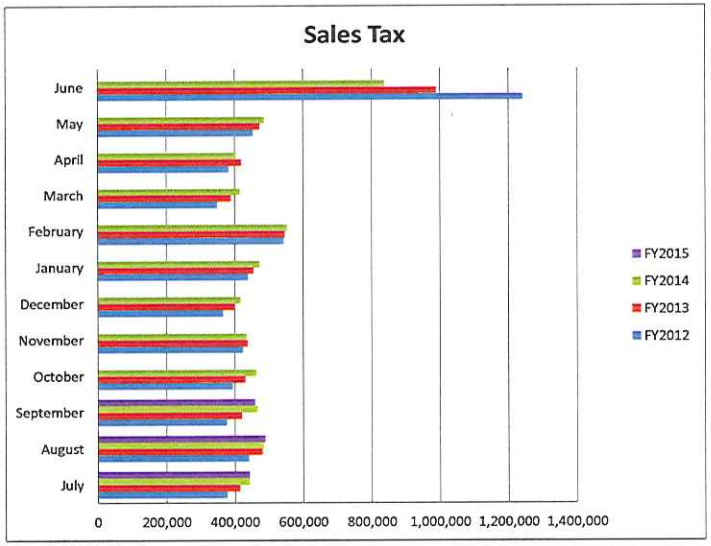
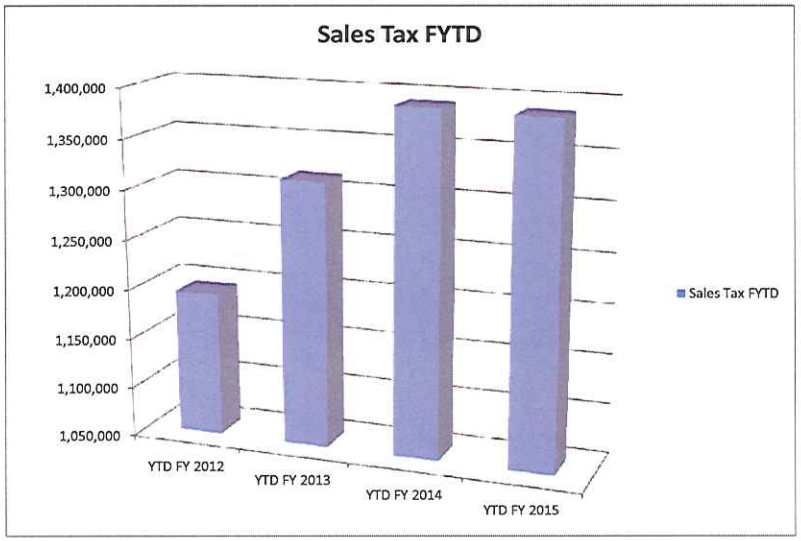
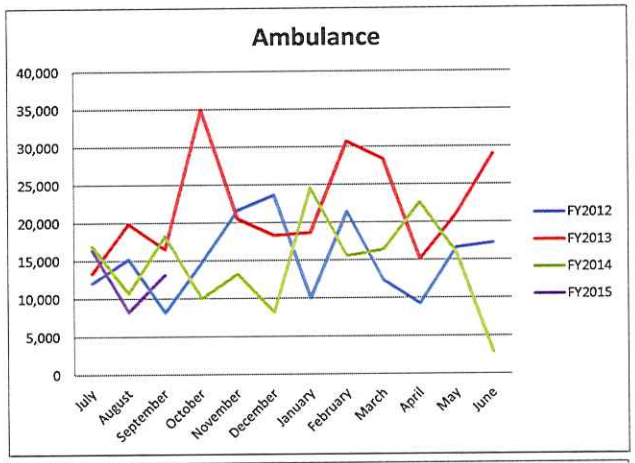
7) Cash flow and all account balances are monitored daily, savings are transferred from the PTIF to the checking account to cover disbursements as necessary.
8) Check disbursements are normally made weekly through the accounts payable system.
9) A check register report is available for detailed review of each disbursement made by city and RDA funds.
10) Our independent auditors include their review of these accounts in their annual audit report.

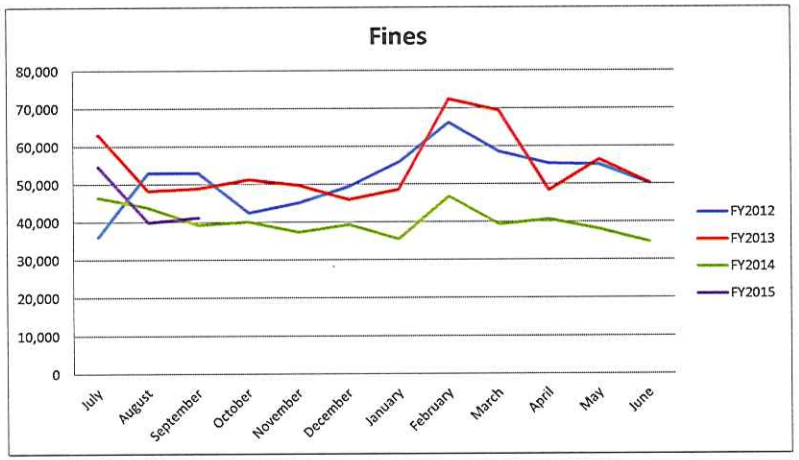


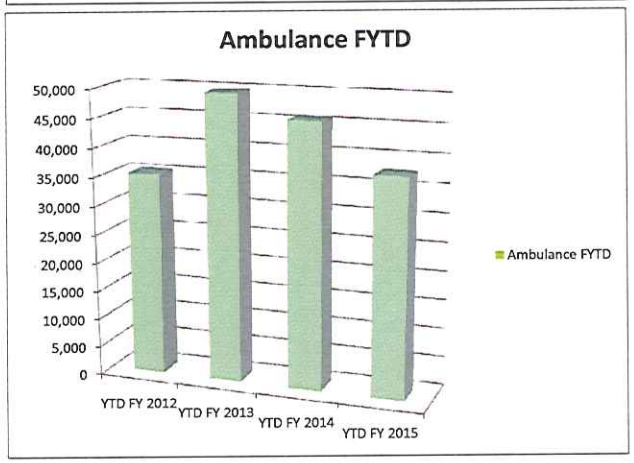


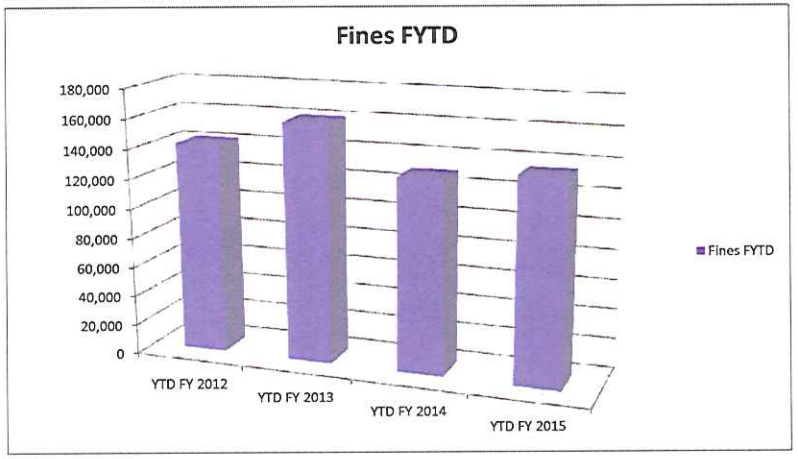
Sales Tax	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	377,176	441,207	375,990	393,199	424,423	365,661	439,081	543,110	349,596	381,648	453,855	1,241,631	5,786,576
FY2013	414,591	480,408	419,923	430,149	436,713	400,931	455,267	546,297	388,978	419,261	473,554	989,012	5,855,084
FY2014	442,860	483,531	465,331	462,265	434,672	416,737	472,296	553,020	415,423	404,529	486,693	838,217	5,875,576
FY2015	442,569	488,430	458,153										1,389,151

Sales Tax FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015
	1,194,373	1,314,922	1,391,723	1,389,151









Ambulance	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	12,051	15,189	8,160	14,709	21,611	23,611	9,990	21,399	12,318	9,253	16,619	17,219	182,129
FY2013	13,339	19,908	16,496	35,004	20,548	18,307	18,672	30,689	28,315	15,072	21,090	28,998	266,438
FY2014	16,960	10,677	18,243	10,007	13,235	8,171	24,577	15,528	16,360	22,613	15,910	2,854	175,136
FY2015	16,388	8,217	13,143										37,748

Ambulance FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015
	35,401	49,743	45,880	37,748

Fines	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	36,085	52,987	52,985	42,407	45,072	49,402	55,770	66,300	58,582	55,395	55,136	50,205	620,325
FY2013	63,188	48,230	48,899	51,273	49,701	45,934	48,540	72,433	69,402	48,355	56,419	50,266	652,641
FY2014	46,485	43,787	39,264	40,058	37,333	39,322	35,452	46,766	39,353	40,618	38,020	34,744	481,202
FY2015	54,647	39,917	41,150										135,715

Fines FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015
	142,056	160,317	129,536	135,715

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

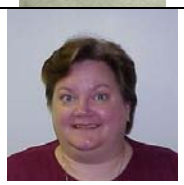
AGENDA ITEM: E2b

SUBJECT: City Administrator's Report
b. Employee Recognition of staff whose anniversaries fall in the month of October

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: Employee Recognition of staff with anniversaries in October

BACK TO AGENDA

Employee Recognition – October 2014 Anniversaries			
Years	Employee		Department
17	Eddie Graham		Fire
10	Amy Marks		Legal Services
10	Krystn Hinojosa		Fire
4	Reuben Renstrom		Legal Services
4	Wendy Turner		Community Services
2	Zachery Baty		Community Services

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014
AGENDA ITEM: E2c

SUBJECT: City Administrator's Report
c. Staffing Authorization Plan

ACTION REQUESTED BY PETITIONER: Information Only

INFORMATION: Staffing Authorization Plan

BACK TO AGENDA

Staffing Authorization Plan

As of December 31, 2005		
Department	*FTE Authorization*	*FTE Actual*
City Administration	3.00	3.00
Legal Services	5.50	5.50
Community Development	3.50	3.50
Bus Admin - Civic Center	5.75	5.50
Bus Admin - Comm Services	10.00	6.75
Public Works	12.00	11.00
Police	26.00	26.00
Fire	11.50	12.75
Total	77.25	74.00

As of September 30, 2014		
Department	*FTE Authorization*	*FTE Actual*
City Administration	3.00	3.00
Legal Services	5.00	5.00
Community Development	3.00	3.00
Bus Admin - Civic Center	5.25	5.25
Bus Admin - Comm Services	8.50	7.75
Public Works	11.00	11.00
Police	22.75	22.75
Fire	15.50	15.25
Total	74.00	73.00

Staffing Reconciliation – Authorized to Actual		
Department	*FTE Variance*	*Explanation*
City Admin	0.00	
Legal Services	0.00	
Bus Admin - Civic Center	0.00	
Community Development	0.00	
Bus Admin - Comm Services	(0.75)	PT workers unfilled
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	0.00	
Fire	(0.25)	PT position unfilled
Totals	(1.00)	Staffing **under** authorization

Actual Full Time Employees	57.00
Actual Part Time Employees	53.00
Seasonal	1.00

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: E3

SUBJECT: RAMP Presentation

PETITIONER: Reed Richards, Chairman of the Renew RAMP Committee

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: RAMP letter and info

BACK TO AGENDA

August 15, 2014

Riverdale City
4600 S. Weber River Drive
Riverdale, UT 84405

Dear Riverdale City,

We appreciate your city's willingness to allow a presentation on the Weber County RAMP Program to be placed on the council's agenda on October 21, 2014. With the RAMP Initiative on the ballot for reauthorization in November, we feel that it is important that all of the citizens of the county and your city be fully informed regarding the wonderful work that has been done all around the county through the use of RAMP generated funds. The county and every city has benefited significantly through RAMP grants. The RAMP sponsored cultural events that have been held in the Weber County area have been simply outstanding.

Our presentation will take approximately 20 minutes and will include a power point presentation depicting some of the RAMP projects. We will bring our own equipment, but if you have the ability to put a presentation through a built in system, that would certainly be preferable. We ask that you invite all citizens of your community to attend the presentation that evening. It would be greatly appreciated if you could announce it in newsletters, on your website, and through other methods you might have to communicate with your citizens. I have attached some information regarding RAMP that may be useful in newsletters or on websites. There is additional information available on the rampworks.org website.

Through the reauthorization of RAMP, we can guarantee many more outstanding projects and facilities in Weber County over the next 10 years. Thank you for your help in this effort. If you have questions, please contact my assistant, Ashley, at 801-621-0550.

Sincerely yours,

Reed M. Richards
Chairman of the Renew RAMP Committee

RR/aa

Legal Arts Building, Suite 200
2568 Washington Boulevard
Ogden, Utah 84401
Telephone: (801) 621-0550
Facsimile: (801) 334-9662

What Is RAMP?

You may be asking, "What is RAMP?" RAMP, an acronym for recreation, arts, museums and parks, refers to a tax initiative that voters in Weber County passed in November of 2004, nearly ten years ago. It authorizes Weber County to receive one penny in retail sales tax on every ten dollar purchase. The money is collected yearly in a RAMP "pot" and is directly invested in community projects through a grant process. A group of 15 citizens in the community serve on the RAMP Board for three year terms with seven members serving on the Arts and Museums Committee, seven on the Parks and Recreation Committee, and a Board Chair who oversees both.

Who Benefits?

Every citizen in Weber County benefits from RAMP. Benefits extend to tourists and visitors as well who use our trail systems, parks, recreational facilities, museums, or participate in a myriad of cultural events and festivals. In turn, RAMP benefits from tourists or visitors who choose to spend their dollars within the count by adding precious pennies to the pot.

Every municipality in the county benefits from RAMP by receiving a minimum of $5000 or $1 per resident to spend on eligible projects that further recreational facilities or cultural events. Population estimates are derived from the Governor's Office and the US Census Bureau. So even though Huntsville Town may have only 608 residents, they would receive $5000 of RAMP funds whereas Ogden City would receive $82,825 and Roy City $36,884 based on population.

In addition, over 90 eligible organizations have benefited from RAMP. RAMP funds have helped build soccer fields, parks, hiking trails, pathways, an ice skating rink and sports complex, restrooms, pickle ball courts, splash pads, and community centers. RAMP has also bolstered cultural projects for eligible non-profit organizations such as Union Station, Treehouse Museum, Dinosaur Park, the Nature Center, Ogden Symphony Ballet Association, the Farmer's Market, the Ogden Amphitheater, the Aerospace Museum, Ogden Symphony Ballet Association, Ogden Botanical Gardens and hundreds of other projects. These facilities and projects greatly enhance the quality of life in Weber County and satiate the diversity of tastes for people of all ages in our community.

Amount Of Funds

Funds collected for RAMP serve as an economic indicator reflecting the health of our local economy. For example, in 2012, RAMP received $2,606,395 for distribution; in 2013 $2,755,130 and in 2014, $3,082,995. This year's increase in RAMP funds of $327,825 represents a lot of pennies on a $10 purchase! It means that $32,782,500 more dollars were spent in the county this year than last. The economy is improving!

Independent And Transparent

The RAMP Board enjoys an independence from political persuasion allowing the community's best interest to come first and foremost. Members are nominated and selected based upon factors such as community involvement, fields of expertise, work ethic and service, areas of residency and references. All committee members have equal power to rank and score applications based on their own judgment. The RAMP Board spends hundreds of hours individually and collectively reading and familiarizing themselves with the requests. A liaison from the RAMP Board is assigned to each organization to clarify issues or resolve questions on the application. The Board convenes and makes recommendations to the Weber County Commissioners. In the history of RAMP, the Commissioners have always respected the recommendations of the RAMP Board. This is without exception or interference. This makes for a healthy, functional and remarkable RAMP program that has become a guiding star in the state. RAMP puts the needs of Weber County first and enhances the wonderful organizations that strive to provide excellence with opportunity and diversity for all.

Cost Vs. Benefits

Have you ever wondered what an average family contributes to RAMP? An independent accountant did some research and analysis for household investment towards RAMP using IRS tables that estimate the sales tax based on family size and income. For example, a family of four with a $65,000/year income, without any major purchases would pay about $12.65 per year for $3 million in community benefits. (Because taxes, insurance, mortgages, and many other things are not subject to sales tax, only about $20,000 of the $65,000 would be spent on retail purchases that have sales tax added. That sales tax comes to $1,082.45/year. Of that, part is for food that is not subject to the RAMP 0.1% tax. An estimate of $600/month on food leaves only $12,650 subject to the RAMP tax or $12.65).

Re-Elect RAMP

RAMP will be on the ballot for public vote this November 4th. We strongly urge YOU to educate yourself about the remarkable projects made possible by RAMP and to vote YES!

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: E4

SUBJECT: Discussion on amending Title 7 Public Parks and Trails Section 2-9 Horseback riding

PETITIONERS: Don Pearson, Uintah City Council Member and
Jeff Stewart, Uintah City Resident

ACTION REQUESTED BY PETITIONER: Discussion only

INFORMATION: Executive Summary

Email from Uintah City Councilor Don Pearson

Proposed Ordinance 862

Bridge picture

Aerials of bridge area

BACK TO AGENDA

Riverdale City

City Council Executive Summary

For the Council meeting on:	Presenter:
October 21, 2014	Jeff Stewart, Uintah City Resident

Summary of Proposed Action

Council Discussion on potential amendment to City ordinance 7-2-9, currently the City does not allow horses on the trail system, this discussion is for consideration of allowing horses to cross the newly constructed trail-way bridge thus riders could access properties on the east side of the Weber River.

Summary of Supporting Facts & Options

Riverdale City has been approached to consider amending the City's current park/trails ordinance to allow horses to cross the newly installed trail bridge on the south end of Riverdale City. Consideration of this activity would require an amendment to RCC 7-2-9.

City staff completed research with regards to this consideration. From this research and discussion, there are a few concerns that need consideration relative to the request. First, allowing horses would place the City in potential liability issues with private property owners on the East side of the new bridge (see enclosed map). Essentially, once riders cross the bridge there are no alternatives for travel on public lands, easements, or trails. As such, horse riders would need to secure written authorization to access private property. Currently the land on the east side of the bridge is owned by Unity Corporation.

Second, The City staff has concerns with potential for liability of horses accessing the bridge, clean-up of animal fecal matter on the bridge, winter access/icing, and potential damage to the bridge structure.

Third, The City staff is concerned with the potential for horse riders to continue along the paved trail further northward and possible conflict with pedestrians or bicyclists.

Considering these issues, the staff does not recommend amending the City's Parks and Trails ordinance to allow horses. Mr. Jeff Stewart will be presenting this request for discussion purposes. Pending the discussion the City staff could amend the city code for future consideration by the Mayor & City council.

Legal Comments - City Attorney

We have had problems in the past w/ indiv. using the trail on horseback from this side. Not sure if this will create more problems or not. Is concerning that they will be going on to private property

Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer

I don't believe approving this change would be in the City's best interest.

Lynn Fortie, Business Administrator

Administrative Comments - City Administrator

MAYOR & COUNCIL – MY CONCERNS ARE IDENTIFIED ABOVE IN THE SUMMARY. WHILE IT'S GOOD TO CONSIDER THIS TOO MANY NEGATIVES ARISE.

Rodger Worthen, City Administrator

From: Don Pearson [depearso@yahoo.com]
Sent: Thursday, August 21, 2014 1:25 PM
To: Norm Searle
Cc: Sally Neill; Mark Benigni; Geoff Ellis
Subject: Bridge

Mayor Searle,

Thanks for the encouraging words on Facebook! You, in fact, set the example!!

In one of our recent Weber Pathway meetings it was stated that Riverdale City requested that horses not be allowed on the new bridge connecting the Riverdale trails to the proposed trail from the new bridge to the Uintah bridge on the East end of Cottonwood Drive in South Weber. This is a new development. No one in the meeting knew the source of the request. Subsequently, I spoke with Roger Worthen, your City Manager. Roger didn't know who from Riverdale City had made the request and seemed to think that horses would not damage the cement deck.

Over the last 5 years that I have been involved with the Weber Pathway Committee. There has always been an understanding the planned trail and bridge could be used for equestrian traffic. To some extent, I can understand the concern because of the paved trails that Riverdale City is doing such a wonderful job of maintaining, but no experienced horseman will ride on pavement if there is any way to avoid it. On the Riverdale side of the river there are lots of alternatives including areas where cyclists and pedestrians probably would not choose, made accessible to equestrians by crossing over the bridge.

I have owned and enjoyed riding horses most of my life. There are many places within a 20 mile radius to trailer horses for extended rides including Red Rock below East Canyon Dam, public lands in Croydon, Middle Fork and North Fork in the Ogden River drainage, the skyline trail from Pineview to the North Ogden Pass, Wheeler Canyon and many connecting trails to Snow Basin, and Antelope Island just to mention a few. With all these choices I cannot foresee anyone trailering horses to any place that would utilize the new bridge. Use of the trail and bridge would be local horse owners from Uintah or South Weber that want to ride from their residence for a relative short ride without leaving the area.

What do you think?

Thanks,
Don Pearson
Uintah City Council
801 479 8766 phone
801 624 9670 cell

ORDINANCE NO. 862

AN ORDINANCE OF RIVERDALE CITY, UTAH, AMENDING THE CITY CODE TITLE 7, PUBLIC WAYS AND PROPERTY, CHAPTER 7, PUBLIC PARKS AND TRAILS, SECTION 2-9 ADDRESSING RULES AND REGULATIONS CONCERNING HORSEBACK RIDING ON THE CITY TRAIL; PROVIDE FOR REPEALER, SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Riverdale City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and

WHEREAS, the City Council finds and determines that the City is in need of an amendment of the rules and regulations concerning city the trails/bridge; and

WHEREAS, the City finds it is in the best interest of the health, safety, welfare and well-being of the city trail, the community and its citizens to modify the rules and regulations pertaining to the city trail and property; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH that:

Section 1. The Riverdale Municipal City Code, Title 7, Public Ways and Property, Chapter 7, Public Parks and Trails, Section 2-9 is hereby amended as outlined in Exhibit A (attached hereto and incorporated by reference) and shall read as set forth therein.

Section 2. Repealer of Conflicting Enactments:

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

Section 3. Prior Ordinances and Resolutions:

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

Section 4 - Savings Clause:

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

Section 5. Date of Effect

This Ordinance shall be effective immediately.

PASSED, ADOPTED AND ORDERED POSTED this 21st day of October, 2014

RIVERDALE, a municipal corporation

by: _____
Mayor Norm Searle

Attested and recorded

_____
Ember Herrick, City Recorder

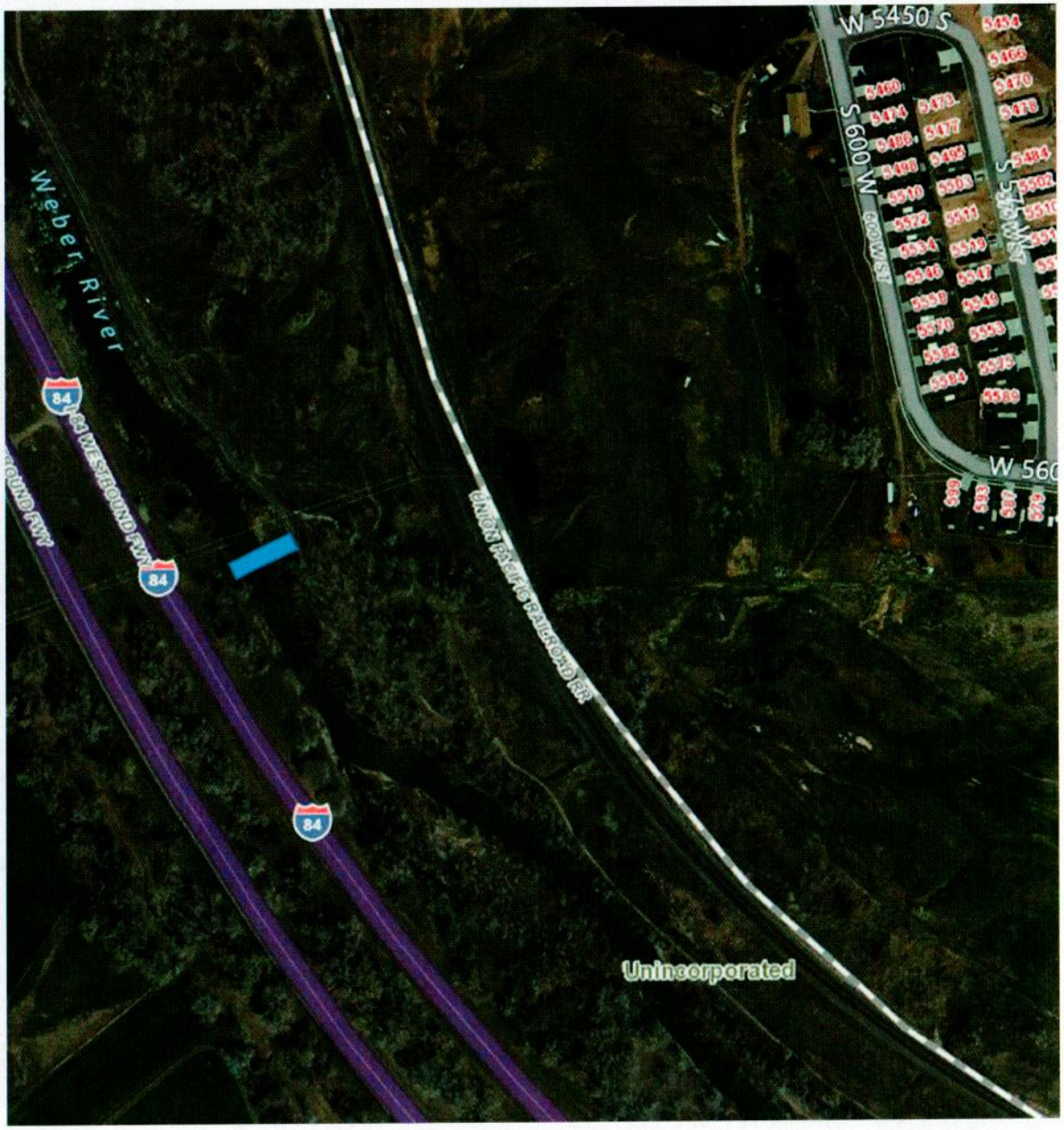
Exhibit A

PUBLIC PARKS AND TRAILS

Section 07-07-02 PROHIBITED ACTS RELATING TO PARK PROPERTY

2. Prohibitions.

9. Horseback Riding is illegal, except for police officers and their service animals in the official performance of their duties or with a special event written permit from the city, to ride a horse in park areas or upon city property or for the limited purpose of utilizing only that part of the trail known as the south bridge, for the purpose of crossing over the Weber River. Where permitted, horses shall be thoroughly broken and properly restrained, and ridden with due care, and shall not be allowed to graze or go unattended.


W 5450 S
S 600 W
S 575 W
W 560
Weber River
84
84
84
WESTBOUND FWY
EASTBOUND FWY
UNION PACIFIC RAILROAD TRK
Unincorporated

070730038
Owner: UNITY ENTERPRISES LLC
Mailing Address: 1218 W 4365 S 4B
SALT LAKE CITY UT 84123
Property Address:
Tax Unit: 26
Approx Land Acres: 2.76
More Parcel Info...
Zoom to
Weber River
Riverdale
84
Unincorporated
Weber

84
Weber
River
Riverdale
I-84 WESTBOUND FWY
UNION PACIFIC RAILROAD RR
Unincorporated
Weber

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: F1

SUBJECT: Consideration of meeting minutes from:
October 7, 2014 City Council Work Session
October 7, 2014 City Council Regular Session

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve Minutes

INFORMATION: See attached minutes as follows:

October 7, 2014 City Council Work Session

October 7, 2014 City Council Regular Session

BACK TO AGENDA

Administrative Offices
4600 So. Weber River Drive
Riverdale, Utah 84405

Minutes of the **Work Session** of the **Riverdale City Council of Riverdale City** held Tuesday, **October 7, 2014** at 5:31 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Mayor
Don Hunt, Councilor
Braden Mitchell, Councilor
Michael Staten, Councilor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor

Others Present: Rodger Worthen, City Administrator; Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Mayor Searle welcomed the Council members stating for the record that all were in attendance. He asked City Attorney Steve Brooks to lead the pledge of allegiance during the Council meeting.

Mayor Searle said Don Pearson of the Uintah City Council sent him a letter requesting Riverdale amend its prohibition of horses crossing a bridge at the south end of Riverdale's trail. He said Mr. Pearson is an avid equestrian and wants to be able to cross the bridge and ride his horses back to Uintah on the east side of the river. Mayor Searle said this request would need to be a future agenda item if there is council consensus to amend the horse prohibition. Councilor Hunt asked what the bridge surface is and Mayor Searle said it is concrete.

Mayor Searle said Riverdale resident Aaron Eames may speak during tonight's open communications portion of the meeting to request the Council reconsider their decision to require him to cut into 4400 South to tie his new duplex into the city's sewer line. He said Mr. Eames has written approval from all 12 homeowners of the adjacent PRUD stating their approval of his request to tie into their sewer line, which could save Mr. Eames approximately $20,000. According to Mayor Searle, the PRUD homeowners would also like Riverdale City to consider taking over maintenance of their private sewer line. Councilor Ellis said the ordinance requiring all new developments within 300 feet of a city sewer line to tie into the city's sewer system hasn't changed and the Council can't make an exception for one property owner. Mayor Searle said he advised Mr. Eames to write a formal request letter for possible consideration at a future Council meeting.

Mayor Searle said he will read a proclamation during tonight's public meeting declaring October "Riverdale Employee Recognition Month" and granting all employees a day of paid leave. He said the Lions Club will present a donation check to Riverdale City for $750 during tonight's public meeting.

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Mayor Searle asked for any changes or corrections to the previous meeting minutes and none were noted.

Mayor Searle said he is requesting Council approval to appoint Riverdale resident Stan Hadden to serve as a voting member of the Hill Air Force Base Restoration Advisory Board representing Riverdale City and to create a volunteer position for Mr. Hadden, at his request, as "Riverdale City Environmental Affairs Officer". Mayor Searle said Mr. Hadden has experience as a river keeper and has expressed concerns to him about the environmental health of the section of the Weber River that transverses Riverdale. He said Mr. Hadden will report to and advise City Administrator Rodger Worthen on environmental issues in the city, if the Council approves the creation of this volunteer position. Councilor Ellis said Mr. Hadden will be a great asset serving in this capacity and he said he supports the Mayor's appointments. Councilor Mitchell said Mr. Hadden previously expressed to the Council that he would never work with Riverdale City again after he was removed from the mosquito abatement board in 2012 and Mayor Searle said Mr. Hadden has had a change of heart.

Mayor Searle said the first agenda item is consideration of Resolution 2014-25 to hire Alpine Trails to complete renovation work associated with Riverdale's BMX Park. Mr. Worthen said Alpine Trails has the experience and knowledge to do this project and the Council has budgeted $6,000 to repair the BMX Park so contracting with Alpine Trails will be a procurement policy rather than a hiring decision. He said Alpine Trails will advise Councilor Staten and other cycling enthusiasts as they attempt to secure matching donations to expand Riverdale's BMX Park from a $6,000 to a $12,000 project. Councilor Staten said Council consensus to hire Alpine Trails doesn't obligate the city to spend any money but will assist him in his fundraising efforts. Councilor Mitchell said "Alpine Trails" is referred to as "Alpine Bike Parks" in the executive summary and Mr. Worthen said that is their correct company name. Mayor Searle asked for any additional questions about the proposal and none were noted.

Mayor Searle said the second agenda item is consideration of adding an additional project to the 2014 Riverdale Streets Projects. Mr. Worthen said Freeway Park Drive has been damaged by the Utah Department of Transportation (UDOT) during their fourth phase of Riverdale Road construction. He said he and Public Works Director Shawn Douglas recently met with UDOT representative Randy Jefferies about overlaying Freeway Park Drive before the winter weather hits and Mr. Jefferies indicated UDOT will contribute up to $50,000 if Riverdale City pays the additional $100,000 in road overlay costs. Mr. Worthen said the funding is available in the current fiscal year's streets budget and he is recommending Council approval so the asphalt overlay can be completed before the temperatures drop requiring the road work to be postponed until spring 2015. Mr. Worthen said he and Mr. Douglas also expressed concern to Mr. Jefferies that Riverdale City snowplows don't have the ability to lift snow over the new barricades UDOT has placed along Freeway Park Drive, which could impact traffic this winter. He said Mr. Jefferies asked staff to monitor this concern during the upcoming winter to see if the city snowplows can't adequately remove snow from the road and will need to contract with

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UDOT to plow Freeway Park Drive. Councilor Griffiths shared an anecdote about snowplowing in Salt Lake City and made recommendations about plowing to staff. Councilor Ellis said UDOT has also damaged the road in front of his home at 4804 South 1500 West and Mr. Worthen said he will have staff look into this.

Mayor Searle asked for any discretionary items stating the city's 17 acre land purchase of property on River Park Drive should be complete in a week. He said he has appointed an 11 member ad hoc committee to plan this future park and he said a funding proposal to hire a park designer will be on a future Council agenda. According to Mayor Searle, property owner Unity Enterprises, LLC recently offered to sell Riverdale a connecting piece of property for $50,000 and this may be a future agenda item for consideration.

Mayor Searle asked for Council input about putting in a gate to close the parking lot at the trailhead on 600 West at nights following numerous complaints from the Eskelsen family. He said last week the Eskelsens called the police to complain about individuals on longboards with headlamps in their neighborhood after dark. Mayor Searle said he recently attended a Weber River Parkways meeting where they discussed a gated trailhead at the 29th street trailhead in Ogden to address similar trespassing issues after dark. Councilor Staten asked what hours the city parks and trails are open set by city ordinance and Mr. Worthen said 5 a.m. to 10 p.m. Mayor Searle said the longboard incident occurred at approximately 4 a.m. Mayor Searle said kayak enthusiasts have contacted him about repairing Riverdale's park and he told them they would need to secure outside funding as there is Council consensus only to repair the flooding damage. He said the intent of the Weber Sewer District is to do the minimal amount of work required to secure their existing sewer line that transverses the river.

Councilor Griffiths said he was contacted by Riverdale resident Lloyd High who may speak during the open communications portion of tonight's meeting about his concerns with the mobile home park where he lives at 5100 South 1050 West. There were no additional comments or questions.

There being no further business to discuss, the Council adjourned at 6:01 PM to convene into their regular session.

October 21, 2014 Attest:

_____ _____

Norm Searle, Mayor Ember Herrick, City Recorder

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RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY OCTOBER 7, 2014

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **October 7, 2014** at 6:06 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Mayor
Don Hunt, Councilor
Braden Mitchell, Councilor
Michael Staten, Councilor
Brent Ellis, Councilor
Gary Griffiths, Councilor

Others Present: Rodger Worthen, City Administrator; Michael Eggett, Community Development Director; Ember Herrick, City Recorder and seven members of the public including Lloyd High, Stan Hadden, Teresa Knight, Joseph Thompson, Lucille Kelly, David Leahy and Charles Kerkvliet.

A. Welcome & Roll Call
Mayor Searle called the meeting to order and welcomed all in attendance including all Council members.

B. Pledge of Allegiance
City Attorney Steve Brooks led the Pledge of Allegiance.

C. Moment of Silence
Mayor Searle called for a moment of silence when he asked everyone to remember our police officers, fire fighters, and U.S. military service members.

D. Open Communications
Mayor Searle invited any member of the public with questions or concerns to address the Council and Riverdale resident Lloyd High said he has concerns about the safety of Riverdale Mobile Home Community 5100 S. 1050 W. where he lives. According to Mr. High, many of the homes have electrical problems and leaking roofs and he distributed copies of information and pictures he has compiled to the Mayor and Council. Mr. High claimed Riverdale Mobile Home Community is owned by a company called ARC which owns three mobile home parks in Utah and has expired state licenses. He alleged the park owners are renting dangerous units and the contractors doing work on the structures aren't licensed with Utah's Department of Professional Licensing and aren't securing city building permits or being inspected by city officials. Mr. High encouraged the Mayor and Council to determine if this company is operating legally in Utah and to verify the contractors are licensed and that proper permits are being secured. He said management has shown "depraved indifference to the needs and wants of residents". Mr. High encouraged the Mayor and Council to visit the mobile home community and evaluate his allegations and Mayor Searle said staff will investigate his concerns. Councilor Griffiths

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asked who is responsible for condemning a home when there is a fire in one of the units of a mobile home park and Mr. Worthen said the fire department should contact the city's building officials who is authorized to condemn buildings. Councilor Hunt said Mr. High's concerns are valid and he asked about the role of Riverdale's Code Enforcement Officer Randy Koger and Mr. Worthen said he doesn't have authority over building codes that is the purview of the city's Building Official Jeff Woody.

There were no additional comments or questions.

E. <u>Presentations and Reports</u>

Mayor Searle said the Utah Department of Transportation's (UDOT) fourth phase of Riverdale Road construction is six days behind schedule due to recent rainstorms and is now expected to be completed the first week of November. He said the city's proposed multi-use path on 4400 South under I-84 and over I-15 received Weber County approval and construction is scheduled for 2015.

Mayor Searle said he recently toured the County's 9-1-1 emergency call center and was impressed with the facility. He said in 2013 dispatchers received 398,447 calls including 93,000 9-1-1 calls and he said the call answer time at the local dispatch center is 1.72 seconds, the fastest in the state, and he complimented the employees for their efforts. Mayor Searle read a proclamation and declared the month of October "Riverdale Employee Recognition Month". He complimented staff including the fire department for putting out a trail fire last spring and the police for breaking up a credit card fraud ring recently. Mayor Searle read a letter from a Boy Scout leader complimenting the public works department employees for their help in working with scouts on city Eagle Scout projects.

Riverdale Lions Club representatives Teresa Knight and Joe Thompson presented the Mayor with a donation check for $750 to help purchase a rock with the Riverdale City logo to be placed near the roundabout at 700 West and 4400 South. Mayor Searle said the Lion's Club logo will be placed on the rock to commemorate their donation. He thanked the club members for serving Riverdale for 60 years and for their involvement in the construction of Riverdale's Veteran's Memorial, purchasing park benches and playground equipment for the city, and working to promote eye health.

F. <u>Consent Items</u>

Mayor Searle asked if there were any changes to the September 16, 2014 Council meeting minutes and none were noted.

Mayor Searle said he is requesting Council approval to appoint Riverdale resident Stan Hadden to serve as a voting member of the Hill Air Force Base Restoration Advisory Board replacing Public Works Director Shawn Douglas. He said the agenda noted a two year appointment but he is proposing Mr. Hadden remain the city's representative in perpetuity. Mayor Searle said Mr. Hadden has also requested a volunteer position be created for him where he can serve as Riverdale City's "Environmental Affairs Officer" and use his experience as a river keeper for Weber County to report environmental concerns about the river and wetlands to Mr. Worthen. Councilor Ellis said it is great that Mr. Hadden is willing to share his expertise and he said these new positions will be a

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great opportunity for him. Mayor Searle asked for additional discussion and none was noted.

Motion: Councilor Ellis moved to approve the consent items. Councilor Mitchell seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

G. <u>Action Items</u>

1. Consideration of Resolution 2014-25 to hire Alpine Trails to complete renovation work associated with Riverdale's BMX Park

Mr. Worthen said Resolution 2014-225 will appoint the company Alpine Bike Parks for the city's procurement needs to repair Riverdale's BMX Bike Park using a portion of the $6,000 allocated in the current fiscal year budget for this project. According to Mr. Worthen, Riverdale City didn't get three bids on this project because Alpine Bike Parks has demonstrated the skill and specialty expertise to assist with this project and there aren't many companies that build BMX Bike Parks. Councilor Mitchell asked if there are any financial obligations for the city associated with approving Resolution 2014-25 and Mr. Worthen said not at this time as the future of Riverdale's BMX Bike Park is subject to the fundraising efforts of Councilor Staten. Mayor Searle said the Council member that makes a motion in favor of Resolution 2014-25 should include a not to exceed amount of $6,000.

Motion: Councilor Hunt moved to approve Resolution 2014-25 to hire Alpine Bike Parks to complete renovation work associated with Riverdale's BMX Park for an amount not to exceed $6,000. Councilor Mitchell seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Staten, aye; Councilor Hunt, aye; Councilor Griffiths, aye; Councilor Ellis, aye; and Councilor Mitchell, aye. The motion passed unanimously.

2. Consideration of amending 2014 Riverdale Streets Project

Public Works Director Shawn Douglas said UDOT has damaged city street Freeway Park Drive during their fourth phase of Riverdale Road construction and has agreed to pay a third of the repair costs to have the road repaved for an amount not to exceed $50,000. He said Granite Construction is willing to add this road to their 2014 Riverdale Streets Projects list which is expected to take two days, if the Council amends their contract. Mr. Douglas said the plan is to complete the work in the coming weeks if the weather stays above 50 degrees and the total cost of the project will be $155,000. He said with UDOT's promised financial contribution there will be sufficient Class C road funds in the current fiscal year's budget to cover the additional $105,000 project cost. Councilor Hunt asked if UDOT will still contribute $50,000 if weather delays the road resurfacing until spring 2015 and Mr. Douglas said they will, but he would like to try and get the road

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repaired before it impacts city snowplows this winter. Councilor Griffiths asked when asphalt batch plants shut down for the season and Mr. Douglas said typically around November 15 but he said it isn't advisable to overlay unless temperatures are at least 50 degrees. Councilor Mitchell said the proposal is simply to amend the 2014 Riverdale Streets Projects to add the overlay of Freeway Park Drive and he asked for confirmation that no budget amendment is being requested and Mr. Douglas confirmed that is the case. Councilor Ellis thanked Mr. Douglas for being proactive in fixing this damaged road and Mr. Douglas thanked Mr. Worthen for helping him to lobby UDOT representative Randy Jefferies to agree to pay for a third of the project's total cost.

Motion: Councilor Mitchell moved to amend the 2014 Riverdale Streets Project for an amount not to exceed $155,000. Councilor Griffiths seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Hunt, aye; Councilor Griffiths, aye; Councilor Ellis, aye; Councilor Mitchell, aye; and Councilor Staten, aye. The motion passed unanimously.

H. Discretionary Items

Mayor Searle asked for any discretionary items and Councilor Staten asked about some confusing bike lane striping on 4400 South and 900 West and Mr. Douglas said Granite Construction misread the diagram staff provided to them and will be restriping the lines shortly. Councilor Staten said he is happy with the annual painting of bike lanes in Riverdale and he said he recently received some positive feedback from the League of American Bicyclists and Bike Utah about efforts to make Riverdale a bike friendly community.

Mayor Searle said Don Pearson of the Uintah City Council recently sent him an email requesting Riverdale amend its ordinance to allow horses to cross a bridge at the south end of Riverdale's trail where they are currently prohibited. He asked for Council consensus to make this a future agenda item and consensus was unanimous.

There were no additional discretionary items.

I. Adjournment:

With no further business to come before the Council at this time Councilor Ellis moved to adjourn the meeting. Councilor Griffiths seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 6:55 p.m.

Approved: October 21, 2014 Attest:

_____ _____

Norm Searle, Mayor Ember Herrick, City Recorder

DRAFT

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: G1

SUBJECT: Consideration of final site plan review of Bravo Arts Academy proposal

PETITIONER: Mike Ford, Developer

INFORMATION: Exec Summary Bravo Arts Final Site Plan –City Council [20141021]

Final Site Plan Review – 20141016

Engineer Review letter – approval 10-17-2014

Department Staff Reports – Bravo Arts Final [20141007]

Reeve comment response letter 10-14-14

Sewer Letter – Bravo Riverdale [20140909]

Bravo Arts Application [20140909]

Hayward 1&4 – Amended Plat

Site Plan – Bravo [20141014]

Bravo Riverdale – Electrical Site Plan

Bravo – Lighting Site Photometric 10-10-14

Bravo – Elevation Renderings

Color Elevation

Bravo – Building Materials Panel

Engineer Cost Estimate – Bravo Riverdale [20141014]

Resolution 2014-26 with Bravo Development Agree [20140918]

Draft 101414 Planning Commission Meeting Minutes

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 10-21-2014

Petitioner: MAFCO Riverdale, LLC (Mike Ford)

Summary of Proposed Action

Mike Ford has applied for a Site Plan review of the Bravo Arts Academy as a proposed preschool/nursery school/education development located at approximately 5175 South 1500 West in a Planned Regional Commercial (CP-3) zone. This site plan is being proposed to amend the lot lines of lots 1 and 4 of the previously approved Hayward Subdivision and this lot line adjustment will need to be resolved and reflected appropriately when recorded with Weber County, should this site plan be approved in the future (see the attached plat amendment document showing this adjustment). A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Bravo Arts Academy site plan proposal and amended plat, approve the proposed site plan and amended plat with any requested/suggested modifications, or not approve the Bravo Arts Academy site plan and amended plat.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3)", 10-13F "Special Use Districts - Hillside", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and uses listed in 10-10A-4 "Commercial Zones (C-1, C-2, C-3)", which are all deemed conditional uses in Planned Commercial Zones (the conditional uses may be granted following City Council review and potential approval of the attached Development Agreement respectively).

The proposed development parcels were previously established and subdivided in 2007-08 as Hayward Business Park, Lots 1 and 4. Since that time, the original applicant was not able to complete the original project intended for this site and the property went into default to the banking entity associated with the property. Mike Ford has since purchased this property in the hopes of developing the Hayward properties. The property is in a CP-3 zone which requires the developer of the site to participate in a development plan discussion with the City. Under City Code 10-10B-2, it states that the development plan should include an outline of uses indicated to be allowed in the CP-3 zone as part of the development plan approval. The developer has provided a draft development agreement that does list the intended uses for the proposed building spaces.

Attached with this executive summary is a document entitled "Final Site Plan Review - Bravo Arts Academy (Hayward Subdivision Lots #1 and 4)"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director (as previously provided to the Planning Commission), the Fire Chief and contracted City Engineer (the Police Chief provide no comments for discussion). In addition, there is a follow-up response document from Reeve & Associates addressing the Final Plan review comments of City Staff. Other documents, following these reports, have been provided for referential use. The City Council should discuss any concerns raised by these summaries.

The Planning Commission and the applicant need to be sensitive to the fact that this is a CP-3 zone and per 10-10B-6 of the City Code, this development needs to have an acceptable relationship to, and further the

purposes of, the overall plan for this area of the City (i.e. aesthetic relationship to already existing buildings, maintenance of facilities, etc). It is a good idea to review potential uses (as listed on the development agreement) to determine potential impacts to the overall area at this location.

There is a concern associated with the Landscaping Plan (sheet 10) for this site; the plan reflects a large portion of the property to the south of the building as "Existing Vegetation to Remain" and this "existing vegetation" could become a future code enforcement concern for the City.

Additionally, the proposed amended plat and site plan reflects the lot line adjustment of lots #1 and #4 of the Hayward Business Park. The petitioner should work with the Weber County Recorder/Surveyor's office to amend the Hayward Business Park plat to reflect this lot line adjustment. Per City and State Codes, there is no public hearing requirement for a lot line amendment within a subdivision that doesn't adversely impact other owners in the subdivision or involve the vacation of a street, right-of-way, or easement.

Per City Code 10-21-11 and 10-25-7, the developer is also expected to "have satisfied the financing requirements of this chapter." And is expected to show proof of this financing requirement to the City Council in the form of an escrow deposit or a performance bond. The developer has provided an Engineer's Cost Estimate document (which has been reviewed by the City Engineer as attached) to reflect this proposed performance guarantee and plans to enter into an escrow deposit agreement with a financial institution if this project is approved for development.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns raised by staff and/or the City Council. The City Council may make a motion to approve the Bravo Arts Academy site plan proposal and amended plat, approve the proposed site plan and amended plat with any requested/suggested modifications, or not approve the Bravo Arts Academy site plan and amended plat, based upon sufficient findings of fact for the City Council decision.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Commercial/Office/Business Park" and this proposed project would comply with this land use.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City Administrator

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

City Council Final Site Plan and Amended Subdivision Plat Review – Bravo Arts Academy (Hayward Subdivision Lots #1 and #4), 5175 South 1500 West

Completed by Mike Eggett, Community Dev. Director on 10/16/2014

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed final site plan and amended subdivision plat. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the final site plan and amended subdivision plat or not approve the proposed site plan and amended subdivision plat if any additional concerns still exist that may need to be addressed by the developer.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	Sept. 9, 2014; updated on Sept. 30, 2014 and Oct. 14, 2014
Date Application Submitted to City:	September 9, 2014
Date Fee Paid:	Paid on September 9, 2014 (see receipt for detail)
Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name and address location shown
Owner's name, address, and phone number	Mike Ford, 620 East 1700 South, Clearfield, Utah 84015, 801-644-5100
Developer's name, address, and phone number	MAFCO Riverdale, LLC – Mike Ford, 620 East 1700 South, Clearfield, Utah 84015, 801-644-5100
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; Blue Stakes Location number is on permit; no utility companies appear to be directly affected
Consulting Engineer's name, address, and phone number	J. Nate Reeve, P.E. (Reeve & Assoc), 920 Chambers St, Suite 14, Ogden, Utah 84403, 801-621-3100
Licensed Land Surveyor's name, address, phone number, signature, and seal	Reeve & Associates, Inc; Address & phone number same above; seal showing for Nate Reeve, signatures not shown
Date	Yes – September 3, 2014

Revision block with date and initials	Revision block shown
Sheet number and total sheets	Shown (10 total sheets)
General	
Street names	Shown – 1500 West 5175 South
Layouts of lots with lot numbers	Yes, shown as Hayward Lots #1 and #4
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1”=50’ to 1”=10’)	Yes, scale is showing within allowed range
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Yes, shown and identified in packet
Space for notes	Yes, notes and legend sheet provided as sheet 2
Contours	Yes, shown on sheets 3, 5, and 8
Public areas	Sidewalks, park strips shown and identified
Vicinity Map	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of “Not to Scale”
PLAT SHEET	Provided
Title Block	
Project name and address	Project name and address location shown
Approving Agency’s name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer’s name, address, and phone number	J. Nate Reeve (Reeves & Assoc), 920 Chambers St, Suite 14, Ogden ,Utah 84403, 801-621-3100
Date	Yes – October 14, 2014
Names of approving agents with titles, stamps, signatures, and license expiration dates	Shown
Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Not applicable
Consulting Engineer’s stamp, signature, and license expiration date	Yes – Engineer agency’s logo and contact information showing, signatures not shown
Layout	

Street Names	Shown – 1500 West 5175 South
Layouts of lots with lot numbers	Yes, shown as Hayward Lots #1 and #4
Bearings and distances for all property lines and section ties	Defer to City Engineer review
Legal description	Defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1”=50’)	Yes, scale is showing
North arrow	Yes
Owner’s dedication certificate for subdivision (Notary Acknowledgement)	May not be applicable
Landscaping (location and type with area calculations)	Yes, provided on Sheet 10
Location of exterior lighting devices, signs, and outdoor advertising	Street light currently placed on corner of 1500 W 5175 S, refer to elevation drawing for more; site lighting plans have also been provided
Location of underground tanks, dumpsters, etc	No underground tanks appear to be needed; dumpster location is shown (2 dumpster enclosures provided in parking lot)
Additional Information	
Benchmark	Yes
Basis of bearings	Yes
Legend	Yes
PLAN AND PROFILE SHEETS	Provided
Title Block	
Project name and address	Project name and address location shown
Approving Agency’s name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer’s name, address, and phone number	J. Nate Reeve (Reeves & Assoc), 920 Chambers St, Suite 14, Ogden ,Utah 84403, 801-621-3100
Date	Yes – September 3, 2014
Scale	Yes, scale is showing within allowed range
Revision block with date and initials	Revision block shown
Sheet number and total sheets	Shown (10 total sheets)
General	

North arrow	Yes
Street names	Shown – 1500 West 5175 South
Lot numbers	Yes, shown as Hayward Lots #1 and #4
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet 3
Signage	Building signage shown on elevation drawings, must still comply with sign ordinance regulations; may inquire regarding future signage intent
Height	*Not available*
Size	*Not available*
Locations	Building sign location shown on elevation drawings, monument sign location shown on proposed site plan sheet; other signage locations not identified
Colors	*Not available*
Lighting	*Not available*
New and Existing Buildings	
Height and Size	New building - Height = 140'8" at the highest point (see elevation drawing for more); Building size = approx. 20,102 sq. ft.; Existing fences and utility structures shown on sheet 3
Location, setbacks, and all dimensions	Yes, shown on proposed site plan (sheet 4); front setback – minimum 57.54 feet at nearest point; rear setback – minimum 30.33 feet at nearest point; north side setback – minimum 130.50 feet at nearest point; south side setback – minimum approx. 88 feet at nearest point; building site dimensions shown on plans, architectural renderings also provided
Type of construction	Materials sheet has been provided, material location not clearly identified on elevation drawing; building elevation drawings have been provided
Type of occupancy and proposed uses	Nursery school and preschool (daycare), Private Education (music and dance) as listed in Development Agreement
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown

New and Existing Landscaping & Percentage	47.10% of site
Number of trees	13 trees, 62 shrubs, 87 perennials shown
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping, and irrigation plan shown; gentle berming along the road, as required in 10-14-12 (B.)(2.) shown, new lot #4 vegetation to remain natural and or lightly landscaped
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the gravel mulch areas of building as well as some of the plantings; for more, inquire of the developer
New and Existing Walls and Fences	
Location, design, and height	Location and height of fence placement meets all requirements of City Code; 6' fences will be installed
Materials proposed for construction	External fence will be 6' vinyl and all internal fences will be 6' chain link
New and Existing Parking	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	71 stalls are provided and shown; handicapped parking spaces are provided and shown; size meets city requirements; adequate parking for use
Location of employees' parking, customer parking, and handicapped parking	Established as noted above
Internal circulation pattern	Internal flow arrows have been provided to show internal circulation patterns
New and Existing Ingress and Egress	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown at 20' and 24' wide respectively
Circulation pattern	Access circulation to be encouraged from north ingress point southward through site to south egress point then back towards Riverdale Road
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Yes, shown on plans and identified as 60' r.o.w. on multiple plan drawings
Face of curb lines	Yes, this is shown
Centerline slope	Shown on page 3 and established per previous road development
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable;

Light poles	Street light currently placed on corner of 1500 W 5175 S; site lighting plans have also been provided
Street lights	Yes, shown and identified
Street name signs	Signing installation should be coordinated with public works dept and paid for by applicant;
Stop signs	Signing installation should be coordinated with public works dept and paid for by applicant;
UDOT approval (if required for project)	Not applicable for this application
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown as a 4'; 4" road base placement defined on sheet 7
Planting Strip	Yes, shown as 4.5'
New and Existing Storm Drainage	
Top of curb elevations	Shown on sheet 5 and detail drawing on sheet 7
Slope of gutter	Shown on multiple sheets of plans
Manholes	Shown as already existing of multiple sheets
Invert elevations	Shown on multiple sheets, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on multiple sheets, defer to City Engineer
Location of catch basins	Shown on multiple sheets of plans
Ditches, location and ownership	No ditches or waterways of note shown
Approval to pipe, reroute or use	Other than future City approval, no other approval required, defer to City Engineer
Calculations for retention system	Shown on grading plan
Method of storm water clean-up	Shown on sheet 8 and 9 (Storm Water Pollution Prevention Plan Exhibit and Plan Details)
New and Existing Sanitary Sewers	
Manholes	Shown on multiple sheets of plans
Invert elevations	Shown on multiple sheets, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Water meter location shown, size of water meter identified; type per public works. Location of new and existing valves shown. Three existing fire hydrants shown, no new hydrants proposed
New and Existing Gas Lines	

Size and type	Existing gas lines shown, size and type not shown; new gas lines location shown, size and type not shown
New and Existing Electrical Lines	
Size, location, and type	Existing power box locations shown; existing power lines shown, size and type not shown; new electrical line location shown, size and type not shown
Location of power poles	Existing power poles are shown
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes shown, poles and associated manholes not shown if applicable
New and Existing Cable TV Lines	
Location of lines (if applicable)	Cable TV lines not shown and may not be applicable
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on sheet 7 (Civil Details) with 9" road base
Cross section of curb and gutter (standard 30" high back)	Shown on sheet 7 (Civil Details), defer to City Engineer
Gutter inlet box with bicycle safe grate	Shown on sheet 5 (Grading Plan); defer to City Engineer
Cleanout box	Shown on sheet 5 (Grading Plan); defer to City Engineer
Thrust blocking	Shown on sheet 7 (Civil Details); defer to City Engineer
Special energy dissipating or drop manholes	None showing and may not be applicable
ADDITIONAL INFORMATION	
Soils report	Geotechnical previously provided in 2007 as part of subdivision review at the time; no new soils reports have been provided and not much has changed since 2007
Drainage and runoff calculations	Yes, shown on sheet 5 (Grading Plan)
Water right transfer documentation	Review with Public Works
Copy of protective covenants, codes, and regulations for development	None provided or anticipated with this project; development agreement submitted
Eight (8) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested;
Building elevation renderings	Yes, these have been provided

Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, CP-3, subject to approval of a Development Plan and Development Agreement document listing approved commercial uses within this development; Development Agreement draft has been submitted for review
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, C-3 uses anticipated for this development; all approved uses, per CP-3 zoning language approval and development agreement approval
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works and Fire Department comments have been provided
Traffic study	Not currently provided; likely not needed to provide any analysis unless otherwise requested
All Planning Commission and City Staff conditions for approval have been met	Planning Commission recommendation provided; see staff reports for any existing concerns

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

17 October 2014

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Bravo Arts Academy**
Subj: Site Plan - approval

Dear Mike,

I have reviewed the above referenced site plan drawings and recommend approval. I would still recommend that the Planning Commission & City Council consider the following:

General Comments:

1. The front or easterly property line needs to adjust to 12" west of the proposed new sidewalk so the sidewalk will be in the City right-of-way. The sidewalk should to be a part of the 1500 West right-of-way.

Should you have any questions feel free to contact our office for clarifications.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, P.E.
City Engineer

Cc. Shawn Douglas, Public Works Director
Jeff Woody, Building Official and Inspector

DEPARTMENTAL STAFF REPORTS – 9/16/2014 & 10/7/2014

From: Shawn Douglas
Sent: Monday, October 7, 2014 9:34 AM
To: Mike Eggett
Subject: Bravo

Mike the following are the items I have for Bravo Arts Academy.

1- They need to show BMPS for the storm water system after the construction. They will also need to record the required storm water elements with plat.

2-There is no backflow assembly shown for the sprinkler system.

3-What BMPs will be used to control sediment, oils and flotables before they reach the city storm water system. What model and a drawing of the stormseptor should be included.

4-Some of the existing sanitary sewer manholes will be in landscaped areas behind the curb and gutter. They need to provide for access to the existing sewer manholes for cleaning and repairs.

5-The concern for sewer capacity still exists, the city is currently trying to verify flows in this area. The developer offered to put in measures to reduce sewer flows from the development, what type of reduction in outflows will they be able to provide?

6-Any unused water service will need to be disconnected at the corp stop.

7-They need to provide information on the kitchen and what they are going to do for a grease trap.

Shawn Douglas
Riverdale City Public Works
801-394-5541 Ext. 1217
Riverdale City
4600 S. Weber River Drive
Riverdale, UT 84405

From: Roger Bodily
Sent: Tuesday, September 16, 2014 11:34 AM
To: Mike Eggett
Subject: RE: Bravo Arts Academy

Mike
At this point, I do not have any major concerns. I have looked at the hydrant situation in the area and everything appears to be in order. I worked with Bravo Arts when they built the one in Clearfield… should be a great addition to our community…
Roger

October 14, 2014

Mike Eggett
Community Dev Director/RDA Deputy Exec Director
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Project: Bravo Arts Academy
Re: Final Plan review

Below please find our response to comments dated October 8, 2014. We will address each comment that was addressed within the updated plan set.

CEC-Scott Nelson comments

1. See provided Plat for the lot line adjustment.
2. Per conversation we had with Scott Nelson, the sidewalk and property line are to remain. If additional dedications are required by the City, then these will be arranged and a future time.
3. Site light plan has been provided. The light pole locations have also be indicated on the civil improvement drawings.
4. The construction cost associated with the new handicap ramp has been included in the updated Engineers cost estimate.

Shawn Douglas comments

1. The BMPs required after construction have been provided on the improvements plans. These improvements include, detention basin, stormceptor manhole, and catch basin.
2. A back flow assembly has been provided and called out on Sheet 6 and on the landscape sheet, southwest of the new 2" water meter.
3. The stormceptor detail has been provided on Sheet 2.
4. An access has been specified to the existing manhole near the west property line, see Sheet 6.
5. The owners of Bravo are using high efficient toilets that only use 1.2 gallons per flush where our Clearfield location the toilets use 1.8 gallons per flush. They are also putting a control solenoid on the sinks in the younger classrooms so the students don't use the sinks for water play.
6. A grease trap (and associated detail) has been added to the plan set.

We appreciate your review and trust we have changed and/or clarified all of your comments referenced herein.

If you have any questions, or we can be of further assistance, please let us know.

Sincerely,
REEVE & ASSOCIATES, INC.

Nate Reeve, P.E.
Principal Engineer
nreeve@reeve-assoc.com

Reeve & Associates, Inc.

September 9, 2014

Mike Eggett / Shawn Douglas
Riverdale City
4600 S. Weber River Drive
Riverdale, UT 84405

Subject: *Bravo Arts Academy, 1500 West – Riverdale, UT.*

Dear Mike and Shawn:

Per our meeting with the City to discuss the above referenced project we discussed the need to provide projected sanitary sewer flow rates. Based upon this requirement, we are providing the information below.

As recommended by Shawn, we analyzed the existing water consumption of the Bravo site in Clearfield, UT. We reviewed these water bills since the Clearfield and proposed Riverdale projects are similar in size. To obtain a realistic average demand of water consumption, we utilized the winter months when exterior irrigation was not in use. Based upon this averaging, the Clearfield facility is utilizing approximately 30,000 gallons per month or 1500 gallons per work day. In addition, the projected water use within Bravo is also outside of the average water use within this sewer contributory area which consists primarily of residential homes. Per Central Weber Sewer District, the average residential usage peaks are from 6:00am to 8:00 am and from 5:30pm to 9:00pm. The projected flows from the Bravo are from 8:00am to 5:00pm.

In 2007, the City approved the Hayward Business Park which Bravo is now included within. Lots #1 and #4 were approved to provide 25,600 s.f. of commercial space. This project would have generated approximately 28,200 gallons per month based upon projected designs and plumbing fixture counts.

Based upon the nature of the business, projected hours of water consumption, and previous City approvals, we conclude that the proposed Bravo Arts Academy will not negatively degrade the sewer system from what was previously accounted for and approved in this contributory area.

If you have any additional questions or concerns, please let me know.

Sincerely,
REEVE & ASSOCIATES, INC.

J. Nathan Reeve, PE
Principal / President
nreeve@reeve-assoc.com

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING
SITE PLAN APPROVAL

CASE NO: 2014-05 DATE SUBMITTED: 9-9-2014

APPLICANT'S NAME: MIKE FORD

ADDRESS: 620 E. 1700 S.

PHONE: (801) 644 5100 TAX I.D. NO: 08493 0001

ADDRESS OF SITE: 5175 S & 1500 W.

APPLICANT'S INTEREST: OWNER

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 2.75 (sq. ft./acreage) of property in the CP-3 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize _____ to act as my representative in all matters relating to this application.

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $200 per acre or portion of

Fee: $ 550.00 Date paid: Sept. 9, 2014

Planning Commission set public hearing: Yes ☐ No ☐ Date of Public Hearing: _____

Planning Commission scheduled to hear this application for site plan approval on:

Date: _____ Decision of Commission: _____

City Council set public hearing: Yes ☐ No ☐ Date of Public Hearing: _____

City Council scheduled to hear this application for site plan approval on:

Date: _____ Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.482932 Sep 9, 2014

FORD, MIKE

Previous Balance:		.00
MISCELLANEOUS - ZONING & SUBDIV. FEE		550.00
10-34-1500 ZONING & SUB. FEES		
Total:		550.00
CHECK	Check No: 1139	550.00
Total Applied:		550.00
Change Tendered:		.00

Duplicate Copy

09/09/2014 04:45PM

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

HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT

AMENDING LOT 1 AND LOT 4 OF HAYWARD BUSINESS PARK SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

RIVERDALE CITY, WEBER COUNTY, UTAH

OCTOBER, 2014

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

40 0 40 80 120

Scale: 1" = 40'

VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND MONUMENT AT THE CENTER QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND A CALCULATED LOCATION OF THE EAST QUARTER CORNER OF SECTION 13 BASED ON A FOUND WITNESS MONUMENT AS SHOWN HEREON AS: S89°52'38"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED PLAT OF LOT 1 AND LOT 4 OF HAYWARD BUSINESS PARK SUBDIVISION

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

ALL OF LOT 1 AND 4 OF THE HAYWARD BUSINESS PARK SUBDIVISION ON THE FILE AND RECORD IN THE OFFICE OF THE RECORDER, WEBER COUNTY.

CONTAINING 119,893 S.F. OR 2.752 ACRES

SURVEYOR'S CERTIFICATE

I, **CHAD A. ANDERSON**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT** IN **RIVERDALE CITY, WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **RIVERDALE CITY, WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

REGISTERED LAND SURVEYOR 7736336 CHAD A. ANDERSON STATE OF UTAH

7736336
UTAH LICENSE NUMBER

CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT**, AND DO HEREBY UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS _____ DAY OF _____, 20___.

MIKE FORD
PRESIDENT, PROPERTY OWNER'S ASSOCIATION

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

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

COMMISSION EXPIRES | NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES | NOTARY PUBLIC

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: C. ANDERSON
Designer: N. ANDERSON
Begin Date: 10-14-14
Name: HAYWARD BUSINESS PARK SUBD 1ST AMENDMENT
Number: 4671-09
Revision:
Scale: 1"=40'
Checked:

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20___.

RIVERDALE CITY ATTORNEY

RIVERDALE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE DEDICATION PLAT HAS BEEN DULY RECEIVED AND APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20__.

CHAIRMAN, PLANNING COMMISSION

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS HEREON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20___.

MAYOR | ATTEST

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED CITY PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE RIVERDALE CITY STANDARDS.

SIGNED THIS _____ DAY OF _____, 20__.

RIVERDALE CITY ENGINEER

Weber County Recorder

Entry No._____ Fee Paid _____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____.

Recorded For:

Weber County Recorder

_____ Deputy.

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Project Narrative/Notes/Revisions

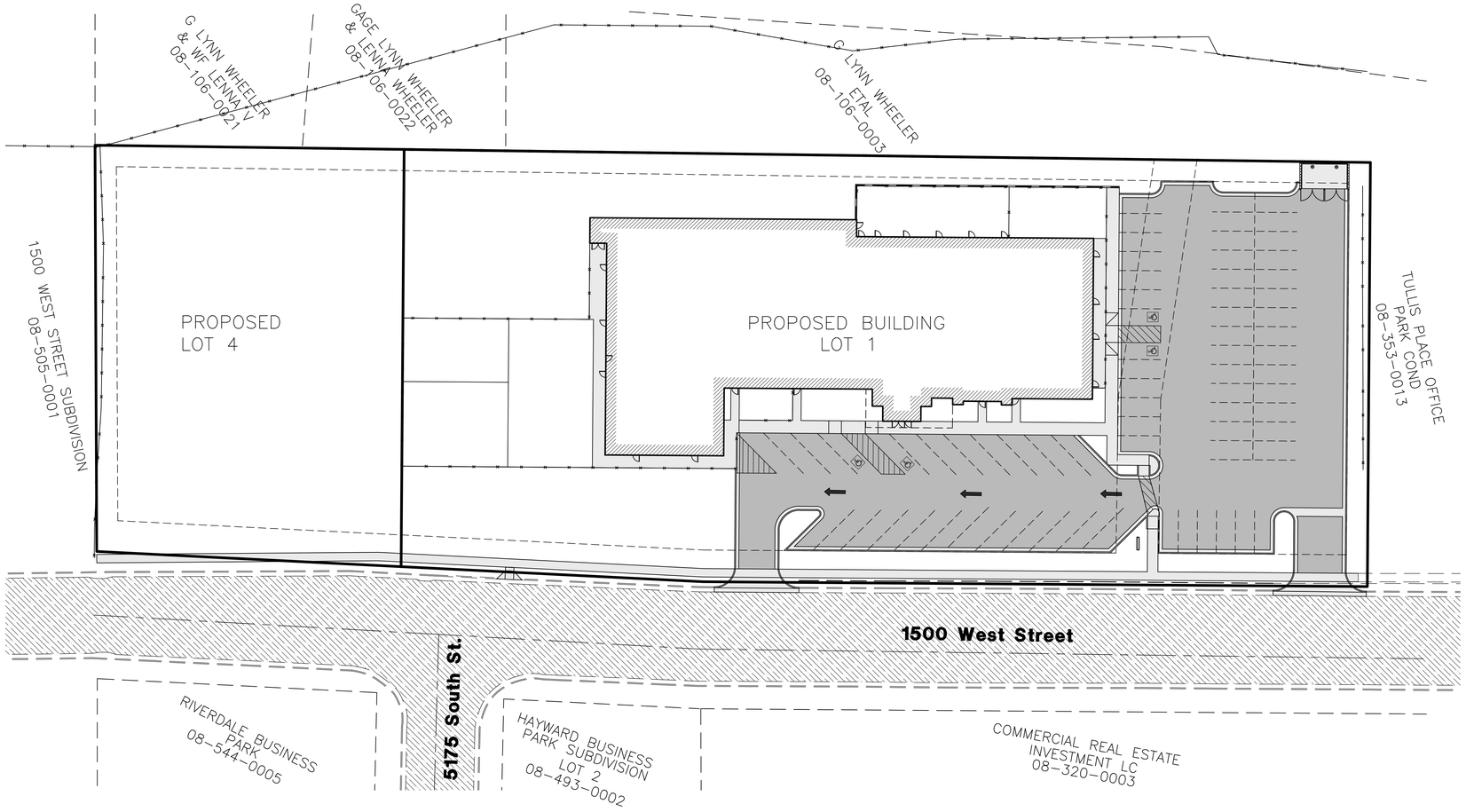
1) 9/9/14 RH – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2) 9/30/14 ST – CITY REVIEW COMMENTS.
3) 10/14/14 ST – CITY REVIEW COMMENTS.

BRAVO ARTS ACADEMY

Site Plans

RIVERDALE CITY, WEBER COUNTY, UTAH
SEPTEMBER 2014

Vicinity Map
NOT TO SCALE



Sheet Index

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Sheet 2 - Notes & Legend Sheet
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Sheet 6 - Utility Plan
Sheet 7 - Civil Details
Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
Sheet 9 - Storm Water Pollution Prevention Plan Details
Sheet 10 - Landscape Plan

Site Information

PARKING STALLS	71	
TOTAL AREA	119,893 s.f.	
BUILDING AREA	20,102 s.f.	16.77%
HARD SURFACED AREA	43,316 s.f.	36.13%
LANDSCAPE AREA	56,475 s.f.	47.10%

30 0 30 60 90
Scale: 1" = 30'

Approving Agency

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UTAH 84405

APPROVED DATE

Engineer's Notice To Contractors

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

Elevation Datum

SITE BENCHMARK:
BRASS CAP MONUMENT AT CENTER OF SECTION 13, T.5N., R.2W., SLB&M U.S. SURVEY SET IN 1988
GPS DERIVED ELEVATION = 4473.540'

Developer Contact:

MAFCO Riverdale, LLC
Mike Ford
620 East 1700 South
Clearfield, UT 84015
PH: (801) 644-5100

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET #14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
9-30-14 ST	City Comments
10-14-14 ST	City Comments

Bravo Arts Academy
RIVERDALE CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: SEPTEMBER 3, 2014
Name: BRAVO ARTS ACADEMY RIVERDALE SITE PLAN
Number: 4671-09

Sheet 1 of 10 Sheets

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

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATETED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATLON/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.
THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DA Y. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) Spraying DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

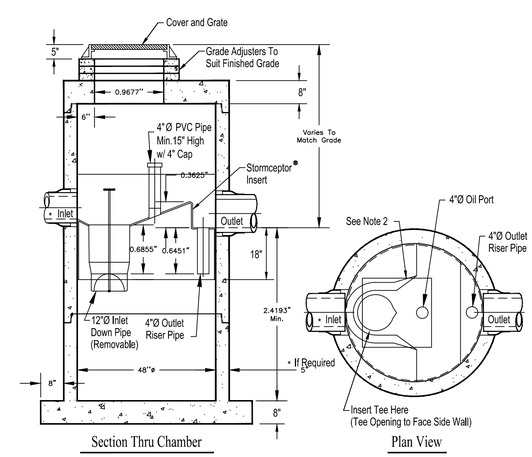
Legend

W	= PROPOSED CULINARY WATER LINE		= EXISTING CATCH BASIN	L.F.	= LINEAR FEET
EX.W	= EXISTING CULINARY WATER LINE		= EXISTING SPRINKLER	NG	= NATURAL GRADE
SS	= PROPOSED SANITARY SEWER LINE		= PLUG W/ 2" BLOW-OFF	O.C.	= ON CENTER
EX.SS	= EXISTING SANITARY SEWER LINE		= AIR-VAC ASSEMBLY	PC	= POINT OF CURVE
SD	= PROPOSED STORM DRAIN LINE		= PROPOSED REDUCER	PRC	= POINT OF REVERSE CURVE
EX.SD	= EXISTING STORM DRAIN LINE		= PLUG & BLOCK	PRVC	= POINT OF REVERSE VERTICAL CURVE
LD	= PROPOSED LAND DRAIN LINE		= STREET LIGHT	PT	= POINT OF TANGENT
EX.LD	= EXISTING LAND DRAIN LINE		= SIGN	PP	= POWER/UTILITY POLE
SW	= PROPOSED SECONDARY WATER LINE	BLDG	= BUILDING	P.U.E.	= PUBLIC UTILITY EASEMENT
EX.SW	= EXISTING SECONDARY WATER LINE	BVC	= BEGIN VERTICAL CURVE	R/C	= REBAR & CAP
IRR	= PROPOSED IRRIGATION LINE	C&G	= CURB & GUTTER	RCB	= REINFORCED CONCRETE BOX
EX.IRR	= EXISTING IRRIGATION LINE	CB	= CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
OHP	= EXISTING OVERHEAD POWER LINE	C.F.	= CUBIC FEET	RIM	= RIM OF MANHOLE
TEL	= EXISTING TELEPHONE LINE	C.F.S.	= CUBIC FEET PER SECOND	R.O.W.	= RIGHT-OF-WAY
GAS	= EXISTING NATURAL GAS LINE	CL	= CENTERLINE	SD	= STORM DRAIN
	= EXISTING EDGE OF PAVEMENT	DI	= DUCTILE IRON	SS	= SANITARY SEWER
	= FENCE LINE	EP	= EDGE OF PAVEMENT	SW	= SECONDARY WATER
	= MASONRY BLOCK/RETAINING WALL	EVC	= END VERTICAL CURVE	TOA	= TOP OF ASPHALT
	= DITCH/SWALE FLOWLINE	FC	= FENCE CORNER	TBC	= TOP BACK OF CURB
	= PROPOSED FIRE HYDRANT	FF	= FINISH FLOOR	TOE	= TOE OF SLOPE
	= EXISTING FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION	TOP	= TOP OF SLOPE
	= PROPOSED MANHOLE	FG	= FINISHED GRADE	TOW	= TOP OF WALL
	= EXISTING MANHOLE	FH	= FIRE HYDRANT	TSW	= TOP OF SIDEWALK
	= PROPOSED SEWER CLEAN-OUT	FL	= FLOW LINE	VPI	= VERTICAL POINT OF INTERSECT.
	= PROPOSED GATE VALVE	GB	= GRADE BREAK	W	= CULINARY WATER
	= EXISTING GATE VALVE	HDPE	= HIGH DENSITY POLYETHYLENE PIPE	WM	= WATER METER
	= PROPOSED WATER METER	INV	= INVERT		= EXISTING PAVEMENT
	= EXISTING WATER METER	IRR	=IRRIGATION		= PROPOSED PAVEMENT
	= PROPOSED CATCH BASIN	LD	= LAND DRAIN		= PROPOSED CONCRETE

Rinker MATERIALS®

Concrete Pipe Division

STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

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REVISIONS

DATE	DESCRIPTION
9-30-14 ST	City Comments
10-14-14 ST	City Comments

Bravo Arts Academy
RIVERDALE CITY, WEBER COUNTY, UTAH

Notes & Legend Sheet

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: SEPTEMBER 3, 2014
Name: BRAVO ARTS ACADEMY RIVERDALE SITE PLAN
Number: 4671-09

Sheet 2 of 10 Sheets

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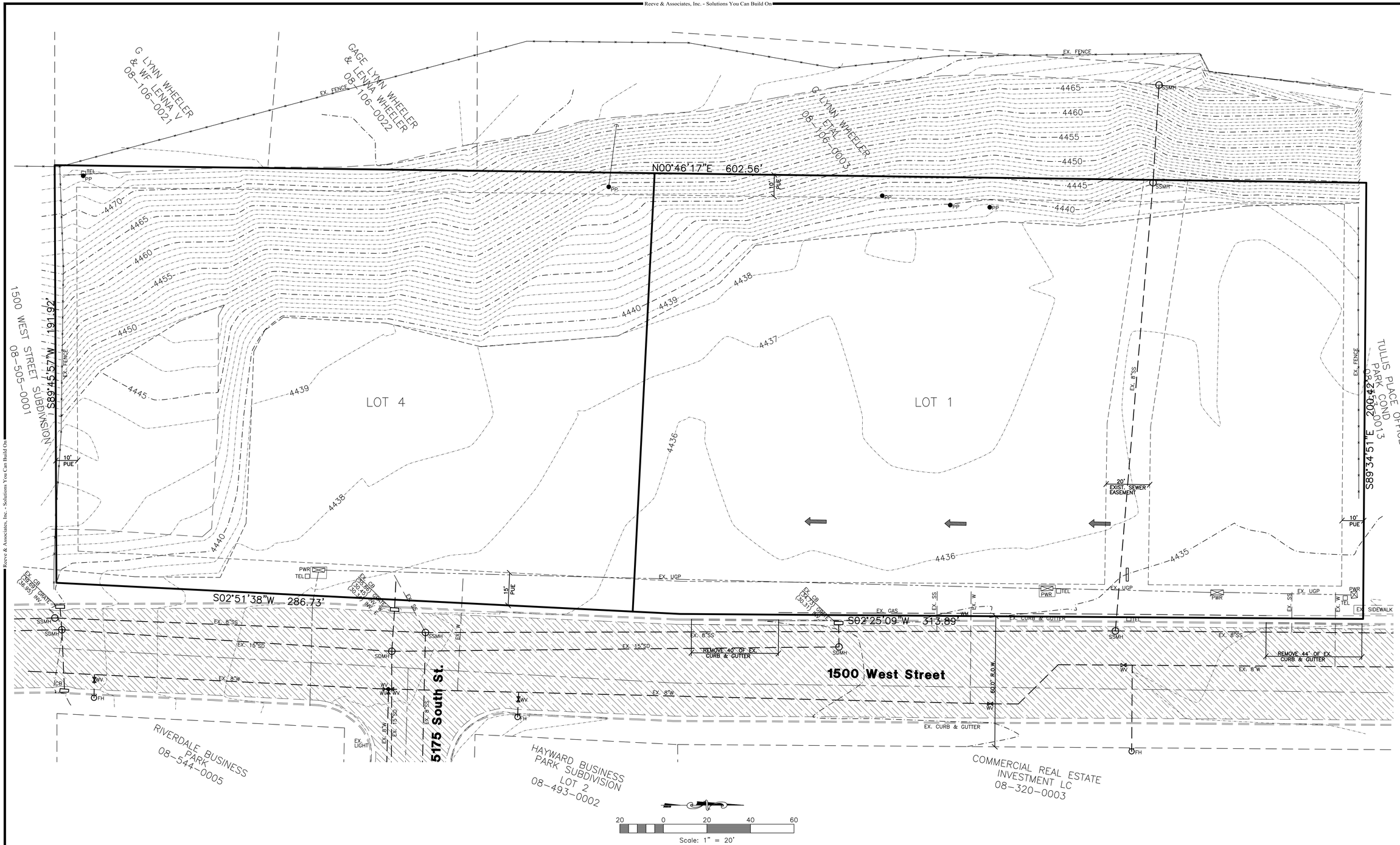

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Bravo Arts Academy

RIVERDALE CITY, WEBER COUNTY, UTAH

Existing Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

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Drafter: R. HANSEN

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Name: BRAVO ARTS ACADEMY RIVERDALE SITE PLAN

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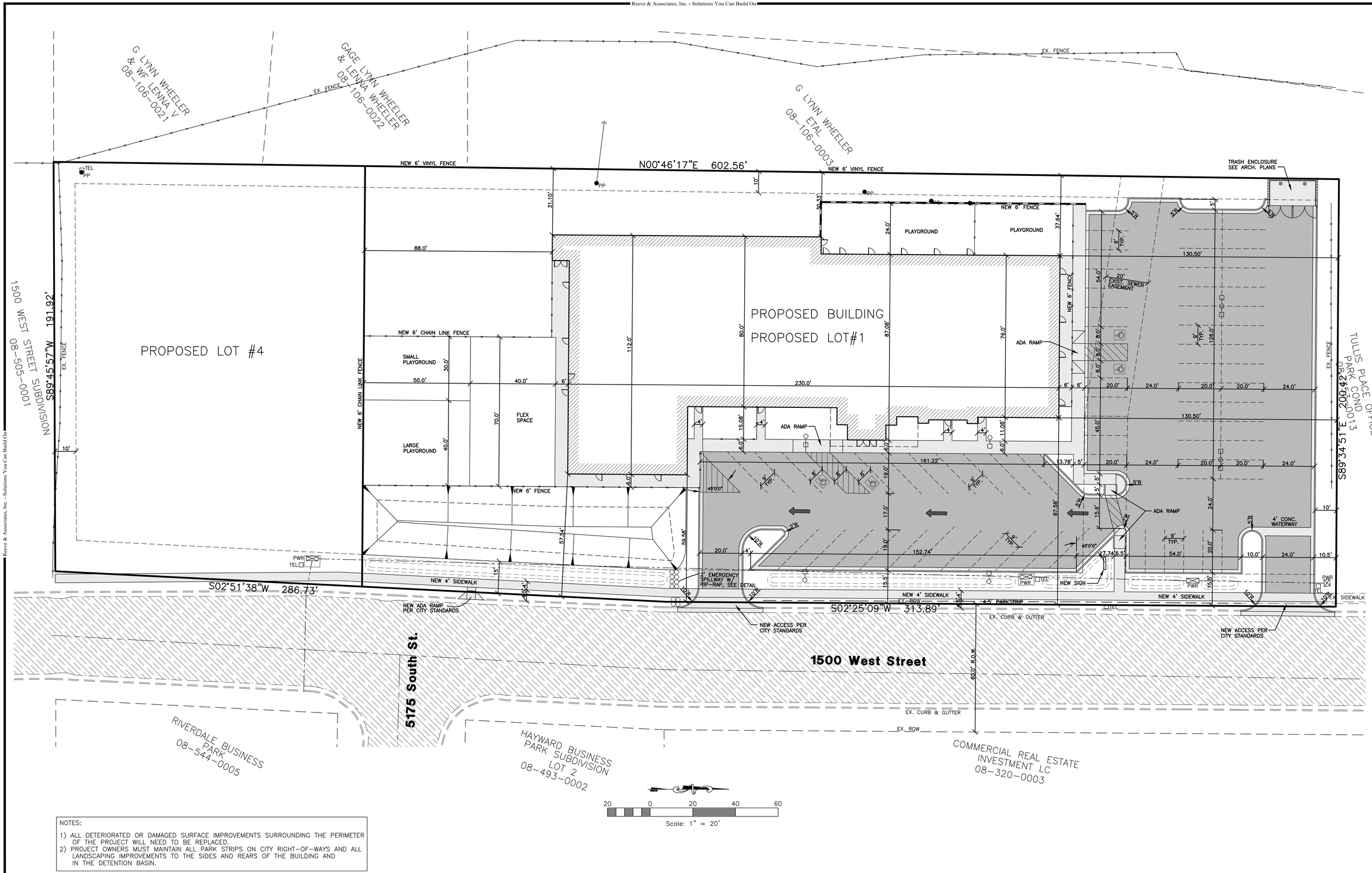

NOTES:

1) ALL DETERIORATED OR DAMAGED SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE PROJECT WILL NEED TO BE REPLACED.
2) PROJECT OWNERS MUST MAINTAIN ALL PARK STRIPS ON CITY RIGHT-OF-WAYS AND ALL LANDSCAPING IMPROVEMENTS TO THE SIDES AND REARS OF THE BUILDING AND IN THE DETENTION BASIN.

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Bravo Arts Academy

RIVERDALE CITY, WEBER COUNTY, UTAH

Proposed Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
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Sheet 4 of 10 Sheets

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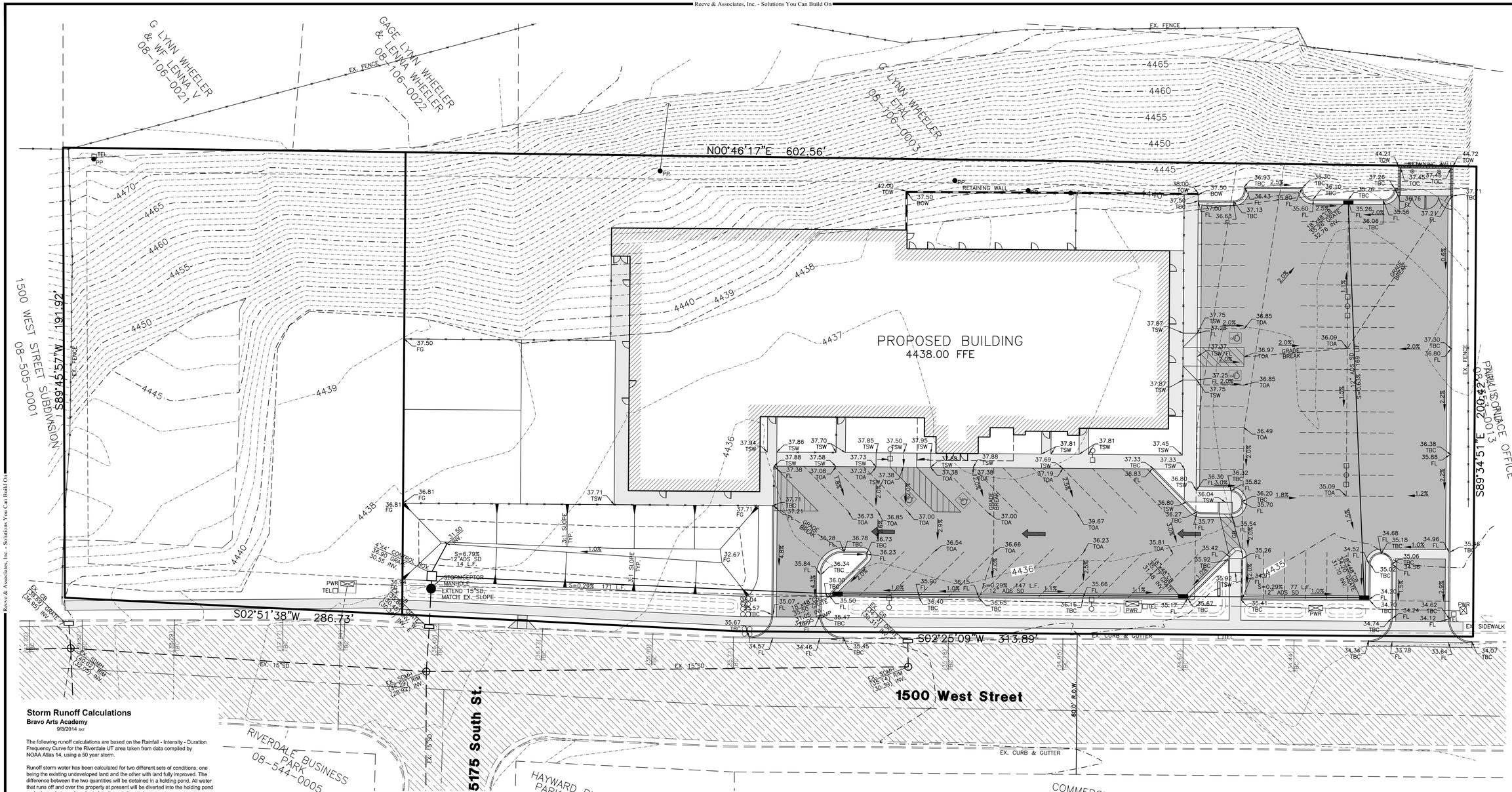


Storm Runoff Calculations

Bravo Arts Academy
9/8/2014 SKT

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Riverdale UT area taken from data compiled by NOAA Atlas 14, using a 50 year storm.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The difference between the two quantities will be detained in a holding pond. All water that runs off and over the property at present will be diverted into the holding pond and released at a reduced rate into the existing drainage system.

The calculations are as follows:

1. Runoff from the undeveloped existing land.

Runoff Coefficient	C =	0.2
Rainfall Intensity	I =	1.6 IN./HR.
Runoff Quantity	Q =	CIA
Acreage	A =	2.75 ACRES

Q(out) = C*I*A = 0.88 CFS

2. Runoff from developed land

Runoff Coefficients

Paved Area	43316	C = 0.9
Landscaped Area	56475	C = 0.2
Roof	20102	C = 0.8

Weighted Runoff Coefficient C = 0.55

Rainfall Intensity	I = varies with time
Runoff Quantity	Q = CIA

3. Detention Basin

Volume in	Q * t
Volume out	0.88 * t

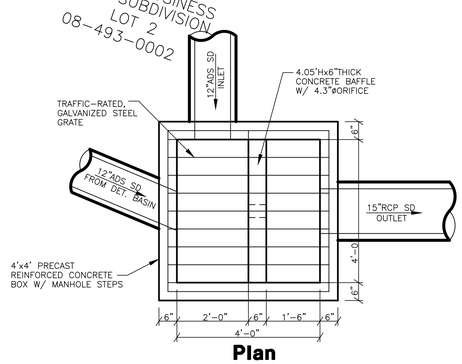
The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.
Use 0.88 cfs for Q outflow

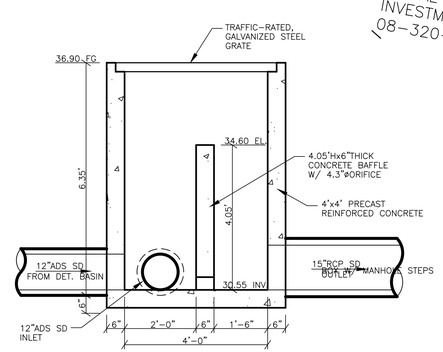
The required volume of the detentio 4,968 cubic feet

USE A 4.3 INCH DIAMETER ORIFICE AT OUTLET

DETENTION VOLUME CALCULATIONS
FREEBOARD = 1.4'
HIGH WATER AREA (4434.60) = 2,969 S.F.
BOTTOM AREA (4431.50) = 338 S.F.
[2,969 + 338]/2 = 1,654 S.F. AVG.
1,654 S.F. x 3.1' DEEP = 5,127 C.F.
5,127 C.F. > 4,968 C.F. (REQ'D.) = OK

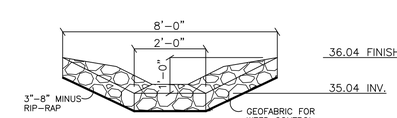


Plan



Section

Detention Control Box
SCALE: 1"=2'



Emergency Spillway
SCALE: NONE

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Bravo Arts Academy
RIVERDALE CITY, WEBER COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER 375328 J. NATE REEVE STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: SEPTEMBER 3, 2014
Name: BRAVO ARTS ACADEMY RIVERDALE SITE PLAN
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Sheet	10
5	Sheets

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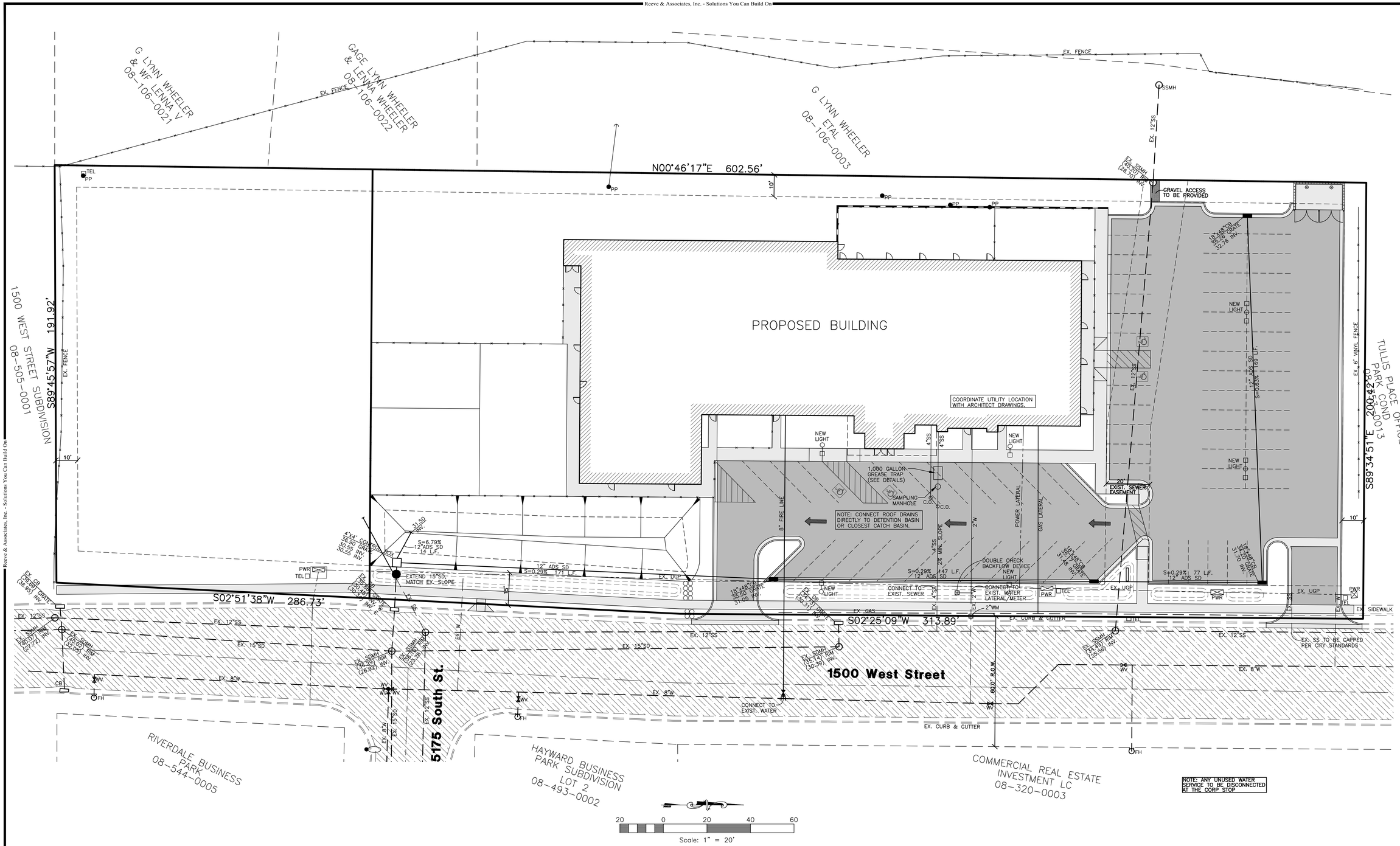

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Bravo Arts Academy

RIVERDALE CITY, WEBER COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER 375328 J. NATE REEVE STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: SEPTEMBER 3, 2014
Name: BRAVO ARTS ACADEMY RIVERDALE SITE PLAN
Number: 4671-09

Sheet 6 of 10 Sheets

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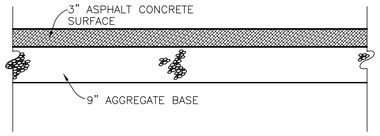
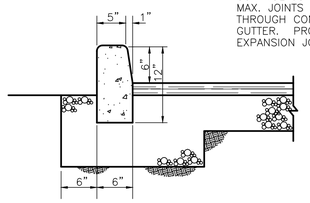


Typical On-Site Asphalt Detail

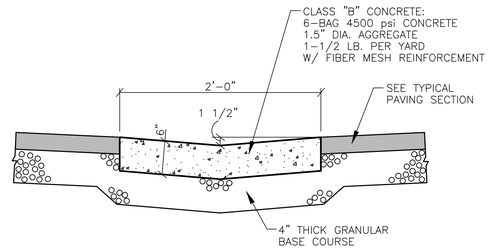
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

NOTE:
PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8" O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.



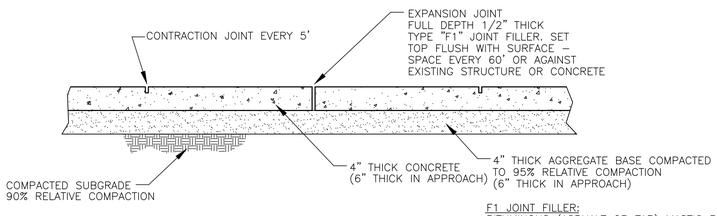
On-Site 'A' Type Curb Detail

SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



2' Waterway Detail

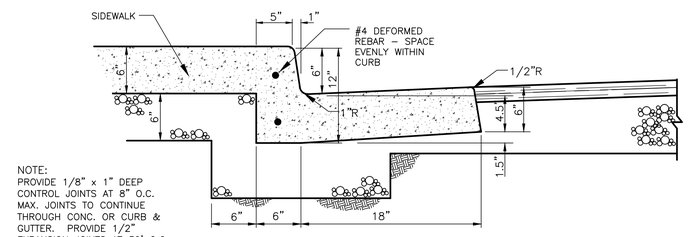
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



F1 JOINT FILLER:
BITUMINOUS (ASPHALT OR TAR) MASTIC PER ASTM D994; FORMED AND ENCASED BETWEEN 2 LAYERS OF BITUMINOUS SATURATED FELT OR 2 LAYERS OF GLASS-FIBER FELT.

Concrete Sidewalk Section

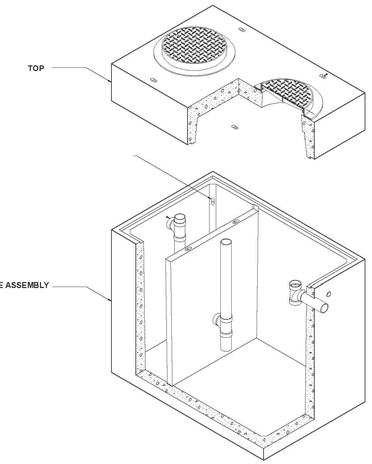
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



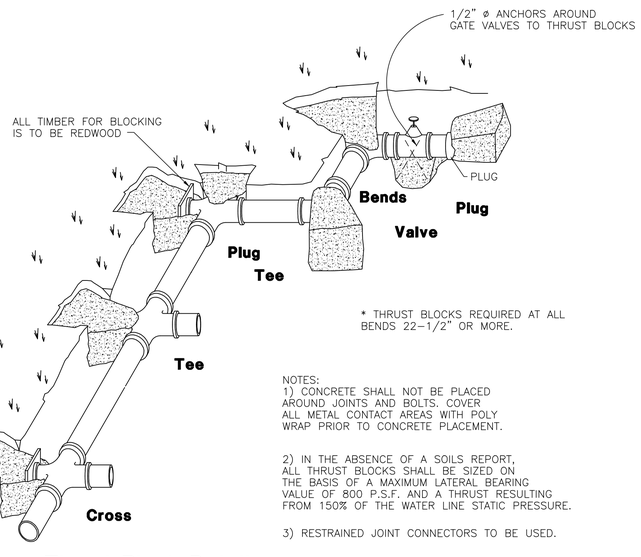
NOTE:
PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8" O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.

Sidewalk/Curb & Gutter Detail

SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



Oldcastle Precast®		GREASE INTERCEPTOR



* THRUST BLOCKS REQUIRED AT ALL BENDS 22-1/2" OR MORE.

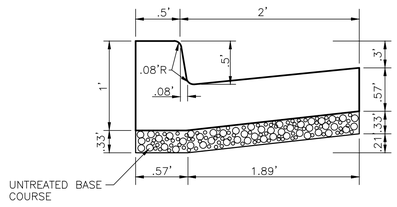
NOTES:
1) CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.

2) IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

3) RESTRAINED JOINT CONNECTORS TO BE USED.

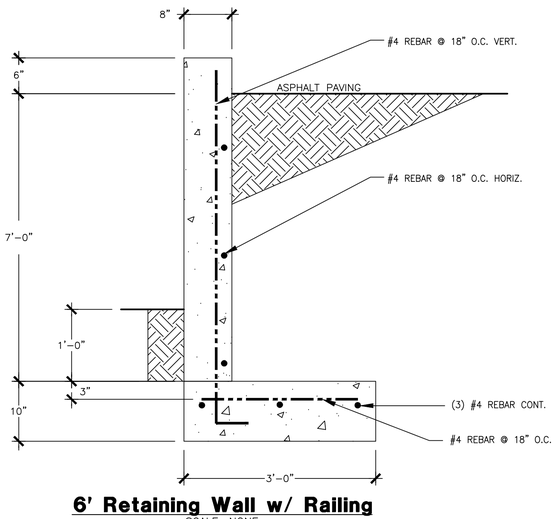
Thrust Block Detail

SCALE: NONE



On-Site 'L' Type Curb & Gutter

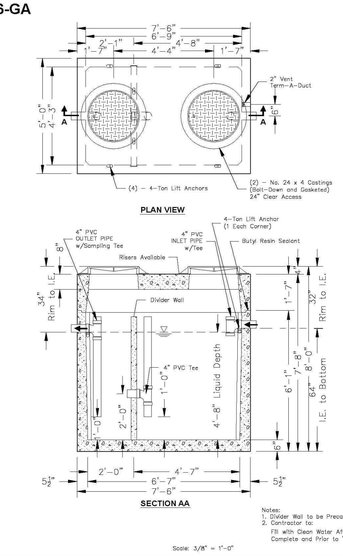
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



6' Retaining Wall w/ Railing

SCALE: NONE

576-GA



Notes:
1. Divider Wall to be Precast Concrete
2. Contractor to:
Fill with Clean Water After Backfilling is Complete and Prior to "Start-Up" of System.

Scale: 3/8" = 1'-0"

Oldcastle Precast® Utility Vault PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2657	576-GA File Name: 020EOG576GA2 Issue Date: 2008 www.uvwilsonville.com	576-GA GREASE INTERCEPTOR 1000 GALLON

110.1

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Bravo Arts Academy
RIVERDALE CITY, WEBER COUNTY, UTAH

Civil Details

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375328
J. NATE REEVE
STATE OF UTAH

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Sheet 7 of 10 Sheets

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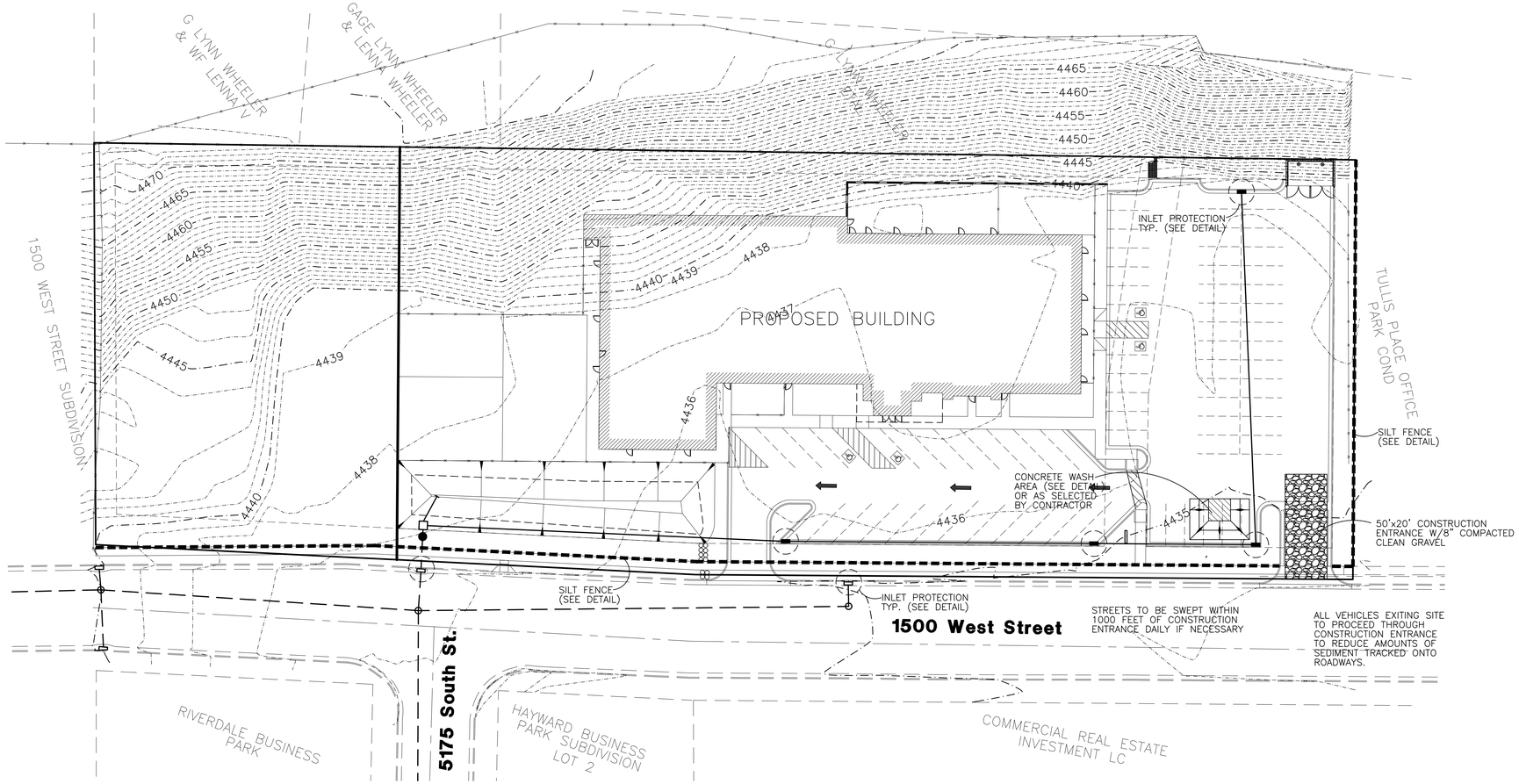
BRAVO ARTS ACADEMY

Storm Water Pollution Prevention Plan Exhibit

RIVERDALE CITY, WEBER COUNTY, UTAH
SEPTEMBER 2014

Vicinity Map
NOT TO SCALE



30 0 30 60 90
Scale: 1" = 30'

Construction Activity Schedule

- PROJECT LOCATION.....RIVERDALE CITY, WEBER COUNTY
- PROJECT BEGINNING DATE.....SEPTEMBER 2014
- BMP'S DEPLOYMENT DATE.....SEPTEMBER 2014
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....MIKE FORD (801) 644-5100
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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REVISIONS

DATE		DESCRIPTION
9-30-14	ST	City Comments
10-14-14	ST	City Comments

Bravo Arts Academy
RIVERDALE CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: SEPTEMBER 3, 2014
Name: BRAVO ARTS ACADEMY RIVERDALE SITE PLAN
Number: 4671-09

Sheet 8 / 10 Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   a. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   b. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   c. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   d. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   e. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

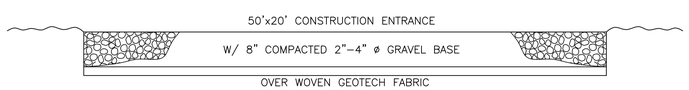
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creaks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up property dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

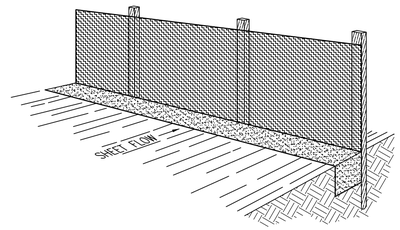
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.

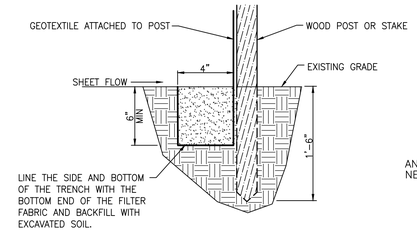
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stablized and/or revegetated.

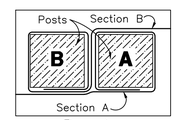
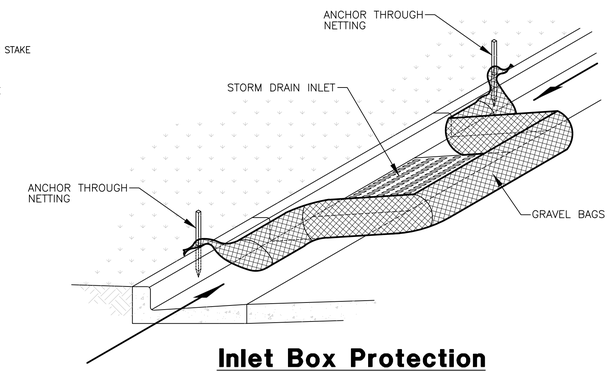


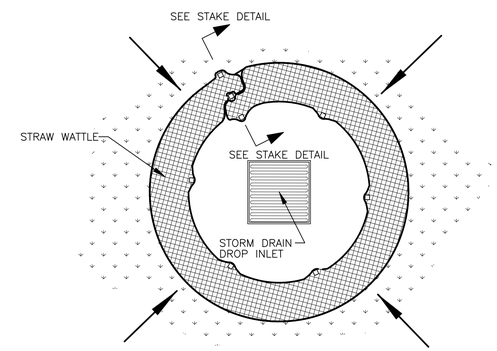
Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

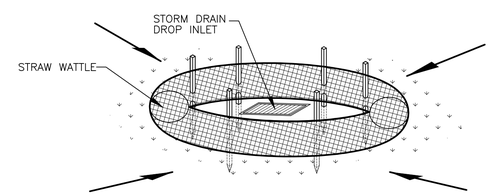
SCALE: NONE



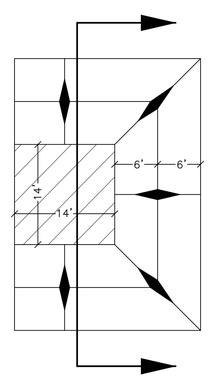
Inlet Box Protection

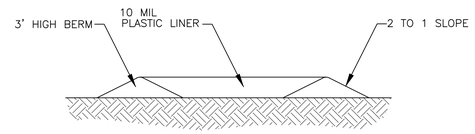


Plan View



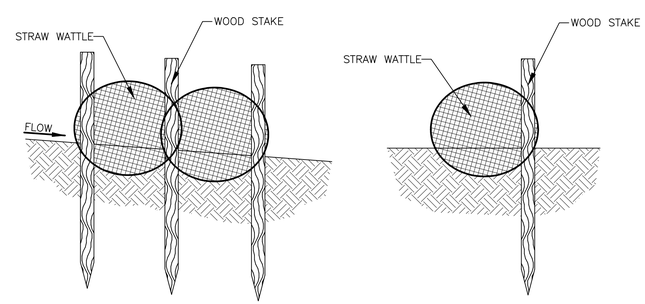
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

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REVISIONS

DATE	DESCRIPTION
9–30–14 ST	City Comments
10–14–14 ST	City Comments

Bravo Arts Academy
RIVERDALE CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: SEPTEMBER 3, 2014
Name: BRAVO ARTS ACADEMY RIVERDALE SITE PLAN
Number: 4671–09

Sheet 9 of 10 Sheets

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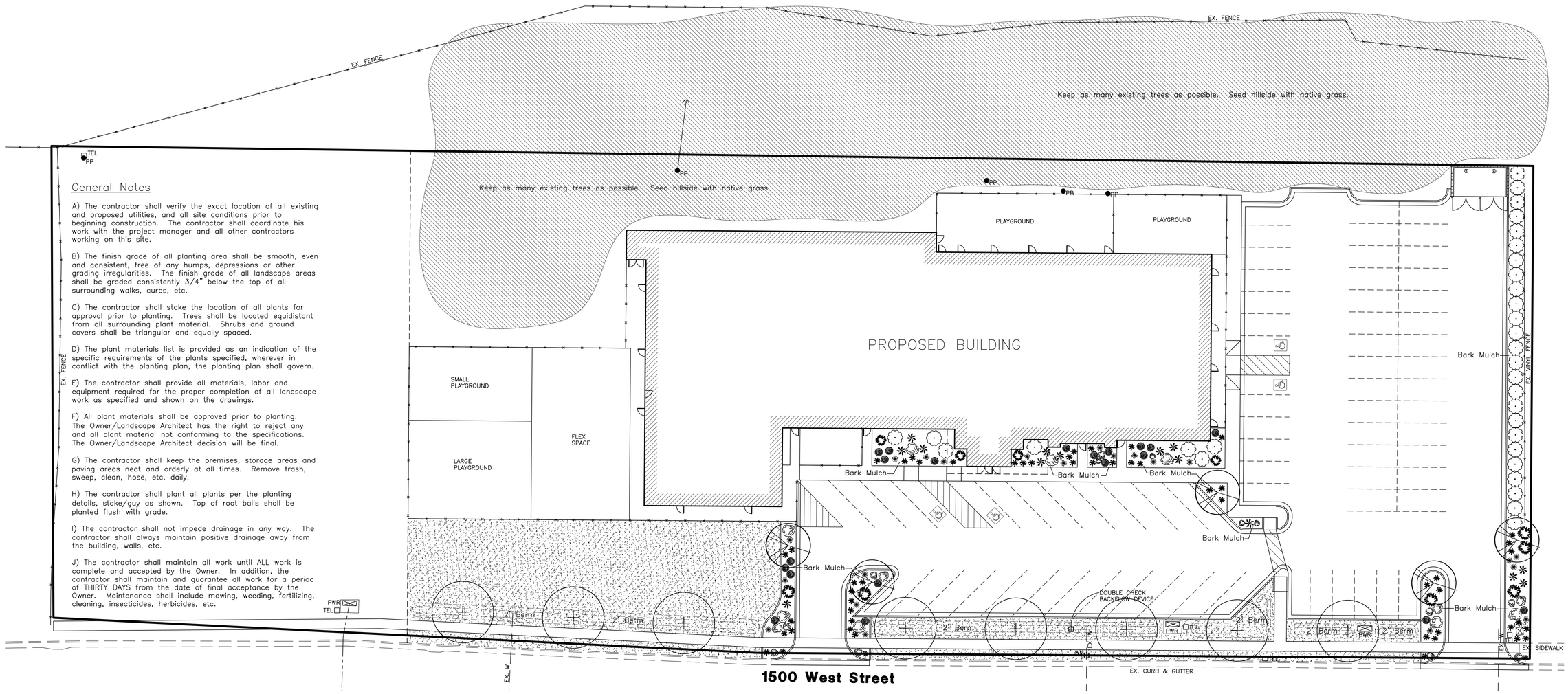


General Notes

A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.

B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.

C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.

D) The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.

E) The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.

G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.

H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.

I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.

Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
8		Acer freemanii 'Celzam'	Celebration Maple	2" cal.
5		Prunus cerasifera 'Thundercloud'	Thundercloud Plum	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
32		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
10		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
20		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
14		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
52		Hemerocallis spp.	Daylily	1 gal.
21		Salvia 'May Night'	May Night Salvia	1 gal.

Decorative Boulders

Turf Grass – To be sodded.

Existing Trees – Keep as many existing trees as possible. Seed hillside with native grass.

NOTE: All beds shall have a 3" layer of Shredded Bark Mulch. Replenish as needed to maintain mulch depth.

NOTE: Irrigation to be designed by owner's licensed landscape contractor. See sprinkler note.

20 0 20 40 60

Scale: 1" = 20'

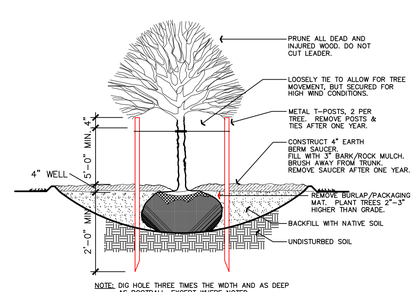
SPRINKLER NOTE

All Plant Material shown on the drawing shall be serviced by an Automatic Underground Irrigation System. The Contractor is to have a qualified Irrigation System specialist prepare a design for an Automatic Underground Irrigation System and submit drawings to the Engineer for approval at least 30 days prior to the system installation. Underground Irrigation System Drawings shall be prepared on 24"x36" sheet, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.

The Landscape Contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the General Contractor.

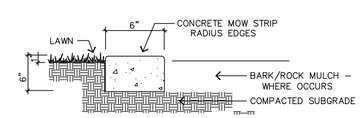
The Landscape Contractor is to provide an Irrigation System connection (meter and backflow preventer assembly) to the waterline, as applicable, within State and Local jurisdictional codes. The Irrigation Contractor is responsible to coordinate this item with the Utility Contractor.

The Irrigation Control Box shall be located at the direction of the Project Manager.



DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



CONCRETE MOW STRIP

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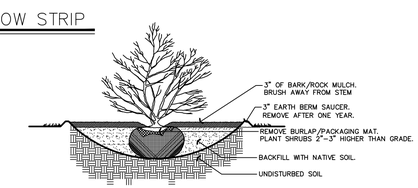

SHRUB PLANTING

SCALE: NOT TO SCALE

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER 375328 J. NATE REEVE STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.

Drafter: R. HANSEN

Begin Date: SEPTEMBER 3, 2014

Name: BRAVO ARTS ACADEMY RIVERDALE LANDSCAPE PLAN

Number: 4671-09

Bravo Arts Academy

RIVERDALE CITY, WEBER COUNTY, UTAH

Landscape Plan

Sheet 10 of 10 Sheets

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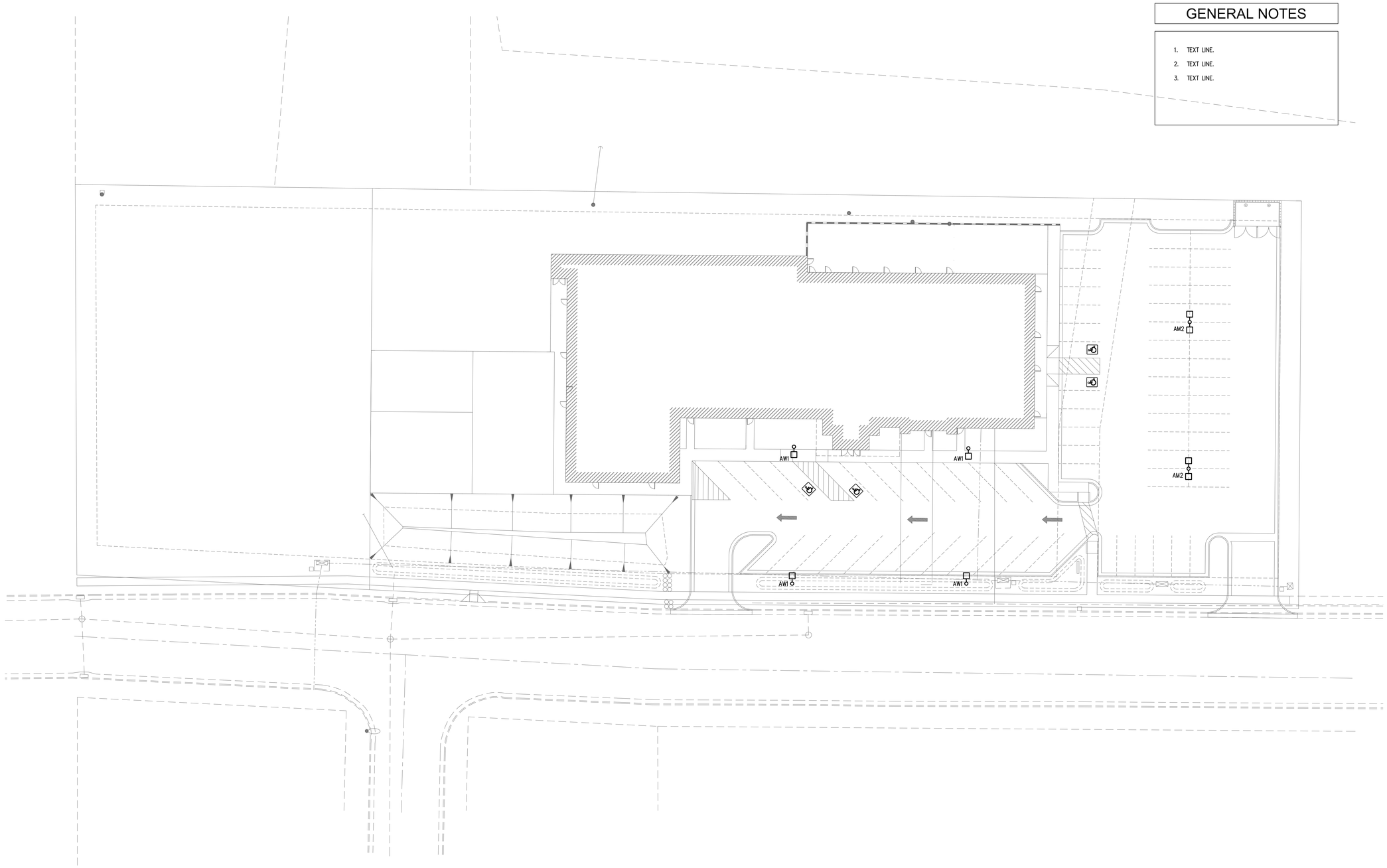
KEYED NOTES

1. –

GENERAL NOTES

1. TEXT LINE.
2. TEXT LINE.
3. TEXT LINE.



N

ES101 ELECTRICAL SITE PLAN

SCALE 1"=20'

0 10' 20' 40'

HFS ARCHITECTS
350 SOUTH 200 EAST, #106
SALT LAKE CITY, UTAH 84111
P: 801.596.0691
HFSA.COM

VAN BOERUM & FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
Salt Lake City - Logan - St. George - Tempe
330 South 300 East 801.530.3148 T
Salt Lake City, UT 84111 801.530.3150 F
VBFA Project Number:14394

BRAVO ARTS ACADEMY AND DAYCARE

1500 WEST & 5175 SOUTH
RIVERDALE, UTAH

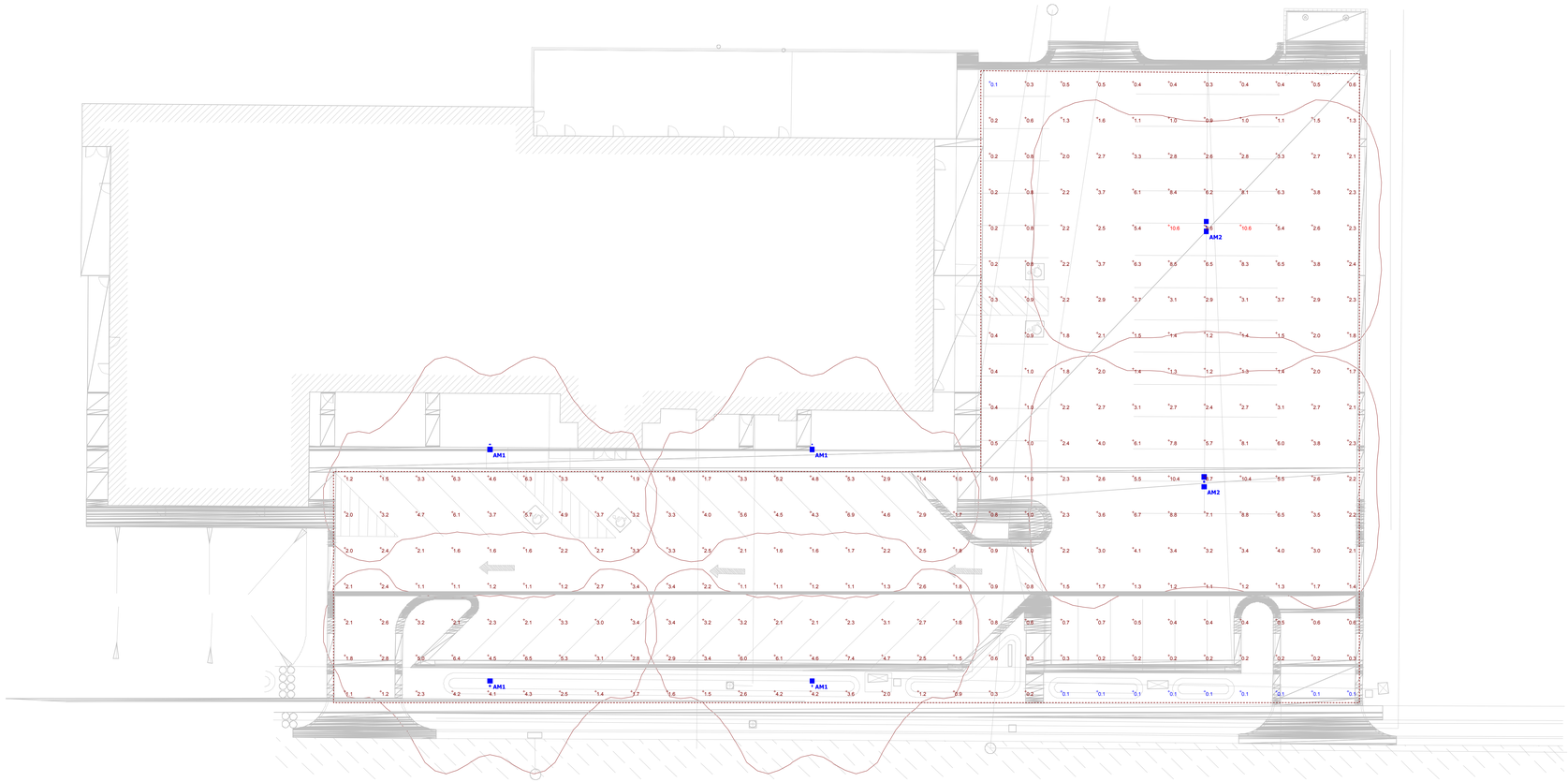
MARK	DATE	DESCRIPTION

DATE:	OCTOBER 20, 2014
AGENCY PROJECT NO:	
HFSA PROJECT NO:	1414.01
CAD DWG FILE NO:	
DRAWN BY:	KV
DESIGNED BY:	KV
DWG TYPE:	
ARCHITECTURAL PHASE:	PERMIT SET

SHEET TITLE

ELECTRICAL SITE PLAN

ES-101



Plan View

Scale - 1" = 16'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	2.6 fc	10.6 fc	0.1 fc	106.0:1	26.0:1	0.2:1

Luminaire Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	
	AM1		4	KAD 250M SR3 (PULSE START)	Area Luminaire, 250W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	22500	0.7	288	Max: 14918cd
	AM2		2	KAD 250M SR3 (PULSE START)	Area Luminaire, 250W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	22500	0.7	576	Max: 14918cd

FIXTURES SHOWN ARE MOUNTED AT 18'

BRAVO ARTS ACADEMY AND DAYCARE

Designer
H. AVERETT
Date
10/10/2014
Scale
Not to Scale
Drawing No.

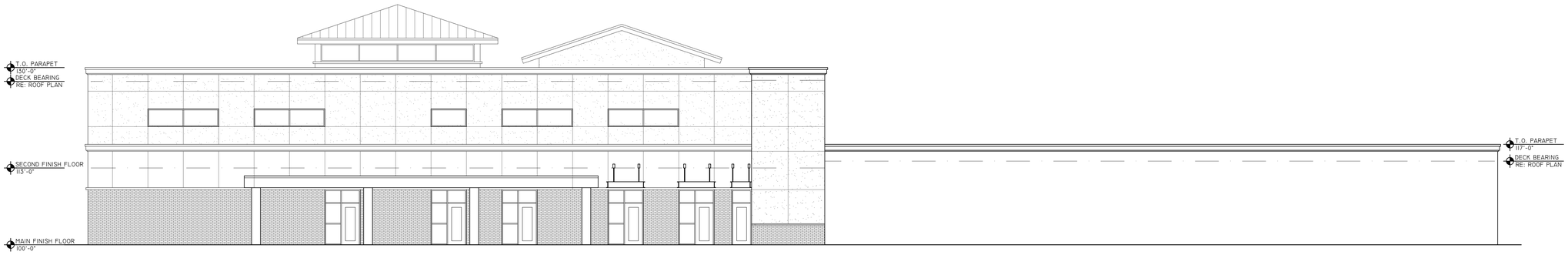
Summary

EAST ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DESIGN SEQUENCE

DESIGNUTAH.COM

BRAVO ARTS ACADEMY
AND DAYCARE

1500 WEST & 5175 SOUTH
RIVERDALE, UTAH

MARK	DATE	DESCRIPTION

DATE:	OCTOBER 17, 2014
AGENCY PROJECT NO:	
HFSA PROJECT NO:	1414.01
CAD DWG FILE NO:	
DRAWN BY:	KV
DESIGNED BY:	KV
DWG TYPE:	
ARCHITECTURAL PHASE:	PERMIT SET

SHEET TITLE

EXTERIOR
ELEVATIONS

A2.1

EAST ELEVATION

SCALE: 1/8" = 1'-0"

HFS ARCHITECTS

350 South 200 East, #106
Salt Lake City, Utah 84111
P: 801.596.0691
HFSA.COM

BRAVO ARTS ACADEMY AND DAYCARE

1500 WEST & 5175 SOUTH
RIVERDALE, UTAH

MARK	DATE	DESCRIPTION

DATE:	OCTOBER 20, 2014
AGENCY PROJECT NO:	
HFSA PROJECT NO:	1414.01
CAD DWG FILE NO:	
DRAWN BY:	KV
DESIGNED BY:	KV
DWG TYPE:	
ARCHITECTURAL PHASE:	PERMIT SET

SHEET TITLE

EXTERIOR ELEVATIONS

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HFS ARCHITECTS
350 SOUTH 200 EAST, #106
SALT LAKE CITY, UTAH 84111
P: 801.596.0691
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BRAVO ARTS ACADEMY
AND DAYCARE

1500 WEST & 5175 SOUTH
RIVERDALE, UTAH

MARK	DATE	DESCRIPTION

DATE: OCTOBER 20, 2014
AGENCY PROJECT NO:
HFSA PROJECT NO: 1414.01
CAD DWG FILE NO:

DRAWN BY: KV
DESIGNED BY: KV
DWG TYPE:
ARCHITECTURAL PHASE: PERMIT SET

SHEET TITLE

EXTERIOR
ELEVATIONS

A2.1

Bravo Arts Academy-Riverdale

Engineers Cost Estimate - Improvements within ROW

10/14/14 SKT 4671-09

Description	Item	Unit	Unit Price	Amount	
Culinary Water					
8" Fire Line	1	ea	$5,500.00	$5,500.00	
					$5,500.00
Street Improvements					
Std.Sidewalk	540	l.f.	$16.00	$8,640.00	
Access Drive	2	l.s.	$4,000.00	$8,000.00	
					$16,640.00
Misc.					
Landscape					
Sod	1,450	s.f.	$0.30	$435.00	
Irrigation	1	l.s.	$1,500.00	$1,500.00	
Landscape Berms	1	l.s.	$650.00	$650.00	
ADA Ramp	1	ea	$950.00	$950.00	
					$3,535.00
Total					$25,675.00

Riverdale City

RESOLUTION NO. 2014-26

A RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPER'S AGREEMENT BETWEEN RIVERDALE CITY AND BRAVO ARTS ACADEMY

WHEREAS, MIKE FORD, Developer, (MAFCO RIVERDALE, LLC) has proposed development of the BRAVO ARTS ACADEMY, located at or about 5165 South 1500 West, and construction of improvements therein; and

WHEREAS, the Developer and Riverdale City desire to specify terms and conditions under which the development shall proceed and to specify standards which the development must meet;

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Riverdale that the Mayor, with the attestation of the City Recorder is hereby empowered to execute a Developers Agreement between Riverdale City and MAFCO for the BRAVO ARTS ACADEMY, in the form and containing the terms as annexed hereto as Exhibit "A".

This resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED AND ORDERED POSTED this 21st day of October, 2014.

_____

Norm Searle, Mayor

Attest:

_____

Ember Herrick, City Recorder

DEVELOPMENT AGREEMENT
MAFCO Riverdale LLC
BRAVO ARTS ACADEMY
LOCATED AT 5165 SOUTH AND 1500 WEST
RIVERDALE CITY, UTAH

This Development Agreement is entered into as of this ____ day of ~~September~~ October, 2014, by and between MIKE FORD, as the developer of a project known as "BRAVO ARTS ACADEMY (old HAYWARD BUSINESS PARK LOTS1&4)" (the "Project"), located at 5165 South 1500 West in the City of Riverdale, a municipality and political subdivision of the State of Utah, by and through its City Council (the "City").

RECITALS:

A. Mike Ford is the developer of approximately 2.74 acres of real property located in the City of Riverdale, Weber County, Utah, known as the "BRAVO ARTS ACADEMY (old HAYWARD BUSINESS PARK LOTS 1&4)." The property consists of approximately 2.74 acres, the legal descriptions and map are attached as Exhibit A, parcels of which are zoned CP-3

B. Mike Ford is willing to design and develop the Project in a manner that is in harmony with, and intended to promote, the long-range policies; goals; and objectives of the City's general plan, zoning and development regulations, as more fully set forth below.

C. The City, acting pursuant to its authority under *Utah Code Annotated*, § 10-9a-101, *et seq.*, and in furtherance of its land use policies; goals; objectives; ordinances; resolutions; and regulations, has made certain determinations with respect to the proposed Project and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and terms as more fully set forth below, MAFCO RIVERDALE LLC and the City hereby agree as follows:

1. **Approval of Overall Development Plan for Project.**

1.1 Property Affected by This Agreement. It is the intention and understanding of the parties that the development will comply with all requirements of zoning. The legal description of the Property contained within the Project boundaries is Hayward Business Park Lots 1&4. No additional property may be added to this description for purposes of this Agreement, except by written amendment to this Agreement executed and approved by the parties hereto. In the event that circumstances change, the parties may agreed to a deviation of the planned use and projected future phase site plans in a written amendment to this Agreement executed and approved by the parties hereto, with approval not unreasonably withheld.

1.2 Planned Uses. The planned uses in the Project, which have been approved as a part of the final site plan, include the following. All uses which are

substantially similar or incidental to those listed below shall be considered approved planned uses.

a. Nursery school and preschool (daycare)
b. Private Education (music and dance)

2. Reserved, Not used.

3. The Developer represents to the City that the Plat for this proposed Development complies with all City, county, state, and federal laws and regulations, including but not limited to: subdivision ordinances; zoning ordinances; and environmental regulations. This has been reviewed and approved by the City.

4. **Specific Architectural and Design Standards**. The Project shall comply with the specific architectural and design standards set forth below, in addition to the other applicable ordinances and regulations of Riverdale City.

4.1.1 Landscaping Requirements. Landscaping requirements shall include landscaping in the areas West of 1500 West and 5175 South.

4.1.2 Approval shall include the approved landscaping as shown, which is attached hereto and incorporated by this reference. Enlarged copies will be on file with the City. This plan includes the following information:
Landscape Area: 20% Business/Commercial Areas within (including public right-of-ways; landscape to include all green planting; decorative hardscape; and xeriscape.

4.1.3 Final Landscaping Plan. The final landscaping plan shall be submitted for review and approval and shall include the following terms and conditions:
a. The total area under development;
b. Designed by a registered Landscape Architect;
c. A list of plants and trees and their size and location.

4.2 Architectural Standards. The Project shall comply with the architectural standards, which are intended to ensure that the front, side, and rear exterior treatment of the buildings shall be as generally depicted on the enlarged exhibits on file with the City.

4.3 Parking. The Project shall comply with the proposed parking on the site plan and which shall be depicted on the final engineering and building plans.

4.4 reserved not used.

4.5 Signs. The Developer represents to the City that all signage for this proposed Development complies with all City, county, state, and federal

laws and regulations, including but not limited to: subdivision ordinances; zoning ordinances; jurisdictional codes; and environmental regulations. The City shall be responsible for enforcing said ordinances.

4.6 Utilities. Plans for water, sewer, streets, and storm drainage shall be reviewed and approved by the Design Review Committee. All utilities, including drainage systems; sewer; gas and water lines; electrical; telephone and communication wires and related equipment; irrigation ditches and/or pipes, shall, where possible, be installed and maintained underground. Developer shall, at developer's expense, prepare; grant; and deliver to the City, any and all necessary utility easements for any and all city owned utilities.

4.7 Equipment.

a. Mechanical equipment (including, but not limited to components of plumbing, processing, heating, cooling, and ventilating systems) shall be appropriately screened when possible, as depicted on the approved site plan and related exhibits referenced herein, or as otherwise approved by the Design Review Committee.

b. Any necessary exterior components of such mechanical equipment shall be approved by the Design Review Committee and integrated to the extent reasonably possible as part of the architectural design features and colors.

c. Equipment, mechanical devices, electric transformers, utility pads, cable television and telephone boxes shall be appropriately screened, where possible, by vegetation, walls, fences, or otherwise enclosed in a manner harmonious with the overall architectural theme and character of the Project.

4.8 Additional Use Restrictions. The property shall not be used in such a manner as to create a nuisance to any adjacent sites such as, but not limited to, vibration; sound; electro-mechanical disturbance and radiation; air or water pollution; dust; emissions of noxious matter; or placement, dumping or blowing refuse, paper or other garbage.

a. The Developer shall provide adequate sound attenuation, in accordance with the requirements of the Design Review Committee.

b. Outside speakers, pagers and sound or music systems of any kind or nature whatsoever are strictly prohibited unless the sounds are inaudible from any residential zone.

c. No vending machines or newspaper racks will be permitted outside of the building overhang area.

d. Lighting may not spill over to nearby residential areas and LED lights that use less energy are encouraged. These will include both shielded and directed lighting.

e. The Developer and/or business owner is responsible for the perpetual maintenance of the common area landscaping, open space areas and common areas of the Plat and will provide that all landscaping (trees, plants, sod, etc.) within the Plat shall be maintained and remain alive and in good quality, and disease-free.

4.9 Substructures, Storage/Refuse Collections, Flags and Flag Poles, Etc.

a. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property.

b. Refuse removal, trash collection, and lot sweeping shall occur between the hours of 7:00 a.m. and 10:00 p.m.

5. Vested Rights and Reserved Legislative Powers.

5.1 Vested Rights. Subject to the provisions of this Agreement, Mike Ford shall have the right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance with the other applicable ordinances and regulations of Riverdale City.

5.2 Reserved Legislative Powers. Nothing in this Agreement shall limit the City's future exercise of its police power in enacting generally applicable land use laws after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Mike Ford under this Agreement based upon policies; facts; and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the City and, unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public policy exception to the vested rights doctrine.

6. Design Review Committee.

6.1 The Design Review Committee shall meet on an as-needed basis to review final engineering and building plans for the Project. The Design Review Committee is authorized to grant building permit approval if the final engineering and building plans are in compliance with the provisions of this Agreement. In the event of a dispute between the Design Review Committee and the Developer, the issue (s) in dispute shall be submitted for a decision to the City Council. The Design Review Committee must review all aspects of the Project to ensure that it meets the plans approved by the Planning Commission and City Council. The Developer shall pay for any additional professional review of the projects as necessary.

6.2 Design Review Committed Membership and Organization. Unless otherwise listed by code, the Design Review Committee shall be:

a. Mayor (or his designee);
b. City Administrator;
c. Building & Zoning Official;
d. City Planner;
e. Planning Commission Chairman (or his designee);
f. Community Development Director; and
g. Public Works Director.

The mayor or in his absence, the City Administrator, shall serve as Chairman of the Design Review Committee. The City Building Official shall ensure developer compliance with all decisions of the Design Review Committee. The Design Review Committee may consult with other City staff and retain the services of other consultants (such as an architect, landscape architect, or traffic engineer) as necessary to review technical compliance with the provisions of this Agreement.

7. Successors and Assigns.

7.1 Binding Effect. This Agreement shall be binding on the successors and assigns of Mike Ford in the ownership or development of any portion of the Project.

7.2 Assignment. Neither this Agreement nor any of the provisions, terms, or conditions hereof may be assigned to any other party, individual, or entity without assigning the rights, as well as the responsibilities, under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Riverdale City and the prior written consent of the City may also be evidenced by letter from the City to Mike Ford. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully improved, partially improved, or unimproved land by Mike Ford prior to construction of building improvement on the parcels, with Mike Ford retaining all rights and responsibilities under this Agreement. Upon completion of the development project, as defined herein, Developer shall not be required to seek approval for alienation of the project.

8. General Terms and Conditions.

8.1 Term of Agreement. The term of this Agreement shall be for a period of ten (10) years following the date of its adoption by the City Council, unless the Agreement is earlier terminated or its term modified by written amendment to this Agreement.

8.2 Agreement to Run With The Land. This Agreement may be recorded in the office of the Weber County Recorder against the Property and is intended to, and shall be, deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property.

8.3 Construction of Agreement. This Agreement shall be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest, while providing reasonable assurances of continuing vested development rights.

8.4 State and Federal Law. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law, or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of this Agreement shall remain in full force and effect.

8.5 Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto, nor any rights or benefits to third parties.

8.6 Laws of General Applicability. Where this Agreement refers to laws of general applicability to the Project, this Agreement shall be deemed to refer to other laws of Riverdale City.

8.7 Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto.

8.8 Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

9. Miscellaneous provisions.

9.1. City Storm-Water Management Plan. To the extent allowable under the applicable Development Regulations, stormwater entering the subject Development will be collected and transported into the existing public

drainage system in accordance with those standards and conditions approved and accepted by the City.

9.1.1. Maintenance Agreement. The Developer and/or current business owner must execute an inspection and maintenance agreement that shall operate as a deed restriction binding on the current property owner and all subsequent property owners. The maintenance agreement shall:

a. Assign responsibility for the maintenance and repair of the stormwater facility to the owner of the property upon which the facility is located and be recorded as such on the plat for the property by appropriate notation.

b. Provide for a periodic inspection by the property owner for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this chapter. The property owner will arrange for this inspection to be conducted by a registered professional engineer licensed to practice in the State of Utah who will submit a sealed report of the inspection to the public works department every two (2) years. It shall also grant permission to the City to enter the property at reasonable times and to inspect the stormwater facility to ensure that it is being properly maintained.

c. Provided that the minimum maintenance and repair needs include, but are not limited to, the removal of silt; litter; and other debris, the cutting of grass; grass cutting and vegetation removal; and the replacement of landscape vegetation in detention and retention basins and inlets and drainage pipes and any other stormwater facilities. It shall also provide that the owner shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the maintenance plan.

d. Provide that the maintenance needs must be addressed in a timely manner, on a schedule to be determined by the public works department and homeowners' association.

e. Provide that if the property is not maintained or repaired within the prescribed schedule, the public works department shall have the maintenance and repair done at its expense and bill the same to the property owner(s). The maintenance agreement shall also provide that the public works department cost of performing the maintenance shall be a lien against the property.

f. The City shall have the discretion to accept the dedication of any existing or future stormwater management facility, provided such

facility meets the requirements of this chapter, and includes adequate and perpetual access and sufficient areas, by easements or otherwise, for inspection and regular maintenance. Any stormwater facility accepted by the municipality must also meet the municipality's construction standards and any other standards and specifications that apply to the particular stormwater facility in question.

9.2. Development Site Clean Up. The Developer a shall promptly clean up any and all dirt and debris deposited on public streets or public property as a result of construction activity on the Plat. If Developer fails to clean up such dirt and debris within forty-eight (48) hours of notification by the City, the City shall clean up said dirt and debris and agrees to pay the City's costs of such cleanup within thirty (30) days of billing.

10. Default.

10.1. Events of Default.

10.1.1. Upon the happening of one or more of the following events or conditions, Developer or City, as applicable, shall be in default ("Default") under this Agreement:

a. A warranty, representation or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;

b. A determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;

c. Any other act or omission, either by City or Developer, which (i) violates the terms of this Agreement, or (ii) materially interferes with the intent and objectives of this Agreement.

10.2. Procedure Upon Default.

10.2.1. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty (30) days written notice specifying the nature of the alleged default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event that the Default cannot reasonably be cured within thirty (30) days, the defaulting party shall have such additional time as may be necessary to cure such default so long as the defaulting party takes action to begin curing such default within such thirty (30) day period and thereafter proceeds diligently to cure the default. After proper notice and expiration of said thirty (30) days or other

10.5. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken from the same formality as the vote approving this agreement, no officer, official or agent of City has the power to amend, or later modify this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.

10.6. Attorney's Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement, or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency; bankruptcy; arbitration; declaratory relief; or other litigation, including appeals or rehearsings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorney's fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

10.7. Notices.

All notices hereunder shall be given in writing by certified mail, postage prepaid, at the following addresses:

If to the City:	Riverdale City Council 4600 South Weber Drive Riverdale, Utah 84405 Fax No.: (801) 399-5784
With a copy to:	Riverdale City Attorney 4600 South Weber Drive Riverdale, Utah 84405 Fax No.: (801) 399-5784
If to Developer:	MAFCO Riverdale LLC c/o Mike Ford 620 E 1700 S Clearfield, UT 84015

10.8. Effectiveness of Notices. Any notices sent by certified mail shall be effective on the date on which such notice is sent. Any party may change its address or notice by giving written notice to the other party in accordance with the provisions with this section.

10.9. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

DATED as of the day and year first written above.

MAFCO Riverdale LLC

By _____
It's _____

RIVERDALE CITY

Attest:

_____
City Recorder

_____
By
Mayor

Administrative Offices
4600 So. Weber River Drive
Riverdale, Utah 84405

Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **October 14, 2014** at 6:03 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Michael Roubinet, Commissioner
Cody Hansen, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner
Steve Hilton, Commissioner

Members Excused: Kathy Eskelsen, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Chairman Jones said the only action item on tonight's agenda is final consideration of a proposal to build a preschool called Bravo Arts Academy at address 5165 S. 1500 W. Mr. Eggett said this application was submitted by Mike Ford and all updated reports were included in the packet, including an amended site plan. He said Lot 1 will require a lot line adjustment which will be done through Weber County and verified by staff prior to any preconstruction meetings. Mr. Eggett said a preschool is a permitted use in this C-3 Zone and if the Planning Commission forwards a favorable recommendation it will be considered by the City Council at their October 21, 2014 meeting. Commissioner Hansen asked what materials will be used on this building and Mr. Eggett said Mr. Ford has promised to provide a color scheme during tonight's public meeting. Mr. Eggett said Mr. Ford will be responsible for keeping the weeds mowed on the adjacent Lot 4, which will not be developed at the same time as Lot 1. He said the Planning Commission should question Mr. Ford about the outstanding issues associated with this request including signage, lighting, building materials and an ADA compliant ramp. Commissioner Roubinet asked about sewer capacity and Mr. Eggett said preliminary sewer capacity studies conducted by Riverdale's Public Works Department look positive. Commissioner Roubinet asked how this is measured and Mr. Eggett said the building inspector and contractor will estimate waste water disposal. Mr. Eggett said Mr. Ford has demonstrated how a dish washing feature in their Clearfield building reuses water and has agreed to put in low flow toilets. Mr. Eggett said he is confident that Mr. Ford is committed to installing water wise appliances to minimize the impact of this new development on Riverdale's sewer capacity. Commissioner Hilton asked where a spillway listed on the plan will empty and Mr. Eggett said into the designated detention basin.

DRAFT

Mr. Eggett said Riverdale City's Engineer Scott Nelson identified that the sidewalk in front of the proposed development is not located within the city's right of way. He said although there is no code requirement, he has advised Mr. Ford that legal ownership be clarified so responsibility for the sidewalk's maintenance and liability are clear. Mr. Eggett said there are no significant staff concerns that would keep the Planning Commission from approving this request tonight and Chairman Jones said approval could be contingent on the outstanding issues identified by staff being resolved. Chairman Jones asked for any additional questions or comments and none were noted.

DRAFT

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **October 14, 2014 at 6:33 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen Commissioner
Lori Fleming, Commissioner
Steve Hilton, Commissioner

Member Excused: Kathy Eskelsen, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Mike Ford.

E. <u>Action Items</u>

1. Final review of Bravo Arts Academy site plan proposal

Chairman Jones said the only action item on tonight's agenda is a final site plan review of a proposal by Bravo Arts Academy at address 5165 S. 1500 W. Mr. Eggett said developer Mike Ford is the petitioner and this preschool use is permitted in the C-3 Zone. He said a lot line adjustment to expand Lot 1 by shrinking Lot 4 will be done through Weber County. Mr. Eggett said the outstanding issues associated with this request are that signage and lighting requirements for the development and a list of building materials in aesthetic harmony with the existing businesses in the area. He said early sewer capacity studies look favorable and staff has no concerns that would prevent the Planning Commission from forwarding a favorable recommendation to the City Council for their consideration of this site plan request at their meeting on October 21, 2014.

Mr. Ford showed his Bravo Arts Academy promotional video again. He said the development materials will be brick, stucco, and wainscot paneling and Commissioner Roubinet asked if the colors are similar to the Clearfield building and Mr. Ford said in Clearfield the brick is red but the proposed color scheme for the Riverdale building will be browns and more neutral colors. Commissioner Fleming asked about the color of the metal roof and Mr. Ford said it will also be brown. Mr. Ford explained the proposed signage along the façade of the building which he said would be white LED lettering and he said a monument sign is also proposed but not at this time. Mr. Ford said the lot line adjustment will be done through Weber County if the Council approves the proposed final site plan and he circulated a diagram of the proposed street lighting for the development to the Planning Commissioners. Commissioner Fleming asked how the development's exterior lighting could impact Cherry Creek Apartments and Mr. Eggett said the parking lot lights will have screens that aim the light away from the adjacent residential communities. Commission Hilton asked about sewage capacity concerns and Mr. Ford said the outflow for the Bravo Arts Academy in Clearfield is 1.8 gallons per flush and in Riverdale the proposal is to use toilets that use 1.2 gallons per flush, a water savings of 30 percent. Mr. Ford said a feature will be installed in the classrooms with young children so that teachers can prevent water wastage and he provided a copy of a cost estimate for an ADA ramp. Chairman Jones asked for any additional questions or concerns and none were noted.

DRAFT

Motion: Commissioner Hilton moved to forward a favorable recommendation to the Council for final site plan approval for the Bravo Arts Academy. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

DRAFT

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: G2

SUBJECT: Discussion about drafting a letter of intent to secure Transportation Alternative Projects (TAP) Funds for 2015

PETITIONER: Michael Staten, Councilor

PRESENTER: Rodger Worthen, City Administrator

INFORMATION:

Executive Summary

Email from Councilor Michael Staten

TAP application process

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on: October 21, 2014	Petitioner: Rodger Worthen

Summary of Proposed Action

Discussion and direction from the Mayor & City Council on City projects to consider for UDOT Transportation Alternative Project Funds (TAP Funds). The Transportation Alternatives Program (TAP) funds construction and planning of bicycle and pedestrian facilities.

Summary of Supporting Facts & Options

Riverdale City has an opportunity to file written notice (Letter of Intent) with WFRC and the Utah Department of Transportation of projects that enhance transportation alternatives that benefit the state system of pedestrian or bicycle movement within the community.

The TAP Program supplements State and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on Federal high-use recreation sites and Federal economic generators. Access Program funds are intended for design, construction, or reconstruction and are not intended for routine maintenance projects (e.g., crack sealing, stripping, chip seal, potholes, or drainage repair).

Eligible Activities:
1. Pedestrian and Bicycle Transportation alternatives
2. Recreational trails
3. The safe routes to school program

City Staff is requesting input from the Riverdale City council on potential projects. City Administrator Rodger Worthen has met with Councilor Staten to discuss potential projects from the City's bike plan that may fit the criteria for submission. Below are some suggested projects that may be of interest for the discussion:

- 1150 West - sidewalk on the west side
- 1050 West - sidewalk and improved crossings
- 4400 South – limited road widening for safe travel of bicycles
- Fisherman's trailhead (Johnny's Dairy) and trail-way bridge planning and construction
- Crabtree auto- extension of (east side) sidewalk to newly purchased park property
- South Weber Drive - bike lane and road shoulder enhancements
- Other projects as listed in the City's bike and pedestrian plan

Staff will submit letter of intent based on the discussion of the City Council.

Legal Comments - City Attorney	
	Steve Brooks, Attorney
Fiscal Comments - Treasurer/Budget Officer	
	Lynn Fortie, Business Administrator
Administrative Comments - City Administrator	
LOOKING FORWARD TO INPUT FROM MAYOR + COUNCIL ON SUGGESTED PROJECTS.	Rodger Worthen, City Administrator

Another Email from councilor Staten that may be included in the packet for TAP funding/projects.

RW

From: Mike Staten [mailto:mstaten@ensignutah.com]
Sent: Thursday, October 02, 2014 12:00 PM
To: Norm Searle
Cc: Rodger Worthen; Shawn Douglas
Subject: RE: WFRC Request for Letters of Intent

I have some more information about possible funding too after meeting and showing Phil Sarnoff with Bike Utah around last week: Specifically, UTA has funds set aside for active transportation projects within three miles of bus stops, which is most of Riverdale City.

As a starting point for the discussion, the bicycle and pedestrian plan has the project prioritization matrix, in which the low-hanging fruit, or signs and stripes only section is first, followed by the more difficult, Physical Improvements Required section. I would suggest focusing on the latter section, if we're going to seek grants and funding. Of those, here's a simplified list of the project name, it's relative score (out of 200) and it's estimate:

		Score			
Project:	Estimated Cost:	Safety	Connections/Linkages	Ease of Implementation	Total
		70	**90**	**40**	**200**
Physical Improvements Required					
Widen Parker Drive, where needed, for bike lanes	$ 47,500	70	78	10	158
1050 West Street - Sidewalk, Improved Crossing	$ 37,500	70	52	10	132
Remove Fence, Add Sidewalk, Parker Drive	$ 1,000	50	62	10	122
Bike Lanes and Widened Shoulders, Cozy Dale	$ 312,250	50	54	10	114

Sidewalk and Crossings, 900 West (North)	$ 18, 600	50	43	10	103
Parker Drive - Sidewalk from River Glen to Storage Units	$ 17, 500	50	62	(20)	92
700 West (North) Complete Sidewalk, enhance crossings	$ 35, 300	50	28	10	88
Sidewalk and Corner Ramps, 3750 South, 4050 South, 4300 South, and 600 West	$ 31, 000	30	46	10	86
Complete Sidewalk at Riverdale Park	$ 13, 350	20	48	10	78
1150 West (North) Sidewalk on West Side	$ 95, 000	50	47	(20)	77
River Park Drive - Add Sidewalk Behind Walmart	$ 70, 300	30	25	10	65

Michael Staten, P.E. | Project Manager
Main 801.547.1100
Cell 801.589.2686
ensigneng.com

ENSIGN
THE STANDARD IN ENGINEERING

From: Norm Searle [mailto:NSearle@riverdalecity.com]
Sent: Thursday, October 02, 2014 11:05 AM
To: Mike Staten
Cc: Rodger Worthen
Subject: RE: WFRC Request for Letters of Intent

I agree, Mike, that it is important for us to look at future projects. Hopefully we can get together in the near future to take a look! I have included Rodger on this reply. Hopefully he can set a time to review future projects.

Norm

Norm Searle, Mayor
Riverdale City

From: Mike Staten [mstaten@ensignutah.com]
Sent: Wednesday, September 24, 2014 2:49 PM
To: Norm Searle; Shawn Douglas; Mike Eggett; Rodger Worthen
Subject: FW: WFRC Request for Letters of Intent

It's that time of year again when we can put in for funding for bicycle and pedestrian projects. This would be for next fiscal year (July 2015-June 2016). Should we meet and talk about ideas, based on the bike and ped plan?

Michael Staten, P.E. | Project Manager
Main 801.547.1100
Cell 801.589.2686
ensigneng.com

ENSIGN
THE STANDARD IN ENGINEERING

From: Ewert,Charles [mailto:cewert@co.weber.ut.us]
Sent: Wednesday, September 24, 2014 2:48 PM
To: 'Alan Wheelwright'; Andersen,Jared; 'Barry Burton'; 'Becca Godfrey'; 'Bill Morris'; "Bryan Dorsey'; Corey, Alison; 'David Adamson'; 'Dawnell Musselman'; 'Diane Hirschi'; 'Don Pearson'; 'Eric Daems'; 'Evelyn Tuddenham'; 'Geoff Ellis'; 'Greg Montgomery'; 'Helene G. Liebman'; 'Jaime R. White'; 'Jennifer McGrath'; 'Joel Grasmeyer'; 'Johanna Jamison'; 'John Harrison'; "Jory Johner'; 'Joseph Simpson'; "Josh Jones'; 'Juan Barrientez'; 'Julia Collins'; 'Kent Jorgenson'; 'Mark Benigni'; 'Matt Dixon'; 'Mike McKean'; 'Mike Staten'; 'Norm Farrell'; "Pam Kramer'; 'Paul Dinsdale'; Philip Sarnoff (psarnoff@bikeutah.org); Pierce, Nate; 'Randy Phipps'; "Rick Vallejos'; Rob Scott (rscott@nogden.org); 'Ryan Halverson'; 'Sally Neill'; 'Sandy Crosland'; 'Scott Lyons'; 'Scott Scoffield'; 'Shanna Edwards'; 'Shawn Douglas'; "Steve Anderson'; 'Steve Parkinson'; Tiffany Staheli (tstaheli@nogden.org); 'Tom Hanson'; 'Tracy Allen'; 'Valerie Claussen'
Subject: WFRC Request for Letters of Intent

See attached from our friends at WFRC.

Charlie Ewert, AICP
801-399-8763
cewert@co.weber.ut.us

WEBER COUNTY

The Wasatch Front Regional Council is responsible for administering six different programs that provide resources for local governments. These are briefly described below, with additional detail for each in the attachment on timelines, eligibility, etc. In order to increase awareness of these programs and to encourage collaboration among applicants, the Regional Council is inviting you to submit a letter of intent for any or all of the first four programs in accordance with the information on the following pages. Please submit the letter of intent to the contact listed for the particular program. Also note that there is a minimum local match requirement of 6.77%. These four programs have the same general application milestones:

- Letter of Intent due October 30, 2014
- Applications due January 15, 2015

You are also invited to learn about the last two programs and participate in them as you deem appropriate.

The **Surface Transportation Program (STP)** provides funding that may be used for projects on any Federal-aid highway, bridge projects on any public road, transit capital improvements and projects.

Congestion Mitigation Air Quality (CMAQ) funds are intended to fund transportation projects that improve air quality, except they are not eligible for through travel lanes.

The **Transportation Alternatives Program (TAP)** funds construction and planning of bicycle and pedestrian facilities.

The **Local Planning Resource Program** was recently established by WFRC to assist local communities in efforts to integrate land use and transportation plans, including use of the Wasatch Choice for 2040 Toolbox. Salt Lake County is a joint sponsor of this program for projects within the county boundaries.

The **Community Development Block Grant Program** provides funding for a variety of infrastructure improvements and community/ economic development activities in Morgan, Tooele and Weber Counties and cities within (excluding entitlement cities) that principally benefit low to moderate income persons.

The **Wasatch Front Economic Development District** administered by WFRC assists cities in working with the federal Economic Development Administration and in coordination of other economic development activities.

On the last page of the attachment is a list of selected funding not administered by WFRC that may be of interest to local governments.

Surface Transportation Program (STP)

Program Description

Provides funding that may be used for projects on any Federal-aid highway, bridge projects on any public road, transit capital projects, and intracity and intercity bus terminals and facilities.

Program Eligibility

An eligible project sponsor must be a local government in the Ogden/ Layton Urbanized or Salt Lake/ West Valley Urbanized Area, the department of transportation, or the transit authority, or submit a letter in cooperation with one of these entities.

Eligible Activities

STP Funds may be used for constructing new streets or widening, improving, or reconstructing existing streets classified as Federal Aid Eligible (FAE) freeways, highways, arterials or collectors (see http://www.udot.utah.gov/main/f?p=100:pg:0::::V,T:,1228 for the latest version of the FAE facilities map in your Urban Area). In addition, STP funds can be used for bridge replacement, intersection improvements, projects which reduce traffic demand, such as transit capital improvements and ridesharing promotion, and other projects as provided for in federal legislation. Major highway and transit capacity improvements must be identified in the first phase of the 2011-2040 RTP.

Funding

By population formula, the federal government currently apportions approximately $7,000,000 - $8,000,000 in Urban STP funds each year to the Ogden/ Layton Urbanized Area, and approximately $14,000,000 - $15,000,000 to the Salt Lake/ West Valley Area. Funds are programmed over a six year period and so applicants currently will be competing for funds available in the federal fiscal year 2021.

Letters of Intent

In order for the WFRC staff to recommend whether a sponsor should submit an application, the "Letter of Intent" must include the project name, project limits, a brief project description, the type of funds being sought, and an estimated cost. A list of all the projects appropriately submitted will be distributed to members of the Councils of Governments (COGs) and then reviewed by WFRC to determine program eligibility. **Letters of Intent are due October 30, 2014 to bwuthrich@wfrc.org.** This letter should be signed by the Mayor, Commissioner, or executive director of the sponsoring agency.

Applications

Sponsors of eligible projects will be notified and required to submit a new and/or updated "Project Evaluation Concept Report" and "Cost Estimation Form" for each project by **January 15, 2015**. These reports will be reviewed for completeness. The projects will be evaluated and scored by the WFRC staff according to the approved criteria prior to presenting information to the Technical Committees for review and recommendation. The projects and the recommendations will then be presented to the COGs for discussion and review, as well as to Trans Com for recommendation to the Regional Council.

For more information

Ben Wuthrich, bwuthrich@wfrc.org, (801) 363-4230 x1121

Congestion Mitigation Air Quality (CMAQ) Program

Program Description

CMAQ funds are intended to fund transportation projects that improve air quality, except they are not eligible for through travel lanes.

Program Eligibility

An eligible project sponsor must be a local government in the Ogden/ Layton or Salt Lake/ West Valley Urbanized Area, the department of transportation, or the transit authority, or submit a letter in cooperation with one of these entities.

Eligible Activities

Funds must be used for projects which improve air quality. Eligible projects include transportation activities in the State Air Quality Implementation Plan (SIP); construction/ purchase of public transportation facilities and equipment; construction of bicycle or pedestrian facilities serving transportation needs; promotion of alternative modes, including ridesharing; Intelligent Transportation Systems (ITS), and certain traffic control measures, such as traffic signal coordination, intersection improvements except through lanes, and incident management.

Funding

By population formula, the federal government currently apportions approximately $2,000,000 in CMAQ funds each year to the Ogden/ Layton Urbanized Area approximately $4,000,000 - $5,000,000 to the Salt Lake/ West Valley Urbanized Area. Funds are programmed over a six year period and so applicants currently will be competing for funds available in the federal fiscal year 2021.

Letters of Intent

In order for the WFRC staff to recommend whether a sponsor should submit an application, the "Letter of Intent" must include the project name, project limits, a brief project description, the type of funds being sought, and an estimated cost. A list of all the projects appropriately submitted will be distributed to members of the Councils of Governments (COGs) and then reviewed by WFRC to determine program eligibility. **Letters of Intent are due October 30, 2014 to bwuthrich@wfrc.org.** This letter should be signed by the Mayor, Commissioner, or executive director of the sponsoring agency.

Applications

Sponsors of eligible projects will be notified and required to submit a new and/or updated "Project Evaluation Concept Report," "Cost Estimation Form," and "Emissions Analysis Form" for each project by **January 15, 2015**. These reports will be reviewed for completeness. The projects will be evaluated and scored by the WFRC staff according to the approved criteria prior to presenting information to the Technical Committees for review and recommendation. The projects and the recommendations will then be presented to the COGs for discussion and review, as well as to Trans Com for recommendation to the Regional Council.

For more information

Ben Wuthrich, bwuthrich@wfrc.org, (801) 363-4230 x1121

Transportation Alternatives Program (TAP)

Program Description

TAP funds are for the construction and planning of bicycle and pedestrian facilities.

Program Eligibility

An eligible project sponsor must be a local government in the Ogden/ Layton or Salt Lake/ West Valley Urbanized Area, the department of transportation, or the transit authority, or submit a letter in cooperation with one of these entities.

Eligible Activities

Funds may be used for construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure that will provide safe routes for non-drivers, transportation projects to achieve compliance with the Americans with Disabilities Act of 1990, and other projects as provided for in federal legislation.

Funding

By population formula, the federal government currently apportions approximately $300,000 - $400,000 in TAP funds each year to the Ogden/ Layton Urbanized Area and approximately $600,000 - $700,000 to the Salt Lake/ West Valley Urbanized Area. Funds are programmed over a six year period and so applicants currently will be competing for funds available in the federal fiscal year 2021.

Letters of Intent

In order for the WFRC staff to recommend whether a sponsor should submit an application, the "Letter of Intent" must include the project name, project limits, a brief project description, the type of funds being sought, and an estimated cost. A list of all the projects appropriately submitted will be distributed to members of the Councils of Governments (COGs) and then reviewed by WFRC to determine program eligibility. **Letters of Intent are due October 30, 2014 to bwuthrich@wfrc.org.** This letter should be signed by the Mayor, Commissioner, or executive director of the sponsoring agency.

Applications

Sponsors of eligible projects will be notified and required to submit a new and/or updated "Project Evaluation Concept Report" and "Cost Estimation Form" for each project by **January 15, 2015**. These reports will be reviewed for completeness. The projects will be evaluated and scored by the WFRC staff according to the approved criteria prior to presenting information to the Technical Committees for review and recommendation. The projects and the recommendations will then be presented to the COGs for discussion and review, as well as to Trans Com for recommendation to the Regional Council. The Transportation Alternatives Program projects will also be presented to the Active Transportation Committee (ATC) for discussion, review and comment prior to being presented to Trans Com.

For more information

Ben Wuthrich, bwuthrich@wfrc.org, (801) 363-4230 x1121

Local Planning Resource Program

Program Description

The Local Planning Resource Program was recently established by WFRC to assist local communities in efforts to integrate land use and transportation plans, including use of the Wasatch Choice for 2040 Toolbox. Salt Lake County is a joint sponsor of this program for projects within the county boundaries. The intent of this program is to help communities that are working to implement elements of the shared, voluntary vision: Wasatch Choice for 2040, wasatchchoice2040.com. Through this grant program, Salt Lake County and WFRC offer assistance in the form of technical staff time, training or consulting grants to eligible applicants.

Program Eligibility

An eligible project sponsor must be a local government in Davis, Morgan, Salt Lake, Southern Box Elder, Tooele or Weber County, or submit a letter in cooperation with one of these entities.

Eligible Activities

Eligible projects include but are not limited to:

- Developing local "visions" or plans consistent with the WC 2040 Vision
- Using Envision Tomorrow Plus (ET+) to generate land use scenarios for planning purposes
- Activities that help to implement previously-adopted plans, such as revisions to ordinances or other land use regulations.
- Assistance with public participation related to developing or implementing local plans.
- Site assessments to determine feasibility of transit oriented development projects
- Studies or specific plans related to important local issues, such as housing or market studies.

Funding

Based on federal population formula, the Wasatch Front Regional Council is able to provide $140,000 to serve the Ogden-Layton Urbanized Area and $260,000 to serve the Salt Lake/ West Valley Urbanized Area. Salt Lake County is also providing $200,000 to assist Salt Lake County communities, thus totaling $460,000 for Salt Lake County.

Letters of Intent

The "letter of intent" form can be found <here>. A list of all the projects appropriately submitted will be distributed to members of the Councils of Governments (COGs) and then reviewed by WFRC to determine program eligibility. **Letters of Intent are due October 30, 2014 no later than 5:00 pm to** Julia@wfrc.org**.** This letter should be signed by the Mayor or Commissioner of the sponsoring agency(ies). The Local Planning Resource Program Partnership encourages applications from two or more jurisdictions working together.

Applications

Sponsors of eligible projects will be notified and required to submit a new application for each project by **January 22, 2015**. Need additional information

For more information

More details can be found on the program website and through the Local Planning Resource Program Guidebook available here. If you have any further questions or concerns regarding the program or project eligibility, please contact either Julia Collins, Julia@wfrc.org, or Val Halford, Vhalford@wfrc.org.

Community Development Block Grant Program (CDBG)
Small Cities Program for the Wasatch Front Region

Program Description

CDBG is funded under the Housing and Community Development Act of 1974 by the U.S. Department of Housing and Urban Development. The Governor elects to administer the program and delegates the administration to the Department of Workforce Services, Housing and Community Development Division. The purpose of the CDBG program is to assist in developing viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.

Program Elgibility

Cities with a population of 50,000 or less and counties with a population of 200,000 or less qualify for the small cities program funding. In the Wasatch Front region this includes Morgan, Tooele, and Weber Counties and cities within (excluding entitlement cities).

Eligible Activities

Public services; planning; assistance to not-for-profits for community development activities; assistance to private, for-profits to carry out economic development activities; removal of barriers that restrict the accessibility of the elderly or handicapped; property acquisition for public purposes; construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works; demolition of buildings and improvements; rehabilitation of public and private buildings.

Funding

The Wasatch Front Region receives approximately $1 million dollars of CDBG funds each year. The program is a competitive grant program, all applicants are required to submit an application for funding. All interested persons wishing to make an application must attend a "how to apply" workshop which is generally held in the fall. In Utah, project prioritization is delegated under the control of local elected officials that make up a Regional Review Committee (RRC). This local rating and ranking process provides for maximum involvement of the public and local governments. In the Wasatch Front, the RRC is made up of two members nominated by their respective County Council of Governments. The RRC determines project eligibility, rates and ranks projects, and makes funding recommendations to the Housing and Community Development Division.

Important Dates

Tooele County How to Apply Workshop	October 22, 2014
Weber County How to Apply Workshop	October 27, 2014

For more information

LaNiece D. Davenport
295 North Jimmy Doolittle Road
Salt Lake City, UT 84116
Phone: 801-363-4250 x1136
Email: ldavenport@wfrc.org

Wasatch Front Economic Development District

What is the WFEDD?

The Wasatch Front Economic Development District (WFEDD) was created with support of the Wasatch Front Regional Council, Davis, Morgan, Salt Lake, Tooele, and Weber Counties, and the U.S. Department of Commerce, Economic Development Administration. The WFEDD assists cities in working with the federal Economic Development Administration and in coordination of other economic development activities. The District's focus is to further regional economic development activities and foster the implementation of a regional comprehensive economic development strategy. This will be accomplished through the coordination of existing economic plans and cooperation with public and private sector organizations such as the Governor's Office of Economic Development and the Economic Development Corporation of Utah. The main economic interests and the geographic diversity of the Wasatch Front region are represented through District membership, which include local elected officials, community leaders, and representatives from institutions of higher education, small business, and Chambers of Commerce.

What is the CEDS?

Creating and maintaining a Comprehensive Economic Development Strategy (CEDS) for Davis, Morgan, Salt Lake, Tooele and Weber Counties is the primary responsibility of the District. The CEDS is designed to analyze the region's strengths, weaknesses, opportunities and threats. This analysis allows us to identify goals that further comprehensive planning economies of scale, capital investments and regional competiveness.

What are the Benefits?

The District enables our region to apply for federal funding from the U.S. Economic Development Administration. Funding can promote innovation and entrepreneurship, provide planning and technical assistance and construct or rehabilitate infrastructure and facilities. These activities are designed to leverage existing assets, stimulate and guide economic development efforts and advance new ideas and approaches that promote economic prosperity in distressed communities.

Regional Goals

Goal 1: Attract businesses that offer higher wages
Goal 2: Retain and expand existing Utah businesses
Goal 3: Build on and improve the region's growth centers
Goal 4: Encourage entrepreneurship and innovation
Goal 5: Increase economic development capacity
Goal 6: Maintain and improve our high quality of life

For More Information

LaNiece Davenport, Director
Wasatch Front Economic Development District
(801) 363-4230 x1136
ldavenport@wfrc.org

Funding Program	Purpose	Letter of Intent Due Date	Application Due Date	Year Funds Available	Approximate Funds Available to the Region Annually	Selection Process	Contact
Surface Transportation Program (STP)	Surface Transportation Improvements	October 30, 2014	January 15, 2015	2021	$21,000,000 - $23,000,000	Competitive	Ben Wuthrich bwuthrich@wfrc.org
Congestion Mitigation Air Quality (CMAQ)	Projects that reduce mobile source emissions	October 30, 2014	January 15, 2015	2021	$6,000,000 - $7,000,000	Competitive	Ben Wuthrich bwuthrich@wfrc.org
Transportation Alternatives Program (TAP)	Bicycle and Pedestrian Facilities	October 30, 2014	January 15, 2015	2016	$1,000,000	Competitive	Ben Wuthrich bwuthrich@wfrc.org
Local Planning Resource Program	Planning Assistance	October 30, 2014	January 22, 2015	2015	$600,000	Competitive	Julia Collins or Val Halford Julia@wfrc.org vhalford@wfrc.org
Community Development Block Grant Program (CDBG)	Community/ Economic Development Activities	Not Applicable	January, 2015	2016	$1,000,000	Competitive	LaNiece Davenport ldavenport@wfrc.org

Selected Funding Sources not administered by WFRC:

- Federal funds through Joint Highway Committee (Available to local governments in Tooele and Morgan Counties) http://www.udot.utah.gov/main/f?p=100:pg:0::::V,T:,1395
- Transportation Alternative Program funds through UDOT Regions 1 and 2
- Highway Safety Improvement Program funds through UDOT
- TIGER funds through FHWA http://www.dot.gov/tiger/apply (wait to e-mail until next round announced?)
- UTA (Julia – do you have a description or link?)

RIVERDALE CITY
CITY COUNCIL AGENDA
October 21, 2014

AGENDA ITEM: H

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

ACTION REQUESTED BY PETITIONER: Open agenda item provided for comments or discussion on discretionary items.

BACK TO AGENDA