



**RIVERDALE CITY COUNCIL AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – JANUARY 19, 2016**

**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. Department Reports December
- b. January Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report
- e. Finance Report

3. [Court Recertification](#)

*Presenter: Steve Brooks, City Attorney*

4. [Fire Department Report](#)

*Presenter: Jared Sholly, Fire Chief*

**F. Consent Items**

1. [Review of meeting minutes from:](#)

January 5, 2016 City Council Work Session  
January 5, 2016 City Council Regular Session

2. Consideration of reappointment of Blair Jones to Planning Commission

3. Consideration of appointment of Robert Wingfield to Planning Commission

4. [Consideration of election results for Chair and Vice Chair of Planning Commission](#)

*Presenter for Items 2-4: Mike Eggett, Community Development*

5. Consideration of appointment of Mayor Pro-Tem

**G. Action Items**

1. [Consideration of Ordinance 876 Planning Commission recommendation of proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance.](#)

*Presenter: Mike Eggett, Community Development*

2. [Consideration of Ordinance 877 Planning Commission recommendation of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park \(OP\) to Open Space \(O-1\)](#)

*Presenter: Mike Eggett, Community Development*

3. Consideration of Ordinance 878 Planning Commission recommendation of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3)  
*Presenter: Mike Eggett, Community Development*
4. Consideration of Resolution 2016-2 authorize bidding for construction of 4400 South Bridge.  
*Presenter: Shawn Douglas, Public Works Director & Rodger Worthen, City Administrator*
5. Consideration of Resolution 2016-1 Inter-local Agreement between Weber-Morgan Narcotic Strike Force  
*Presenter: Dave Hansen, Police Chief*
6. Consideration of Ordinance 875 Handicap Parking Amendments, Title 6.  
*Presenter: Steve Brooks, City Attorney*

**H. Discretionary Items**

**I. Adjournment**

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In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 15<sup>th</sup> day of January, 2016 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on January 15, 2016. Jackie Manning, City Recorder.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: E2**

**SUBJECT:** City Administration Report

**PETITIONER:** City Administration

**ACTION REQUESTED BY PETITIONER:** Information Only

**INFORMATION:**

- a. Department Reports – December
- b. January Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report
- e. Treasury Report

**[BACK TO AGENDA](#)**



## Mayor & City Council Monthly Summary Report December 2015



### City Administration:

#### 1. Rodger Worthen:

- Held weekly update meetings with Community Dev Director and Mayor
- Held various developer meetings regarding RDA property on West bench and 550 West
- Cleared hazardous material inspections of 550 West RDA –Demo of homes complete
- UTA bus stops on north end of Riverdale Road communications with businesses
- Meeting with City engineer on 4400 south bridge project
- Weber Pathways and NPS RTC planning document
- Weber County property tax adjustments
- Attended quarterly staff training and reasonable suspicion training with HR
- Weber State Small Business Development Center discussion
- Closed on the Huang Property completed review of title exceptions
- Held weekly staff meetings
- Business Administration finalization of applicant
- Staff interviews
- Discussed a few corrections on the City Web site as result of social media webinar
- Held preliminary discussions with South Ogden and Washington Terrace on Ambulance fees and potentials for possible cost sharing opportunities.
- Met with South Ogden and Washington Terrace City(s) on transportation issues
- Employee pot-luck send off for Lynn Fortie
- Responded to various Citizen requests for RDA loans, complaints, and assistance

#### 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.
- Prepared paperwork & files for 82 pre-trials & 5 trials.
- Follow-up and filing of court dispositions after pre- trial or trial. .
- Record requests 10 GRAMA requests for police reports, videos and other miscellaneous city records.
- One Risk Management Meetings minutes and follow-up
- Community Development Department- 17 Building permits issued
- Building inspections scheduled and logged.
- Annual City Employee Christmas Luncheon
- Covered for several departments for Christmas & retirement luncheons

#### 3. Jackie Manning:

- Attended monthly DWMRA City Recorder Training
- Prepared City Council, RDA Board and Planning Commission, meeting agendas, packets, meeting minutes, and provided all legal notices and postings for meetings.
- Prepared and Sent renewals for business licenses.
- Answered general business license questions, processed applications, issued business licenses

- Redesigned business license forms and updated existing forms
- Daily filing, scanning, updating and tracking spreadsheets

### **Business Administration:**

Cody Cardon:

- Routine phone & computer problem resolution. Routine management issues and resolution. Routine monthly accounting and issues. Training on Lynn's responsibilities.

Stacey Comeau / HR:

New Hires:                      Cody Cardon                                      Business Administration

Terminations:                      None

12/14/15 Attended NUHRA Board Meeting

12/17/15 NUHRA Training Luncheon

12/3/15 Reasonable Suspicion Drug Testing Training for Supervisors

Chris Stone:

- Attended URMMA supervisor training.
- Set up for the annual employee Christmas luncheon.
- Provided coverage for vacationing part-time custodial staff.
- Created the Riverdale City employee group picture for 2015.
- Set up and take down of Christmas decorations at the Civic Center.
- Various updates to the city website and social media sites.
- Completed the City newsletter for January.
- Completed the employee newsletter for January.

Rich Taylor:

- Attended quarterly staff training and reasonable suspicion training with HR
- Held bi-weekly staff meetings
- Conducted staff interviews
- Organized RYC activity to serve the seniors at their Christmas Dinner
- Started preparations for Old Glory Days. Made preparations to have booth registration begin on Jan. 4
- Attended senior board meeting
- Purchased a spin bike for the exercise room at the community center
- Had part of the exercise room repainted
- Conducted training on gym floor cleaning procedures
- Finished up 1st & 2nd grade co-ed and 3rd thru 9th grade girls basketball
- Finished a session of ultimate frisbee intramurals and kid's korner
- Scheduled group fitness classes for January
- Served 1395 seniors lunch at the senior center
- Had 1186 people use the gym, 193 people use exercise rooms, 87 people attend group exercise classes, and 139 people play pickleball
- Had 1186 people use the gym, 193 people use exercise rooms, 87 people attend group exercise classes, and 139 people play pickleball

### **Fire Department:**

Chief Jared Sholly

- Heavy Rescue 41 was put in service and immediately used on two high profile incidents within Weber County.
- County response matrix and automatic aid updated.
- Ambulance billing changed to address all billing codes that have been missed in the past, when having Paramedics from other agencies transport with us.
- Held preliminary discussions with South Ogden and Washington Terrace on Ambulance fees and potentials for possible cost sharing opportunities. Developed all the proposed plans and financial reports to those representatives.
- Had the ordinance pass within City Council to no longer test, flow or repair private hydrants.
- Response for Service:
  - 18 Fire Calls
    - two of which were Structure Fires
  - 71 Ambulance calls
    - Three Cardiac/Respiratory Arrests
    - One Stabbing/Gun Shot
    - Twenty-one Vehicle Accidents
    - Numerous other types
  - 19 Heavy Rescue Call Outs
    - Four Heavy Extrications
    - One Fatal
    - One High Angle Rope Rescue
- Changed the way we do filling of leave and the use of overtime within the department.
- Hired Dr. Ben Sill from McKay Dee Hospital as the Medical Control Physician for Riverdale Fire Department. He is scheduled to teach a class already on February 18<sup>th</sup>.

Riverdale Fire Department had a significant positive impact on numerous customers this month, I am very proud of these men and women.

### **Police Department:**

#### **Patrol**

Sgt. Engstrom and Officer Wright responded to the 1000 W. block of 4175 S. on a male who was unconscious inside a vehicle. Upon arrival they observed that the male had crashed into a parked car and was not responding to attempts to wake him. A gun was also observed inside the vehicle near the individual. The window was broken from the car at which time the driver became more alert. Drug paraphernalia was found in the car and the driver admitted to using meth and marijuana and said he could not remember what happened. The driver was charged with DUI and other traffic related charges.

Sgt. Jones , Officer Wright and Officer Tomlinson responded to Motel 6 to assist Adult Probation and Parole in locating a suspect who had absconded parole. They located the suspect in a motel room along with two other individuals. Inside the room, drug paraphernalia was in plain view and a shotgun with shells was located under the mattress. The owner of the shotgun who was in the room is a restricted person. Heroin and cocaine were also found in the room. The individuals were arrested and booked into jail for drug and firearms related charges.

Officers responded to the 800 W. block of 3950 S. on report of a female who appeared to be deceased in her bedroom. The female had passed away and the scene was investigated by officers and detectives. It does not appear that foul play was involved and could possibly be an overdose. The medical examiner and detectives are continuing to investigate the cause of death.

Officers responded to Jamba Juice on report of an armed robbery that had just occurred. The suspect entered the store with a handgun, pointed it at the employees and demanded money. The suspect then left the area on foot and was not located. Officers were on the scene within a

minute of being dispatched. Detectives are investigating the case. The same suspect has since robbed several businesses in Weber County.

Officers responded to the parking lot of Best Buy on a domestic violence call. The complainant advised her husband had damaged her vehicle after an argument and was now running away from the area. The suspect slipped on the ice and fell as he was running causing a severe break in his leg. Officers located him on the side of Gordmans. He was taken to the hospital and was cited for several domestic related charges.

Officers responded to Lesley's Mobile Home Park at 1700 hours on Christmas Eve on report of a female who was not breathing. Upon arrival they found that the 25 year old female had hung herself. Officers began CPR in an attempt to revive her and medical arrived and continued CPR, but were unable to revive her. A detective was called out to assist and at this time it appears to be a suicide, but the investigation is continuing.

Officers responded to Motel 6 on report of a female who had jumped over the front counter in the lobby and locked herself inside the bathroom stating that her husband was trying to kill her and had been holding her against her will for several days at the motel while he physically and sexually assaulted her. The suspect was not found at this time and a detective was called out to assist with the investigation. The investigation is ongoing at this time.

Officers handled a variety of traffic accidents and hit and run accidents during December due to the increase in shoppers and the weather.

#### Investigations

Residential Burglary/Stolen Vehicle- Detective Pippin conducted follow up on a residential burglary and a stolen vehicle at Mountain View Apartments. The suspect stole tools and several TV's from the victim's apartment and storage closet. The suspect pawned the items at the pawn shop. The suspect stole the victim's car, drove it a few days and ditched the car a few blocks away. The victim identified the suspect as a possible friend who lives in the apartment complex.

Detective Pippin interviewed the friend who confessed to committing the burglary and stealing the vehicle. The suspect was subsequently charged with burglary and auto theft. The victim recently moved to Utah from California and was struggling financially and was visibly upset about not being able to provide food for his family and presents for his children for Christmas. Detectives and officers coordinated with the Riverdale Police Association and obtained donations for the family. Officers purchased groceries for the family and an officer took the children Christmas shopping.

Theft by Deception- Detective Pippin conducted follow up on a theft. It was discovered that the stolen items were pawned at the pawn shop by the victim's roommate. The suspect was interviewed and denied stealing the items. A text message was later discovered from the suspect where she admitted to pawning the stolen property. The suspect was charged with theft by deception.

Retail Theft- Detective Peterson conducted follow up on a report of retail theft that occurred at a Riverdale business. Detective Peterson tracked the suspect through a license plate number that was provided. The suspect was located and interviewed. The suspect confessed to committing the theft and was subsequently charged with retail theft.

Theft by Deception- A generator was stolen from a Roy residence and it was pawned at a pawn shop in Riverdale. The suspect was located in the Weber County Jail. Detective Peterson charged the suspect with Theft by Deception.

Lewdness: A woman shopping in Riverdale reported observing a naked male masturbating in the back seat of his truck. The suspect noticed the female observing him, so he quickly dressed himself and got into the front seat and drove off. Detective Peterson identified the suspect and interviewed him. The suspect confessed to taking his pants off and masturbating in public.

Domestic Violence- Detective Pippin conducted follow up on a report of domestic violence. A female reported she was assaulted by her husband. Detective Pippin interviewed both parties and sent the case to the city attorney to be screened for charges.

Purse Theft/Credit Card Fraud- A woman's purse was stolen from a shopping cart while shopping in Riverdale. The suspects used the victim's credit cards at numerous locations throughout Weber County. Photos of the suspects were placed in the Weber/Ogden Crime Bulletin. The suspects were identified and interviewed. They confessed to stealing the purse and using the credit cards to support a heroin addiction.

Credit Card Fraud- A male suspect used a stolen credit card to purchase stereo equipment from a Riverdale Store. Detective Pippin interviewed the suspect and he confessed to using the stolen credit card and provided information in regards to who stole it.

Vehicle Burglary- Detective Peterson conducted follow up on a vehicle burglary. CSI obtained a finger print from the vehicle and it was later identified to belong to the suspect. The suspect was already in Jail on other charges. Detective Pippin added vehicle burglary charges.

Burglary- Detective Peterson conducted follow on a burglary that occurred at a financial institution in Riverdale. The suspect threw a rock through the window and entered the business. The suspect stole keys and employee ID's from the business. Detective Peterson interviewed the suspect and he confessed to committing the burglary.

Sexual Exploitation of a Minor – An IPAD was pawned at a local pawn shop. The Pawnee didn't pay to get the IPAD back so the IPAD became property of the pawn shop. The pawn shop turned the IPAD on to clear the hard drive and discovered numerous pornographic images and videos of children. Detective Peterson wrote a search warrant to review the contents of the IPAD and found several more pornographic images of children. Detective Peterson interviewed the suspect and he admitted to viewing and possessing some of the images. The suspect was arrested and booked into WCCF for multiple counts of Sexual Exploitation of a minor.

During the month of December investigations received 45 new cases to investigate, closed 32 cases and made 13 arrest.

### **Public Works Department:**

- Continued work with FEMA.
- Continued Remote Read Meter Project.
- Continued 4400 S Trail Project.
- Continued new well investigative work.
- Continued Storm Water Outlet project work.
- Started work on 4400 S pocket park reconstruction.

### **Community Development Department:**

- Reeve Office Building – Footings, temporary power, foundation, electrical, rough plumbing, rebar, and sewer lateral inspection
- America First Credit Union – Framing, electrical, stucco, above grid, fire sprinklers, and fire alarms inspection
- Utah Military Academy: Electrical and ceiling framing inspection
- Home inspections for various projects on residential lots
- Fire inspections and fire checks for businesses
- Preconstruction meeting with contractors regarding demolition activities of structures on RDA properties
- Notification of development violation for business building without a permit
- Notification and assistance regarding fire code violation for local business
- Meeting with ARS development group
- Meeting to owner of new retailer – IQue service and repair
- Meetings with Dee Hansen to discuss RDA strategies
- Meeting with Brandon Stoddard – Weber State Small Business Development
- Meeting with Cody Deeter – Lewis Young Robertson and Burningham

- Meeting with residents to discuss code enforcement concerns
- Conference call meeting with National Park Service, Washington Terrace, WFRC, and Weber Pathways regarding trail connector concept
- Meeting with National Park Service, Washington Terrace, WFRC, and Weber Pathways to review first draft of final concept plan for trail connector
- Economic development opportunities update and discussion meetings
- Regional Growth Council-Transportation Area Committee updates meeting attendance by department member
- Reasonable suspicion drug testing training attendance by department member
- Riverdale City Santa Run assistance and participation by department member
- ICMA training attendance by department member

Fire Inspection/Code Enforcement Report: **attached**

**Legal Services Department:**

- Resolutions/Ordinances work–
- Legal work concerning - Records requests, Bingo, Bailiffs, Newly elected, Zoning issues, Subdivisions, Woods, Inspections, Appointments, Bidding, Fire dept.,
- Legal research/review –
- Legal Department meetings/work –
- 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 -
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

**COURT MONTHLY REPORT**

250 Total traffic cases	YTD 1827 (Jul. 2015 to June. 2016)		
5 DUI	123 Moving violations	0 FTA	
0 Reckless/DUI red.	89 Non-moving violations	0 Other	
32 License violations	1 Parking		

67 Total Misdemeanor cases	YTD 389 (Jul. 2015 to June. 2016)		
0 Assault	0 Ill. sale Alc.	0 Dom. animal	9 Dom. violence
15 Theft	0 Other liq. viol.	0 Wildlife	14 Other misd./infrac
0 FTA	28 Contr. subst vio.	0 Parks/rec.	
0 Public intox	0 Bad checks	1 Planning zon./Fire/Health	

297 Total cases disposed of this month 1775 Total number of cases disposed of for the year (July 1, 2015 to June. 2016)

316 Total offenses this month 2211 Total offenses for year (July 1, 2015 to June. 2016)

Small Claims Total number of cases for the year (Jan. 2015 to Dec. 2015) -- Filed=60

Settled/Dismissed=44 Default=1

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

<b># CITATIONS BY AGENCY</b>		<b>YTD (Jul. 2015 to June. 2016)</b>
Riverdale City	147	991
UHP	87	668

<b>MISC.</b>		<b>YTD (July 2015 to Jun. 2016)</b>
Total Revenue collected	\$53,542.38	\$ 328,303.95
Revenue Retained	\$35,982.09	\$ 220,915.70
Warrant Revenue	\$59,673.00	\$ 231,523.00
Issued warrants	84	343
Recalled warrants	66	438

**RSAC MONTHLY REPORT**

24 participants	192 drug tests given	0 walked away/warrants issued
4 orientations	2 in jail/violations	0 ordered to inpatient
2 new participant	8 positive UA's/tests/dilutes	0 other
0 graduates	2 incentive gifts	
1 terminated/quit	11 spice tests given	

## Employee Recognition – January 2016 Anniversaries

Years	Employee	Department
21		Cindi Draper Police
16		Roger Wedde Legal
11		Stacey Comeau Business Administration
8		Joe McBride Police
3		Bret Felter Fire
1		Braxton Wright Community Services



# Riverdale City

## Staffing Authorization Plan

As of December 31, 2005		
<i>Department</i>	<i>FTE Authorization</i>	<i>FTE Actual</i>
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 December 31, 2015		
<i>Department</i>	<i>FTE Authorization</i>	<i>FTE Actual</i>
City Administration	3.00	3.00
Legal Services	4.50	4.50
Community Development	3.00	3.00
Bus Admin - Civic Center	5.25	6.25
Bus Admin - Comm Services	9.00	9.00
Public Works	11.00	11.00
Police	22.75	22.75
Fire	15.50	15.25
Total	74.00	74.75

Staffing Reconciliation - Authorized to Actual		
<i>Department</i>	<i>FTE Variance</i>	<i>Explanation</i>
City Admin	0.00	
Legal Services	0.00	
Bus Admin - Civic Center	0.00	
Community Development	0.00	
Bus Admin - Comm Services	0.00	
Bus Admin - Civ Ctr	1.00	Overstaffed for training of new Business Administrator
Public Works	0.00	
Police	0.00	
Fire	(0.25)	PT position unfilled
Totals	0.75	Staffing <u>under</u> authorization

Actual Full Time Employees 58.00  
 Actual Part Time Employees 54.00

# Riverdale City Staffing Authorization Plan

Department: Elected - Mayor & Council

<u>Job Code</u>	<u>Job Title / Incumbent</u>	<u>Election</u>	<u>Term of Office</u>	<u>Authorized</u>	<u>Actual</u>
	Mayor Norman Searle	2013	2014-2017	1.00	1.00
					
	Councilor / Mayor Pro Tem Don Hunt	2007	2012-2015	1.00	1.00
					
	Councilor			4.00	
	Braiden Mitchell	2011	2012-2015		1.00
	Michael Staten	2011	2012-2015		1.00
	Brent Ellis	2013	2014-2017		1.00
	Gary Griffiths	2013	2014-2017		1.00
	   				
	Total			6.00	6.00

# Riverdale City Staffing Authorization Plan

Department: Planning Commission

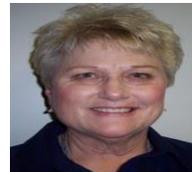
<u>Job Code</u>	<u>Job Title / Incumbent</u>	<u>DOA-City</u>	<u>Term Apptm't</u>	<u>Authorized</u>	<u>Actual</u>
	Blair Jones Chairman	02/2008	01/2016	1.00	1.00



	Vice Chairman Steve Hilton	01/2015	01/2019	1.00	1.00
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	Commissioner			5.00	
	Michael Roubinet	02/2013	01/2017		1.00
	Cody Hansen	02/2014	01/2018		1.00
	David Gailey	01/2015	01/2019		1.00
	Kathy Eskelsen	01/2012	01/2016		1.00
	Lori Fleming	01/2013	01/2017		1.00



	Total			7.00	7.00
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Riverdale City  
Staffing Authorization Plan

Department: Legal Services

<u>Job Code</u>	<u>Job Title / Incumbent</u>	<u>DOH-City</u>	<u>DOH-Position</u>	<u>FTE Authorized</u>	<u>FTE Actual</u>
1035	Court Clerk I			0.00	0.00
1040	Court Clerk II Earlene Lee	11/29/1999	5/1/2005	0.50	0.50
					
1045	Court Outreach Coord. Joan Dailey	11/28/2005	11/28/2005	1.00	1.00
					
1030/1045	Court Clerk Coord. Roger Wedde	1/24/2000	1/24/2000	1.00	1.00
					
1070	Prosec. Attorney Mike Junk	8/16/2004	8/16/2004	0.50	0.50
					
XXX	Justice Court Judge Reuben Renstrom	10/1/2010	10/1/2010	0.50	0.50
					
1025	City Attorney / Dept Head Steve Brooks	11/1/2004	11/1/2004	1.00	1.00
					
	Total			4.50	4.50

# Riverdale City Staffing Authorization Plan

Department: Community Development

<u>Job Code</u>	<u>Job Title / Incumbent</u>	<u>DOH-City</u>	<u>DOH-Position</u>	<u>FTE Authorized</u>	<u>FTE Actual</u>
305/2030	Bldg Insp / PW Insp Jeff Woody	6/22/1992	6/1/2005	1.00	1.00
					
1710/330	Fire Insp./Code Enf. Randy Koger	7/9/1990	1/1/2012	1.00	1.00
					
335	Comm Dev Dir Michael Eggett	4/16/2013	4/16/2013	1.00	1.00
					
	Total			3.00	3.00

# Riverdale City Staffing Authorization Plan

Department: Business Administration - Civic Center Division

<u>Job Code</u>	<u>Job Title / Incumbent</u>	<u>DOH-City</u>	<u>DOH-Position</u>	<u>FTE Authorized</u>	<u>FTE Actual</u>
600	PT Custodian Brenda Guzman Neil Amidan Steve Hodges	12/13/2010 8/1/2013 7/6/2015	12/13/2010 8/1/2013 7/6/2015	0.75	0.25 0.25 0.25
	  				
760	Civic Center Service Clerk Kay James Raelyn Boman	8/29/2005 9/3/2013	8/29/2005 4/6/2015	1.00	0.50 0.50
	 				
720/200	Acctg. Clerk Cindee Colby	9/2/2008	9/2/2008	0.50	0.50
					
610	Fac. Custodial Coordinator/ Pub Comm Spec Chris Stone	12/1/1992	12/1/1992	1.00	1.00
					
195/785	HR/Office Manager Stacey Comeau	1/31/2005	1/31/2005	1.00	1.00
					
165/780	Business Administrator Lynn Fortie	11/18/1991	7/1/2005	1.00	2.00
	 				
	Total			5.25	6.25

# Riverdale City Staffing Authorization Plan

Department: Business Administration - Community Services Division

<u>Job Code</u>	<u>Job Title / Incumbent</u>	<u>DOH-City</u>	<u>DOH-Position</u>	<u>FTE Authorized</u>	<u>FTE Actual</u>
XXX	Rec Worker			2.75	
	Baylee Cascaddan	8/31/2015	8/31/2015		0.25
	Connor Daniels	6/15/2015	6/15/2015		0.25
	Braxton Wright	1/6/2015	1/6/2015		0.25
	Tristan Buckner	4/14/2015	4/14/2015		0.25
	Karson Kolb	3/16/2015	3/16/2015		0.25
	Chad Lockwood	4/15/2015	4/15/2015		0.25
	Jaxon Fernelius	10/15/2014	10/15/2014		0.25
	Kayson Choate	6/3/2015	6/3/2015		0.25
	Jakob Niederhauser	6/15/2015	6/15/2015		0.25
	Cameron Reeve	9/14/2015	9/14/2015		0.25
	Mohamed, Liban	11/25/2015	11/25/2015		0.25



XXX	Group Fitness Instructor	DOH-City	DOH-Position	0.50	
	Katie Ellis	5/13/2013	5/13/2013	Sub	0.00
	Cassie Preece	8/26/2013	8/26/2013		0.25
	Amy Arner	5/19/2014	5/19/2014	Sub	0.00
	Jessica Bobo	11/12/2015	11/12/2015		0.25



1266	Comm Center Cust Clerk			2.00	
	Karen Dille	9/13/1999	9/13/1999		0.50
	Colleen Winget	9/16/2003	9/16/2003		0.33
	Nicole Gross	8/25/2014	8/11/2015		0.33
	Betty Wilson	9/2/2014	9/2/2014		0.33
	Amy Wright	4/10/2015	4/10/2015		0.33





1270

Rec Specialist

0.50

Samuel Smith  
Miranda Rizzi

9/14/2015 9/14/2015  
3/20/2014 3/20/2014

0.25  
0.25



XXX	Sr. Center Worker RDA Daniel Pence	6/2/2015	6/2/2015	0.50	0.50
					
1570	Sr. Center Cook Wendy Turner	10/14/2010	1/16/2015	0.50	0.50
					
1424	Sr. Program Kitchen Aide Jenny Sears	2/24/2015	2/24/2015	0.25	0.25
					
225	Seniors Program Coordinator Shawn Jensen	7/1/2013	7/1/2013	1.00	1.00
					
340	Comm Services Coordinator Rich Taylor	6/30/2014	6/30/2014	1.00	1.00
					
	Rounding				0.18
	Total			9.00	9.00



## **COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT**

*January 14, 2016*

### **OPEN FOR BUSINESS**

**FRESH NAILS** Fresh Nails is open at 4159 South Riverdale Road.

**WASATCH UPHOLSTERY** Wasatch Upholstery has opened in phase two of the Riverdale Business Park located at 1393 West 1575 South.

### **NEW & ONGOING DEVELOPMENTS**



iQue Repair .will open at 985 W. Riverdale Road Suite 3.



Metro PCS wireless services will open a store at 1074 W. Riverdale Road.



Reeve & Associates has started construction on a new office building for their company located at 5160 South 1500 West.



New City HVAC will open in phase one of the Riverdale Business Park located at 1451 West 5175 South.

### **Riverdale Business Park**

Construction has started on phase three of the Riverdale Business Park located at 5175 South 1500 West.



Podium Sports Performance Triathlon Training Center will open at 1393 W. 5175 S., Suite 201.



## Case Detail Report

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	673	12/31/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.
Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4455 S 900 W	672	12/28/2015	4455 S 900 W		OPEN		Snow, ice obstructions.

### Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4949 S 900 W	671	12/31/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

### Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	670	12/29/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

### Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4045 S Riverdale Road	669	12/29/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

### Violations

Violation	Notes

003. Sent to

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4545 S Riverdale Road	668	12/29/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
909 W RIVERDALE RD	667	12/29/2015	PO BOX 182571	RCC 4-5 7-1-1	CLOSED		Snow, ice obstructions.

**Violations**

Violation	Notes
002: Closed	Snow, ice

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
950 W RIVERDALE RD	666	12/29/2015	405 S MAIN	RCC 4-5 7-1-1	CLOSED		Snow, ice and obstructions.

**Violations**

Violation	Notes

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
1136 W RIVERDALE RD	664	12/29/2015	429 SANTA MONICA BLVD STE 600	RCC 4-5 7-1-1:	OPEN		Snow, ice obstructions

**Violations**

Violation	Notes
001: Open	Snow, ice

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4560 S 900 W	663	12/28/2015			OPEN		Snow, ice obstructions

**Violations**

Violation	Notes
001: Open	Snow, ice

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
920 W RIVERDALE RD	662	12/28/2015	1556 W 1500 N	RCC 4-5 7-1-1:	CLOSED		Snow, ice obstructions.

**Violations**

Violation	Notes
002: Closed	Snow, ice

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4079 S Riverdale Road	661	12/28/2015	4079 S Riverdale Road	ICC 2012 104.5 ICC 2012 104.5	OPEN		Fire Code Violation

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	660	12/24/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	659	12/22/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	658	12/21/2015		RCC 4-5 7-1-1	CLOSED		Snow, ice and obstructions.

**Violations**

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	657	12/15/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	656	12/15/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	655	12/14/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
1150 W 4400 S	654	12/10/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
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1150 W 4400 S	653	12/10/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.
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**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
1150 W 4400 S	652	12/10/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.
Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4185 S Riverdale Road	651	12/10/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4356 S 800 W	650	12/7/2015	PO BOX 341	RCC 4-5-3(B)(31)	OPEN		Parking On Landscaping or soft surface.

**Violations**

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	649	12/4/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.
Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	648	12/4/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
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003. Sent to

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
1093 W Riverdale Road	647	12/4/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	646	12/4/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
4060 S Riverdale Road	645	12/4/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
1191 W 4600	644	12/3/2015	1191 W 4600 S	UCC Ref.: RCC 4-5-3(B) (21)RCC 4-5-	CLOSED		Abandoned Vehicles :Parking On Landscaping or soft surface.

**Violations**

Violation	Notes
002: Closed	
002: Closed	

Site Address	Case #	Case Date	Owner Address	Code	Status	Closed Date	Description
1060 W Riverdale Road	643	11/30/2015		41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

**Violations**

Violation	Notes

Total Records: 30

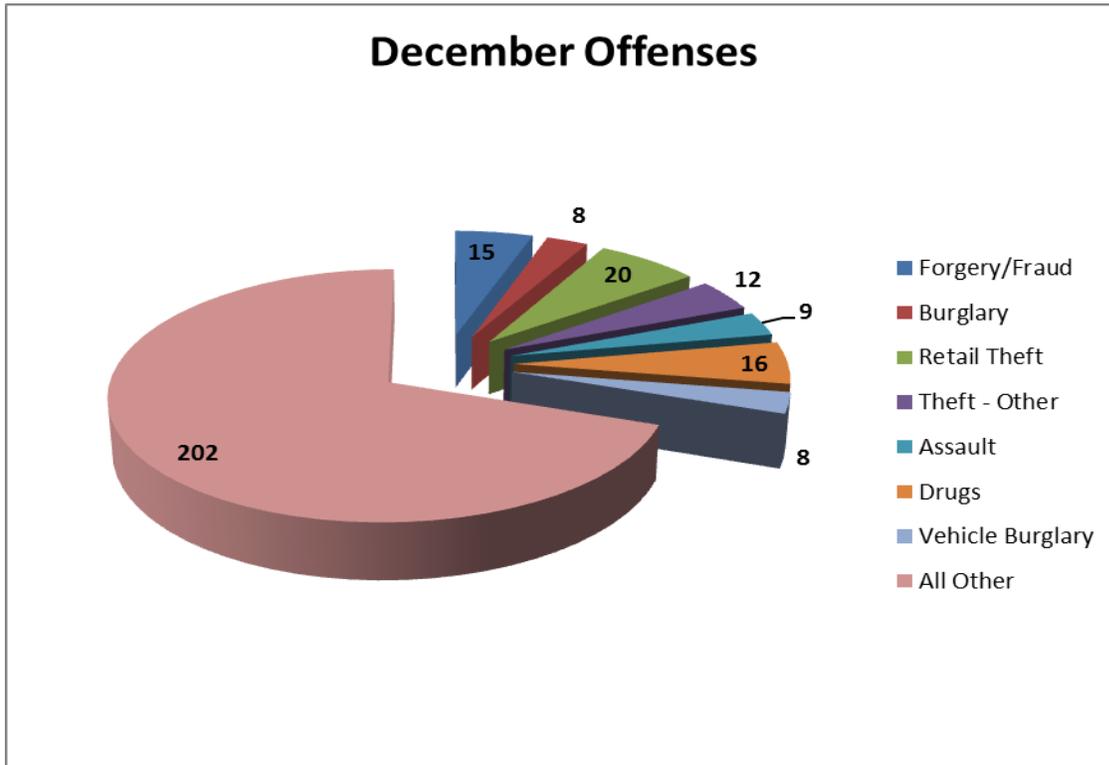
1/13/2016

## FIRE INSPECTIONS DECEMBER

Date Scheduled	Occupancy Name	Inspector Full Name	Inspection Shift	Inspection Passed
12/3/2015	Fresh Nails	Randy Koger	FI41	Yes
12/8/2015	Wasatch Upholstery LLC	Randy Koger	FI41	No
12/8/2015	The Phoenix Recovery Center	Randy Koger	FI41	Yes
12/14/2015	i Que Repair	Randy Koger	FI41	No
12/15/2015	New City HVAC	Randy Koger	FI41	No
12/23/2015	OLIVE GARDEN ITALIAN RESTAURANT 1595	Randy Koger	FI41	No
12/28/2015	OLIVE GARDEN ITALIAN RESTAURANT 1595	Randy Koger	FI41	No
12/29/2015	i Que Repair	Randy Koger	FI41	Yes
1/11/2016	INTEGRITY CHRISTIAN FELLOWSHIP	Randy Koger	FI41	No
1/12/2016	Burchs Trees	Randy Koger	FI41	Yes

# ***RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN***

December 2015  
Report #12-12

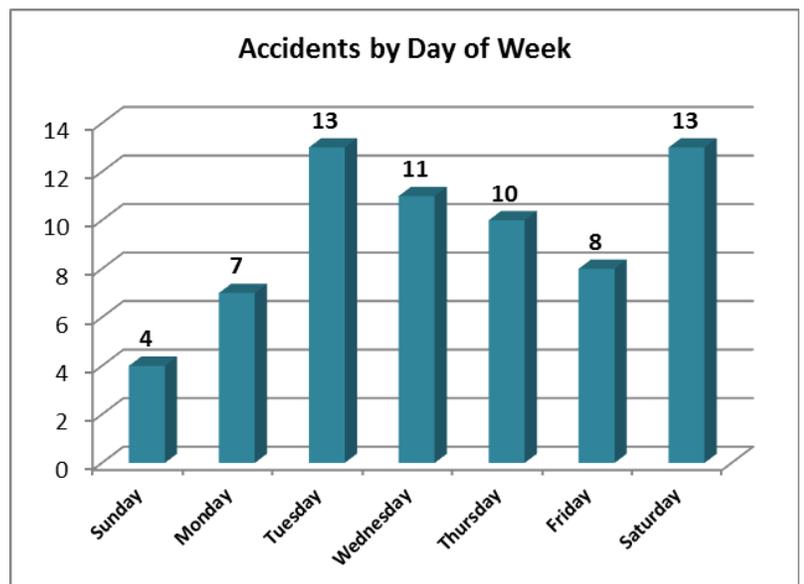


## ***OFFENSES***

There were **15** forgery/fraud cases reported throughout the month of December. There were **9** assaults, **16** Family Offenses, and **16** complaints involving drugs. There were **20** retail theft complaints reported in December, and **12** cases of theft from persons. There were **202** 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***

December traffic accidents included **26** non-serious accidents which involved minor damage, no injuries, and were not reported to the State. There were **40** accidents reported to the State due to damage totals, and/or injuries. Officers made **2** DUI arrests, and also issued citations for **141** moving violations, and **68** non moving violations.



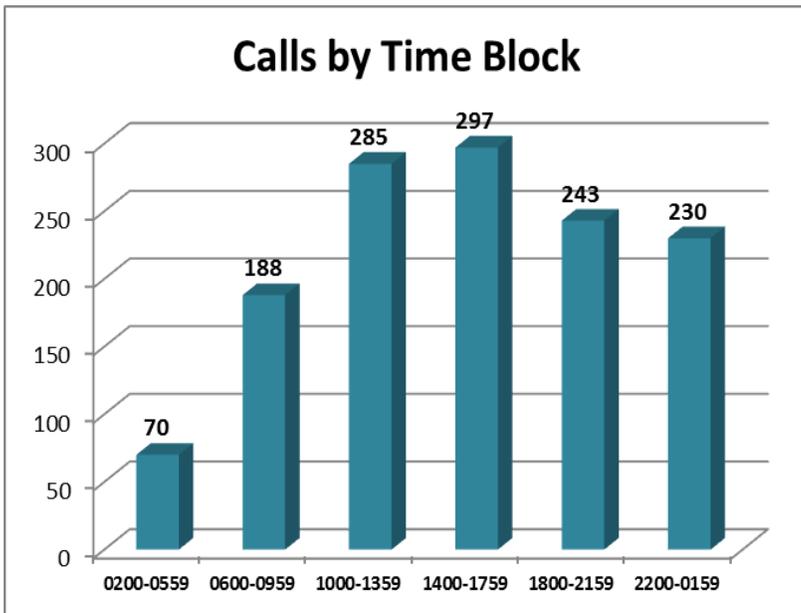
POLICE LINE - DO NOT CROSS

POLICE LINE - DO

**FOR LAW ENFORCEMENT USE ONLY!**

# RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

December 2015  
Report #12-12

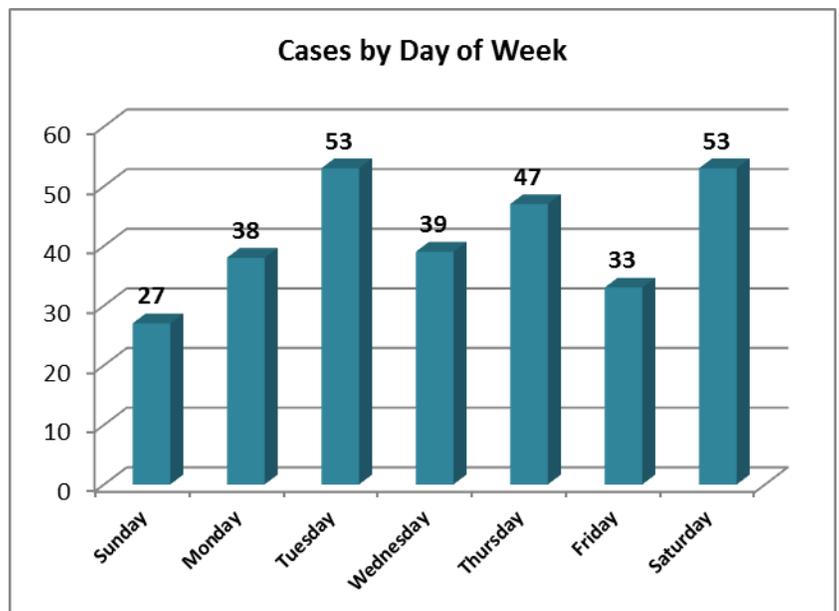


## CALLS FOR SERVICE

There were **1313** calls for service during the month of December. There were **290** Case Reports written, **38** 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 decreases slightly on Sunday but is fairly steady throughout the week. The busiest time of day for calls for service spikes between the hours of **1000-1800**, still remaining active later in the day. The largest drop between **0200** and **0600** remains consistent with previous months.

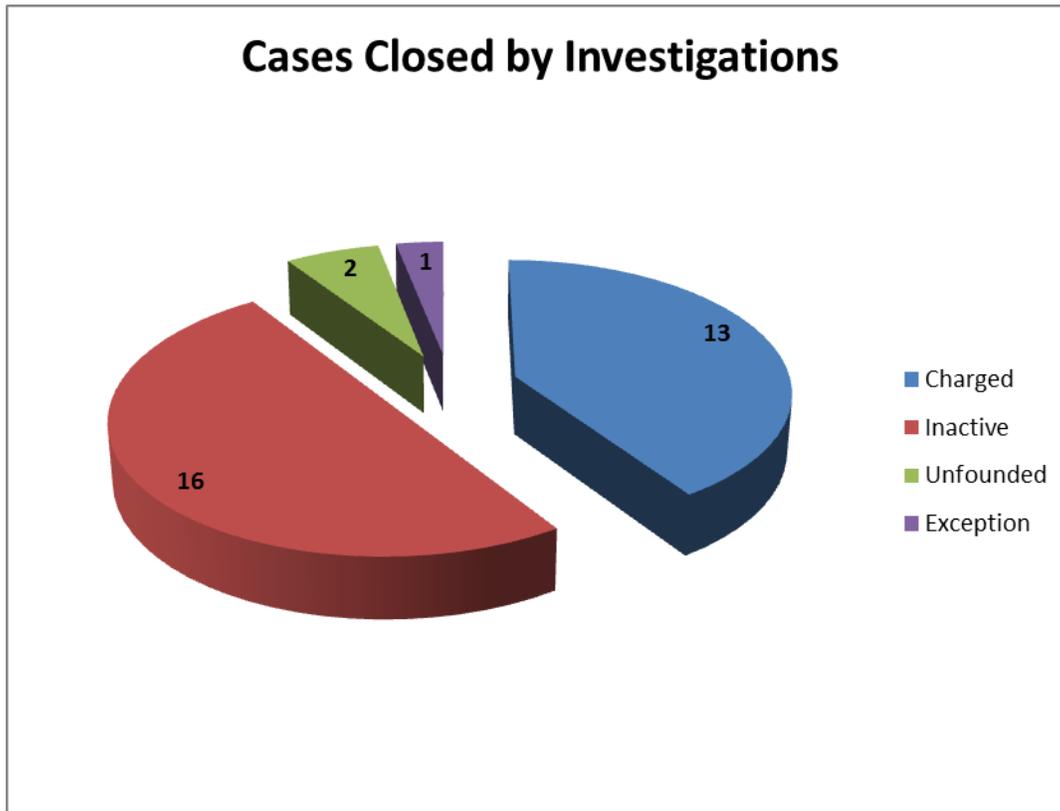
There were **82** adults arrested for various crimes and violations throughout the city, and **12** juveniles were referred to Juvenile Court.



# ***RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN***

December 2015  
Report #12-12

The Investigations Division received **45** new cases assigned to them during December of 2015.



Investigators closed **32** cases in December. These cases were closed as follows:

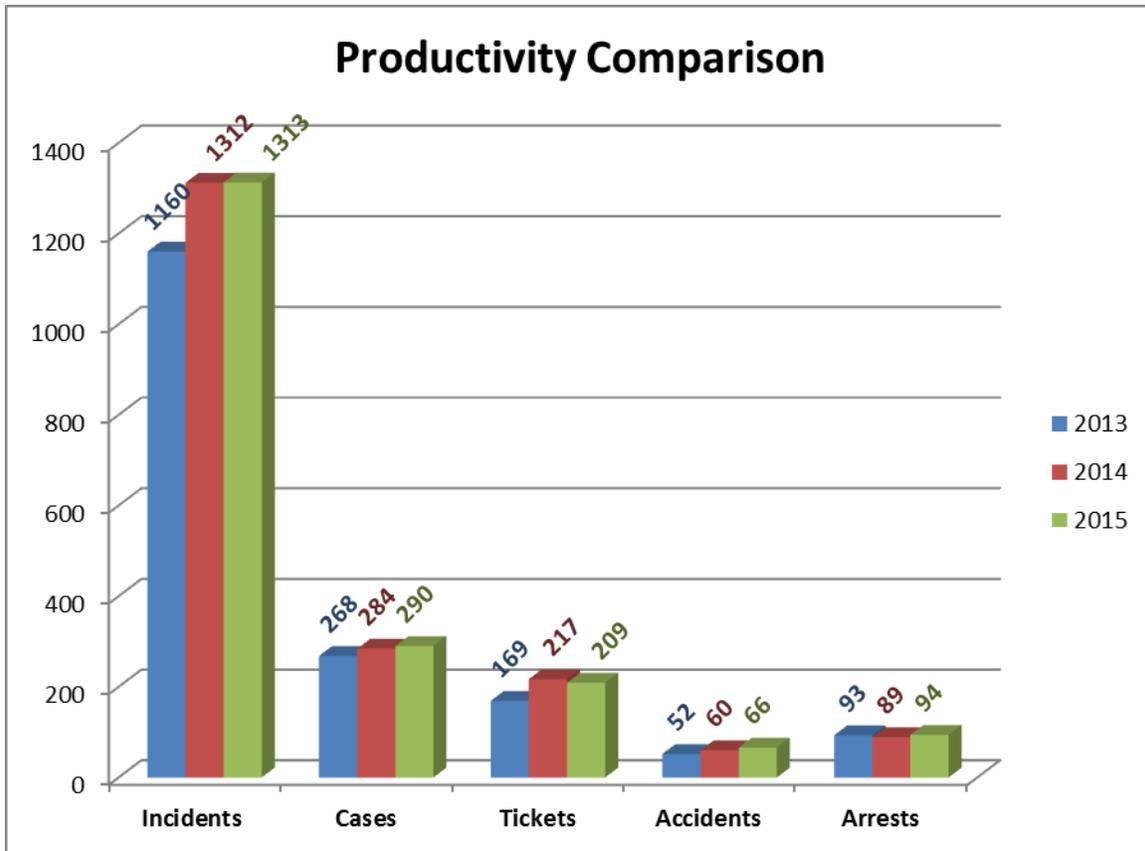
- 13** - Charged - Individual(s) were charged with a crime
- 16** – Inactive (No information came to light that would further the investigation)
- 2** - Unfounded (No crime was found to have actually occurred, or incident was determined to be civil)
- 1** – Exception (Victim refused to cooperate or Prosecutors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

Of the individuals charged with a crime by investigations, **13** were adults, and **0** juveniles. Investigators were able to recover **\$12,000** worth of property this month, however restitution will likely be ordered through the courts on the cases where an arrest resulted.

# RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

December 2015  
Report #12-12

Chart shows departmental statistics for December 2013, 2014 and 2015.



Condition of the Treasury  
Riverdale City and Redevelopment Agency  
Report as of November 30, 2015

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
<b>General Fund</b>	\$1,169,780	\$443,525	\$2,000	\$692,066	\$572,480	\$3,146,841	\$3,161,461	(\$14,620)
						Net of Class C Road Funds:		\$52,613
<b>Redevelopment Agency, RDA</b>	\$3,284,318			\$63,985	\$18,989	\$149,635	\$273,486	(\$123,851)
<b>Capital Projects Fund</b>	\$1,694,322			\$123,597	\$2,968	\$126,975	\$90,890	\$36,085
<b>Water Fund</b>	\$1,705,347			\$46,948	\$51,914	\$502,687	\$348,832	\$153,855
<b>Sewer Fund</b>	\$2,102,412			\$96,579	\$213,123	\$479,606	\$459,668	\$19,938
<b>Storm Water Fund</b>	\$1,272,978			\$19,553	\$10,984	\$97,076	\$57,918	\$39,159
<b>Garbage Fund</b>	\$285,383			\$28,885	\$25,347	\$144,254	\$108,282	\$35,973
<b>Motor Pool Fund</b>	\$1,630,136			\$74,490	\$150,936	\$253,044	\$452,896	(\$199,852)
<b>Information Technology Fund</b>	\$184,887			\$10,752	\$6,687	\$53,706	\$35,493	\$18,213
<b>Total</b>	<b>\$13,329,563</b>	<b>\$443,525</b>	<b>\$2,000</b>	<b>\$1,156,854</b>	<b>\$1,053,428</b>	<b>\$4,953,824</b>	<b>\$4,988,925</b>	<b>(\$35,100)</b>

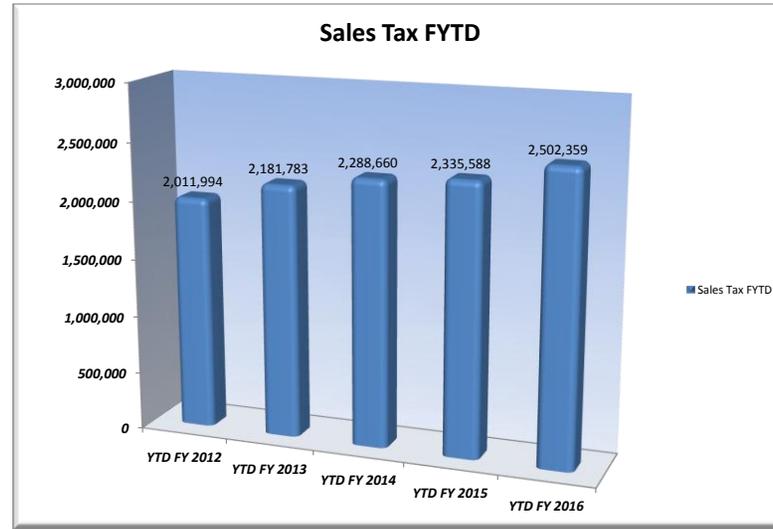
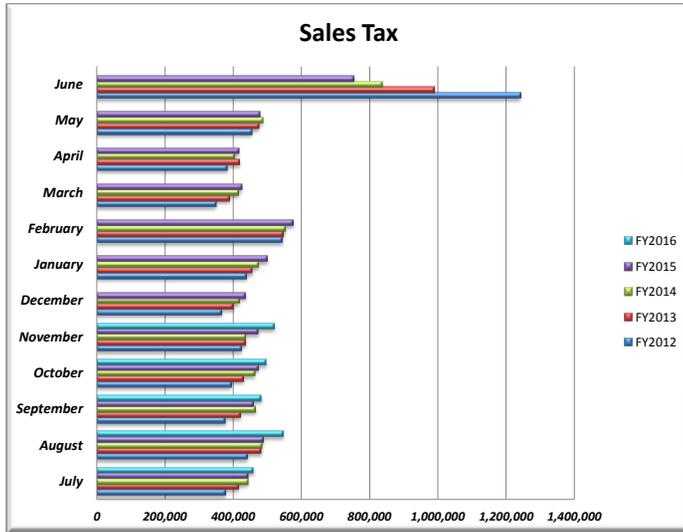
**Cody Cardon**  
Business Administrator

**Notes:**

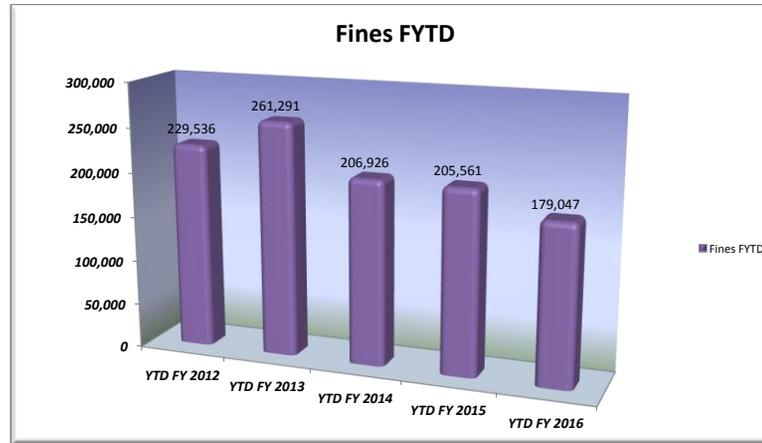
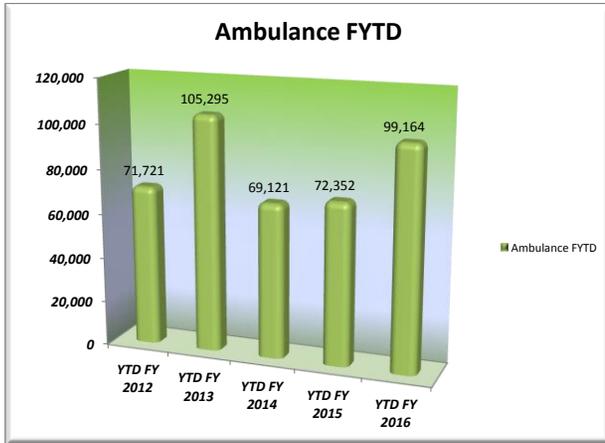
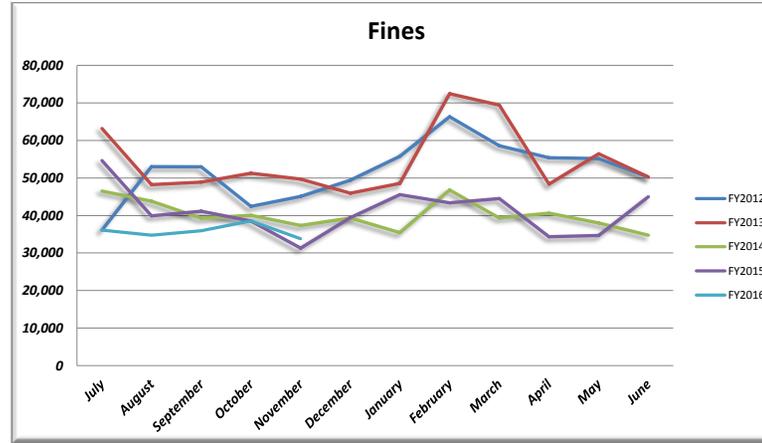
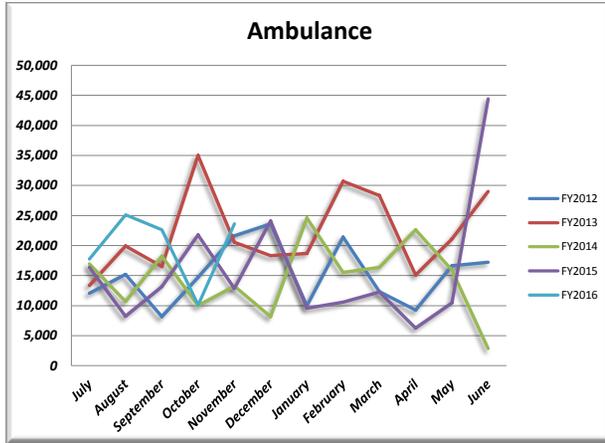
- 1) Savings are held in:
  - a) PTIF (Public Treasurer's Investment Fund), the most recent yield was .68%.
- 2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
- 3) Cash Drawers are located at the Civic Center (\$600), Comm. Ctr.(\$400), Senior's (\$500), and Police (\$500).
- 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.

Condition of the Treasury  
Riverdale City Redevelopment Agency  
Report as of November 30, 2015

	<u>Amount of Money on Hand</u>			<u>For the Month Reported</u>		<u>For the Fiscal Year To Date</u>		
	<u>Savings</u>	<u>Checking</u>	<u>Cash Drawers</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Difference</u>
<b>RDA General Fund</b>	\$293,278			\$1,911	\$3,804	\$6,318	\$5,587	\$731
Riverdale Road RDA Fund	\$1,461,132			\$15,892	\$0	\$22,179	\$0	\$22,179
1050 West RDA Fund	(\$1,285)			\$0	\$0	\$0	\$0	\$0
550 West RDA Fund	\$321,361			\$12,643	\$0	\$17,697	\$0	\$17,697
West Bench RDA Fund	(\$53,993)			\$0	\$0	\$0	\$0	\$0
Statutory Housing RDA Fund	\$48,546			\$3,396	\$891	\$8,234	\$2,077	\$6,156
Housing RDA Fund	\$341,596			\$4,841	\$54	\$13,156	\$207,606	(\$194,450)
Senior Facility Fund	\$873,684			\$25,303	\$14,240	\$82,051	\$58,214	\$23,836
<b>Total</b>	<b>\$3,284,318</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,985</b>	<b>\$18,989</b>	<b>\$149,635</b>	<b>\$273,486</b>	<b>(\$123,851)</b>



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	474,267	472,170	435,446	499,970	575,391	424,999	416,396	478,215	755,204	5,921,208
FY2016	458,600	545,970	482,051	495,854	519,883								2,502,359
Sales Tax FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016								
	2,011,994	2,181,783	2,288,660	2,335,588	2,502,359								



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	21,750	12,854	24,072	9,549	10,562	12,254	6,254	10,466	44,398	189,908
FY2016	17,721	25,099	22,604	10,096	23,644								99,164

Ambulance FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016
	71,721	105,295	69,121	72,352	99,164

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	38,535	31,312	39,420	45,550	43,388	44,521	34,360	34,683	44,960	492,443
FY2016	36,066	34,724	35,927	38,538	33,792								179,047

Fines FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016
	229,536	261,291	206,926	205,561	179,047

RIVERDALE CITY CORP.  
FUND SUMMARY  
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND REVENUE</u>					
TAX REVENUE	553,674.63	2,571,418.18	6,549,538.00	3,978,119.82	39.3
LICENSES AND PERMITS	21,798.40	50,097.25	187,000.00	136,902.75	26.8
INTERGOVERNMENTAL REVENUE	47,828.34	129,659.01	305,001.00	175,341.99	42.5
CHARGES FOR SERVICES	32,048.91	148,859.81	324,250.00	175,390.19	45.9
FINES AND FORFEITURES	33,792.35	179,047.03	505,500.00	326,452.97	35.4
MISCELLANEOUS REVENUE	2,923.00	67,759.86	223,500.00	155,740.14	30.3
<b>TOTAL FUND REVENUE</b>	<b>692,065.63</b>	<b>3,146,841.14</b>	<b>8,094,789.00</b>	<b>4,947,947.86</b>	<b>38.9</b>
<u>RDA GENERAL FUND REVENUE</u>					
SOURCE 36	1,068.23	5,138.58	7,000.00	1,861.42	73.4
RDA REVENUE	842.85	1,179.79	20,000.00	18,820.21	5.9
<b>TOTAL FUND REVENUE</b>	<b>1,911.08</b>	<b>6,318.37</b>	<b>27,000.00</b>	<b>20,681.63</b>	<b>23.4</b>
<u>RIVERDALE ROAD RDA FUND REVENUE</u>					
TAX REVENUE	15,891.94	22,178.72	310,000.00	287,821.28	7.2
<b>TOTAL FUND REVENUE</b>	<b>15,891.94</b>	<b>22,178.72</b>	<b>310,000.00</b>	<b>287,821.28</b>	<b>7.2</b>
<u>550 WEST RDA FUND REVENUE</u>					
TAX REVENUE	12,642.82	17,696.94	300,000.00	282,303.06	5.9
<b>TOTAL FUND REVENUE</b>	<b>12,642.82</b>	<b>17,696.94</b>	<b>300,000.00</b>	<b>282,303.06</b>	<b>5.9</b>
<u>STATUTORY HOUSING FUND REVENUE</u>					
TAX REVENUE	3,371.42	4,719.19	80,000.00	75,280.81	5.9
MISCELLANEOUS REVENUE	24.65	3,514.52	21,800.00	18,285.48	16.1
<b>TOTAL FUND REVENUE</b>	<b>3,396.07</b>	<b>8,233.71</b>	<b>101,800.00</b>	<b>93,566.29</b>	<b>8.1</b>
<u>HOUSING RDA FUND REVENUE</u>					
TAX REVENUE	3,972.99	5,544.68	80,000.00	74,455.32	6.9
SOURCE 34	265.00	4,535.00	.00	( 4,535.00)	.0
MISCELLANEOUS REVENUE	602.89	3,076.73	556,000.00	552,923.27	.6
<b>TOTAL FUND REVENUE</b>	<b>4,840.88</b>	<b>13,156.41</b>	<b>636,000.00</b>	<b>622,843.59</b>	<b>2.1</b>

RIVERDALE CITY CORP.  
 FUND SUMMARY  
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND REVENUE</u>					
TAX REVENUE	13,661.47	19,192.16	300,000.00	280,807.84	6.4
CHARGES FOR SERVICES	11,180.00	60,650.00	152,000.00	91,350.00	39.9
MISCELLANEOUS REVENUE	461.18	2,208.43	7,000.00	4,791.57	31.6
TOTAL FUND REVENUE	25,302.65	82,050.59	459,000.00	376,949.41	17.9
<u>CAPITAL PROJECTS FUND REVENUE</u>					
CAPITAL PROJECTS REVENUE	123,597.38	126,974.80	145,500.00	18,525.20	87.3
TOTAL FUND REVENUE	123,597.38	126,974.80	145,500.00	18,525.20	87.3
<u>WATER FUND REVENUE</u>					
WATER - INTEREST REVENUE	890.97	4,079.09	12,000.00	7,920.91	34.0
WATER REVENUE	46,056.60	498,607.92	1,076,000.00	577,392.08	46.3
TOTAL FUND REVENUE	46,947.57	502,687.01	1,088,000.00	585,312.99	46.2
<u>SEWER FUND REVENUE</u>					
SEWER REVENUE	96,578.69	479,605.59	1,141,000.00	661,394.41	42.0
TOTAL FUND REVENUE	96,578.69	479,605.59	1,141,000.00	661,394.41	42.0
<u>STORM WATER FUND REVENUE</u>					
STORM WATER REVENUE	19,552.74	97,076.37	231,000.00	133,923.63	42.0
TOTAL FUND REVENUE	19,552.74	97,076.37	231,000.00	133,923.63	42.0
<u>GARBAGE FUND REVENUE</u>					
GARBAGE REVENUE	28,884.81	144,254.42	346,000.00	201,745.58	41.7
TOTAL FUND REVENUE	28,884.81	144,254.42	346,000.00	201,745.58	41.7
<u>MOTOR POOL FUND REVENUE</u>					
MOTOR POOL REVENUE	74,489.83	253,044.25	394,708.00	141,663.75	64.1
TOTAL FUND REVENUE	74,489.83	253,044.25	394,708.00	141,663.75	64.1

RIVERDALE CITY CORP.  
 FUND SUMMARY  
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INFORMATION TECH. FUND REVENUE</u>					
IT REVENUE	10,751.61	53,705.99	291,320.00	237,614.01	18.4
TOTAL FUND REVENUE	10,751.61	53,705.99	291,320.00	237,614.01	18.4

RIVERDALE CITY CORP.  
FUND SUMMARY  
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND EXPENDITURES</u>					
MAYOR/COUNCIL	13,576.87	52,041.63	119,030.00	66,988.37	43.7
LEGAL	40,857.62	210,079.30	553,719.00	343,639.70	37.9
CITY ADMINISTRATION	26,487.41	134,150.73	338,761.00	204,610.27	39.6
BUSINESS ADMINISTRATION	42,250.60	256,468.52	632,510.00	376,041.48	40.6
NON DEPARTMENTAL	5,750.00	28,750.00	137,441.00	108,691.00	20.9
POLICE	212,896.84	1,103,653.85	2,844,357.00	1,740,703.15	38.8
FIRE	115,681.70	563,394.74	1,386,986.00	823,591.26	40.6
COMMUNITY DEVELOPMENT	28,069.67	144,929.61	364,546.00	219,616.39	39.8
STREETS	22,494.75	313,534.12	775,076.00	461,541.88	40.5
PARKS	27,715.23	152,132.68	398,864.00	246,731.32	38.1
COMMUNITY SERVICES	36,699.06	202,325.70	543,499.00	341,173.30	37.2
TOTAL FUND EXPENDITURES	572,479.75	3,161,460.88	8,094,789.00	4,933,328.12	39.1
<u>RDA GENERAL FUND EXPENDITURES</u>					
RDA EXPENSES	3,803.53	5,587.44	27,000.00	21,412.56	20.7
TOTAL FUND EXPENDITURES	3,803.53	5,587.44	27,000.00	21,412.56	20.7
<u>RIVERDALE ROAD RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	310,000.00	310,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	310,000.00	310,000.00	.0
<u>550 WEST RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	300,000.00	300,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	300,000.00	300,000.00	.0
<u>STATUTORY HOUSING FUND EXPENDITURES</u>					
EXPENDITURES	891.00	2,077.41	101,800.00	99,722.59	2.0
TOTAL FUND EXPENDITURES	891.00	2,077.41	101,800.00	99,722.59	2.0
<u>HOUSING RDA FUND EXPENDITURES</u>					
EXPENDITURES	54.00	207,606.29	636,000.00	428,393.71	32.6
TOTAL FUND EXPENDITURES	54.00	207,606.29	636,000.00	428,393.71	32.6

RIVERDALE CITY CORP.  
FUND SUMMARY  
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2015

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND EXPENDITURES</u>					
EXPENDITURES	14,240.26	58,214.46	459,000.00	400,785.54	12.7
TOTAL FUND EXPENDITURES	14,240.26	58,214.46	459,000.00	400,785.54	12.7
<u>CAPITAL PROJECTS FUND EXPENDITURES</u>					
CAPITAL PROJECTS EXPENDITURES	2,967.88	90,889.95	145,500.00	54,610.05	62.5
TOTAL FUND EXPENDITURES	2,967.88	90,889.95	145,500.00	54,610.05	62.5
<u>WATER FUND EXPENDITURES</u>					
WATER EXPENSES	51,914.33	348,831.60	1,820,990.00	1,472,158.40	19.2
TOTAL FUND EXPENDITURES	51,914.33	348,831.60	1,820,990.00	1,472,158.40	19.2
<u>SEWER FUND EXPENDITURES</u>					
SEWER EXPENSES	213,123.33	459,667.92	1,049,130.00	589,462.08	43.8
TOTAL FUND EXPENDITURES	213,123.33	459,667.92	1,049,130.00	589,462.08	43.8
<u>STORM WATER FUND EXPENDITURES</u>					
STORM WATER EXPENSES	10,983.89	57,917.67	343,586.00	285,668.33	16.9
TOTAL FUND EXPENDITURES	10,983.89	57,917.67	343,586.00	285,668.33	16.9
<u>GARBAGE FUND EXPENDITURES</u>					
GARBAGE EXPENSES	25,346.90	108,281.55	332,500.00	224,218.45	32.6
TOTAL FUND EXPENDITURES	25,346.90	108,281.55	332,500.00	224,218.45	32.6
<u>MOTOR POOL FUND EXPENDITURES</u>					
MOTOR POOL EXPENSES	150,935.95	452,896.43	698,274.00	245,377.57	64.9
TOTAL FUND EXPENDITURES	150,935.95	452,896.43	698,274.00	245,377.57	64.9
<u>INFORMATION TECH. FUND EXPENDITURES</u>					
IT EXPENSES	6,686.75	35,493.17	102,630.00	67,136.83	34.6
TOTAL FUND EXPENDITURES	6,686.75	35,493.17	102,630.00	67,136.83	34.6

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: E3**

**SUBJECT:** Court Recertification

**PETITIONER:** Steve Brooks, City Attorney

**ACTION REQUESTED BY PETITIONER:** Information Only

**INFORMATION:** [a. Certification Information](#)

**[BACK TO AGENDA](#)**

# Administrative Office of the Courts

Chief Justice Matthew B. Durrant  
Utah Supreme Court  
Chair, Utah Judicial Council

Daniel J. Becker  
State Court Administrator  
Raymond H. Wahl  
Deputy Court Administrator

January 5, 2016

Mayor Norm Searle  
4600 South Weber River Drive  
Riverdale, UT 84405

Dear Mayor Searle,

The Utah Judicial Council recently met and reviewed your application for re-certification of your justice court. I am pleased to inform you that the Judicial Council re-certified the Riverdale justice court for a four-year term effective February 8, 2016.

If you have any questions, please do not hesitate to give me a call. Thank you for your continued support of Utah's justice courts and the service they provide to the citizens of the state.

Sincerely,



Richard H. Schwermer  
Assistant State Court Administrator

nm

cc: Municipal Justice Court Judge  
City Attorney

The mission of the Utah judiciary is to provide the people an open, fair,  
efficient, and independent system for the advancement of justice under the law.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: E4**

**SUBJECT:** Fire Department Report

**PETITIONER:** Jared Sholly, Fire Chief

**ACTION REQUESTED BY PETITIONER:** Information Only

**INFORMATION:** [a. Fire Memo](#)

**[BACK TO AGENDA](#)**



# Memo

To: Jackie Manning

From: Jared Sholly

Date: January 15, 2016

Ref: Council Packet Information

---

My name is Jared Sholly; I was selected at the Fire Chief for Riverdale Fire Department on October 20, 2015. Prior to this I worked for Layton City Fire Department for almost twenty-three years. During that time I held the position of Engineer, Captain, Battalion Chief and Training Battalion Chief. I also worked as a Paramedic for 15 years.

## **Projects:**

Riverdale Fire Department is in dire need of a Fire Apparatus. The current Engine and Ladder Truck have not been very reliable. Both units have required numerous repairs this past year, taxing the maintenance budget for the fire department.

## **Proposal:**

Currently the 2005 Ladder truck still has about \$250,000 dollars in value. I propose we sell the Ladder while it still has some value. The 1998 Fire Engine would be placed in a reserve status; we have spent about \$25,000 dollars in maintenance repairs on this Engine. This Engine really has little value for putting it out to sale. I feel with the expense we have put into this unit, we should try to get our money out of it.

### Purchase:

I recommend the purchase of a 68 foot Quint fire apparatus. Riverdale City is made of up of big box stores, commercial strip malls, medium to small residential homes, and nothing larger than three stories in height. The unit proposed would allow the fire department to fight fires in all situations, with this one unit. Being a single axle would decrease the cost of running a dual axle ladder truck. The capabilities of this unit are tremendous. Park City has this exact apparatus, the love the versatility it provides. They reported no mechanical issues or problems over the past 4 years.

What does the Quint give us?

- 750 gallon water tank
- Large complement of hose
- Aerial operations for both rescue and fire attack
- Mobility to get into any area within Riverdale City, which our current ladder cannot do.
- New Technology (remote aerial operation, pump, safety features and much more)
- 25 year warranty on the frame
- Versatility
- No need for jump staffing, we take one unit to handle all fire calls.
- Gives us the tools to do the job safer, faster and more efficient.
- Cost effective. Ladder truck costs 800 K to 1 million dollars. Our bid cost is about \$630,000 for the Quint, very similar to the cost of a regular fire pumper.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: F1**

**SUBJECT:** Review of Meeting Minutes

**PETITIONER:** Jackie Manning, City Recorder

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval of Meeting Minutes

**INFORMATION:** [January 5, 2016 City Council Work Session Minutes](#)

[January 5, 2016 City Council Regular Meeting Minutes](#)

**[BACK TO AGENDA](#)**

1 Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, January 5, 2016, at 5:50 PM, at the Civic Center  
2 in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.  
3  
4

5 **Present:** City Council: Norm Searle, Mayor  
6 Brent Ellis, Councilor  
7 Gary E. Griffiths, Councilor  
8 Braden Mitchell, Councilor  
9 Alan Arnold, Councilor  
10 Cody Hansen, Councilor  
11  
12 City Employees: Rodger Worthen, City Administrator  
13 Steve Brooks, City Attorney  
14 Shawn Douglas, Public Works Director  
15 Mike Eggett, Community Development  
16 Cody Cardon, Business Administrator/City Treasurer  
17 Jackie Manning, City Recorder  
18  
19 Members of Public: Dave Leahy Chuck Kerkvliet Some Scout Members  
20  
21

22 Mayor Searle welcomed the Council Members stating for the record that all were in attendance, including the newly  
23 elected council members.  
24

25 Open Communications:

26 Mayor Searle asked if anyone was aware of any open communications. There were no open communications.  
27

28 Presentations and Reports:

29 Mayor Searle discussed item 1, welcome new council members and Council Committee assignment reports. He  
30 disclosed he will be attending Ogden-Weber Chamber meeting, which will be held in upcoming weeks at Riverdale City  
31 Community Center. The topic of discussion will be legislature affecting Ogden and Weber County area.  
32

33 Mayor Searle briefly discussed item 2, National Park Service Report on Rohmer Park Trail Planning Document. This  
34 will be a discussion regarding possible trail connection routes, as well as possible funding. The City Administration and  
35 Mayor Searle have been working with surrounding cities and the National Parks Service to draft a concept plan for the  
36 possible trail connections.  
37

38 Consent Items:

39 Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City  
40 Council Meeting held on December 15, 2015. There were no corrections requested.  
41

42 Mayor Searle invited discussion for item 2 and 3, consideration of appointment to the City Treasurer and  
43 consideration of reappointment of the City Recorder.  
44

45 Discretionary Items:

46 There were no items discussed for discretionary.  
47

48 Adjournment: Ellis, Arnold.

49  
50 Having no further business to discuss the Council adjourned at 5:55 PM to convene into their Regular City Council  
51 Meeting.  
52  
53  
54  
55

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, January 5, 2016, at 6:00 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

- Present:**
- City Council:
    - Norm Searle, Mayor
    - Brent Ellis, Councilor
    - Gary E. Griffiths, Councilor
    - Braden Mitchell, Councilor
    - Alan Arnold, Councilor
    - Cody Hansen, Councilor
  
  - City Employees:
    - Rodger Worthen, City Administrator
    - Dave Hansen, Police Chief
    - Steve Brooks, City Attorney
    - Shawn Douglas, Public Works Director
    - Mike Eggett, Community Development
    - Cody Cardon, City Treasurer/Business Administrator
    - Jackie Manning, City Recorder
  
  - Visitors:
    - Charles Kerkvliet
    - Dave Leahy
    - Thatcher Eames Troop 187
    - Marcy Demillion, National Park Service

**A. Welcome and Roll Call**

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public. Mayor Searle welcomed Thatcher, with Troop 187, who is working towards earning his community merit badge.

**B. Pledge of Allegiance**

Mayor Searle invited Councilor Ellis to lead the Pledge of Allegiance.

**C. Moment of Silence**

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

**D. Open Communications**

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. There were no comments made.

**E. Presentations and Reports**

**1. Mayors Report**

**a. Welcome new council members**

Mayor Searle welcomed Councilor Mitchell back for a second term, and Councilor Arnold who has served a prior term, and Councilor Hansen to serve his first term.

**b. Council Committee Assignment Reports**

There was no comment from the Council regarding the various committees in which they serve.

Mayor Searle briefly discussed the proposed pedestrian bridge, which will connect from the Parker Drive roundabout and will cross over the I-15 freeway. The City staff and the Mayor have been meeting with UDOT (Utah Department of Transportation) to ensure they are meeting their requirements. They expect to open the bidding for this bridge by the end of the month. Construction is anticipated in March, weather permitting. Mayor Searle distributed a rendering of a possible design for the bridge, which was provided by the City Engineer, Scott Nelson. The bridge will provide a connection to Roy City for pedestrians and bikers. They received support from Roy, Ogden, and Weber County. They received WACOG funding for this project.

**2. National Park Service Report on Rohmer Park Trail Planning Document**

Mr. Worthen introduced Marcy Demillion with National Parks Service. Mr. Worthen summarized an executive summary which explained:

68 Riverdale City, Washington Terrace City, and Weber Pathways were awarded planning assistance from the Rivers,  
69 Trails, and Conservation Assistance (RTSC) program sponsored by the National Park Service in October of 2015. This  
70 planning effort was tasked with identifying possible trail routing solutions to connect Rohmer Park in Washington Terrace  
71 to the Weber River trail system located in Riverdale City.  
72

73 The NPS staff has assisted both Cities in facilitation meetings for the project plan and has completed a concept plan  
74 for potential trail connections linking Rohmer Park to the Weber River trail system. The NPS and City staff have also  
75 documented possible funding sources and supporting grants for future design, future engineering and construction of such  
76 trail way connection. The plan coincides with previous work completed within the City's Bike and Pedestrian  
77 Transportation Plan.  
78

79 The City staff acknowledges the partnership with National Park Service, Weber Pathways, and Washington Terrace  
80 City in the production of the trail planning document. Various research was done regarding the bike plan and the private  
81 roadway.  
82

83 Mr. Worthen introduced Marcy Demillion with the National Parks Service and invited her to present the concept plan.  
84 Marcy Demillion, discussed her experience in working with City Staff and Washington Terrace, as well as familiarizing  
85 herself with the Trail Master Plan for Riverdale City. She provided maps to the council for reference. Ms. Demillion  
86 discussed the importance of having bike pathways and pedestrian pathways for safe east to west travel. She felt many  
87 would benefit from the connectivity of this trail.  
88

89 Ms. Demillion stated the purpose of this concept plan was to open the discussion for the need for a larger engineering  
90 study regarding alternative transportation and street connectivity.  
91

92 Ms. Demillion discussed the 3 potential connections. The first connection would be from the north side of Rohmer  
93 Park. This option would have the least slope of the three options, but the City would need to acquire permission from a  
94 private property owner. There would also be the issue of acquiring permission from the Railroad, as there would be 4 rails  
95 to cross for this option. This would be the most expensive option.  
96

97 The second possible connection would be the south side of Rohmer Park. This option would have a steeper slope  
98 than option one, and would require permission from 2 private property owners. It would be less expensive than option  
99 one. Permission from the railroad would need to be obtained for 2 track crossings.  
100

101 The third possible connection would be at the north side of Rohmer Park. This option would be the least expensive,  
102 but would not be as direct of a connection; and the City would need to acquire permission from private property owners,  
103 since the road is entirely privately owned.  
104

105 Ms. Demillion discussed different trail standards for steep terrain to be used as guidance for design. She discussed  
106 the different paving options and trail widths.  
107

108 There was a brief discussion regarding the possibility of either purchasing some of the private property needed for the  
109 trail connection, or obtaining easements through the private property owners. Mr. Worthen stated the City Staff has  
110 contacted property owners to inform them of the potential trail planning effort.  
111

112 This concept plan will be a basis in being able to apply for future funding, which is needed to move forward with this  
113 project. Depending on the desires of the Council, it will determine where City Staff will apply for funding and which  
114 connection option they will pursue. There are no actual cost estimates on these options at this time.  
115

116 **F. Consent Items**

117  
118 **1. Review of Meeting Minutes from December 15, 2015 City Council Regular and Work Session.**

119 Mayor Searle asked for any changes to the regular and work session meeting minutes for the City Council Meeting  
120 held on December 15, 2015. There were no changes to the meeting minutes.  
121

122 **2. Consideration of appointment of City Treasurer, Cody Cardon.**

123 Mr. Worthen introduced Cody Cardon as the new business administrator and City Treasurer. Mr. Cardon was invited  
124 to introduce himself and summarize his work experience. Mayor Searle welcomed Mr. Cardon to the City of Riverdale.  
125

126 **3. Consideration of reappointment of City Recorder, Jackie Manning.**

127 Mayor Searle explained the state requirement to appoint the City Treasurer and City Recorder, as required by Utah  
128 Code Ann. § 10-3-916.  
129

130 **MOTION:** Councilor Mitchell made a motion to approve consent items as proposed. Councilor Ellis  
131 seconded the motion. There was no discussion regarding this motion. All voted in favor.  
132

133 **G. Discretionary Items**

134 Mayor Searle invited any discretionary items. Councilor Ellis stated he was approached by a resident who expressed  
135 concern regarding 1700 West. It appears drivers from Roy use this street as a through street to Riverdale Road; and with  
136 no visible speed limit sign south bound, it has become a speeding hazard. Councilor Ellis has asked for City Staff to  
137 review this area.  
138

139 Councilor Mitchell was approached by some residents who run along Riverdale Road and expressed concern  
140 regarding businesses not removing the snow on the adjacent sidewalks. Mayor Searle stated they will refer this  
141 information to code enforcement. Mr. Worthen stated he has received an email regarding businesses not properly  
142 removing the snow on the sidewalk, and the appropriate business has been contacted.  
143

144 There was a brief discussion regarding Riverdale City's snow removal obligation for sidewalks along the UDOT  
145 owned road, Riverdale Road. Mr. Douglas, Public Works Director, explained the city is only responsible for sidewalks  
146 along Riverdale Road in which there is not an adjacent business, otherwise it is the business entity responsible for  
147 removing snow on the sidewalks.  
148

149 **H. Adjournment.**

150  
151 **MOTION:** Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The  
152 motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourned at  
153 6:37 PM.  
154

155  
156  
157  
158 \_\_\_\_\_  
159 Norm Searle, Mayor

156  
157  
158 \_\_\_\_\_  
159 Jackie Manning, City Recorder

160 Date Approved: **January 19, 2016**  
161

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: F4**

**SUBJECT:** Consideration of election results for Planning Commission Chair and Vice Chair

**PETITIONER:** Mike Eggett, Community Development

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval

**INFORMATION:** [Supporting Document](#)

**[BACK TO AGENDA](#)**



# City Council Executive Summary

For the City Council meeting on: 1-19-2016

Petitioner: Planning Commission

## Summary of Proposed Action

Per City Code 2-3-5, a Planning Commission Chairperson is to be designated by members of the Planning Commission and ratified by the Mayor and City Council. Per the Planning Commission bylaws, a Planning Commission Vice Chairperson is also to be designated by its members. These positions are designated for two year terms respectively, as outlined in the Planning Commission bylaws. The Planning Commission has made the recommendation, to the Mayor and City Council, that Steve Hilton be ratified as the Chair of the Planning Commission and Blair Jones be ratified as the Vice Chair of the Planning Commission.

## Title 10 Ordinance Guidelines (Code Reference)

The Planning Commission Chair Member designation is regulated under City Code 2-3-5 which states:

"CHAIRMAN DESIGNATED: The members of the planning commission shall designate one of its members to act as chairman; subject, however, to the approval of the mayor and the city council."

The Planning Commission Vice Chair Member designation is regulated by the Riverdale City Planning Commission Bylaws and Rules of Ethical Conduct (as amended). The bylaws state:

"Chair and Vice Chair. Every two years the Planning Commission shall elect a Chair and Vice Chair who may be elected to succeed themselves during the last regularly scheduled meeting in December to become effective the first meeting in January. The Chair and the Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in his/her absence or incapacity, the Vice Chair, shall preside over all meetings and hearings of the Planning Commission and shall execute all official documents and letters of the Planning Commission. In the event that both the Chair and Vice Chair are absent from the meeting, and a quorum is present, the senior remaining members of the Commission shall act as the Interim Chair."

Staff encourages the Mayor and City Council to review the Planning Commission recommendations for leadership positions and discuss accordingly. Staff would then recommend that the City Council act and make a motion ratifying or not ratifying the recommendation of Steve Hilton as Chair and Blair Jones as Vice Chair of the Planning Commission.

## Legal Comments - City Attorney

Steve Brooks, Attorney

## Administrative Comments - City Administrator

Rodger Worthen,  
City Administrator

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: G1**

**SUBJECT:** Consideration of Ordinance 876, Planning Commission recommendation of proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance.

**PETITIONER:** City Administration

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval

**INFORMATION:** [Executive Summary](#)

[Ordinance 876](#)

[Amended Parking/Loading Ordinance](#)

[Proof of Publication/Public Hearing](#)

[December 22, 2015 Planning Commission Meeting Minutes](#)

**[BACK TO AGENDA](#)**



City Council  
Executive Summary

For the Commission meeting on: 1-19-2016

Petitioner: Riverdale City

Summary of Proposed Action

Recently, City Staff has been approached by business development interests, regarding various commercial properties throughout the City, that have asked about parking requirements for nondwelling buildings on commercially zoned properties. These discussions have yielded concerns relative to the current retail parking standard of 1 space per 200 square feet of sales floor space and the current bank standard of a minimum of 30 spaces for these commercial properties. City Staff, during the last Planning Commission meetings, provided the Commissioners with multiple city ordinances regarding nondwelling parking standards from other cities in Weber and Davis Counties (9 in total). During the last meeting on January 12, 2016, the Planning Commission recommended City Council approval of the attached proposed language for Title 10 Chapter 15 "Parking, Loading Space; Vehicle Traffic and Access" that presents a solution for nondwelling parking standards that continues to encourage commercial growth on properties within Riverdale.

When considering amending land use ordinances within the City Code, there is a requirement for there to be a scheduled public hearing. A public hearing was advertised in accordance with State Code and held with the Planning Commission on January 12, 2016. No public comments were provided for this public hearing.

The City Council is expected to review this information and provide a motion for approval of the amended nondwelling parking standards, or make revisions to the suggested amendments to parking standards, or not approve the proposed amended parking standards (see attachment for more).

Title 10 Ordinance Guidelines (Code Reference)

This matter was brought before the Planning Commission for review and discussion on December 22, 2015 and January 12, 2016. Following the public hearing on January 12, 2016, the Planning Commission recommended City Council approval of the attached proposed language for Title 10 Chapter 15 "Parking, Loading Space; Vehicle Traffic and Access".

Nondwelling parking standards are currently regulated under City Code 10-15 " Parking, Loading Space; Vehicle Traffic and Access", specifically Section 3 as follows:

**Chapter 15  
PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS**

**10-15-1: PURPOSE AND INTENT:**

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety

and well being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)

**10-15-2: PARKING SPACE FOR DWELLINGS:**

*(Not applicable to this discussion and, therefore, not included)*

**10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:**

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	Not less than 30 spaces.
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.
Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.

Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, private	2 spaces per 3 student capacity, plus 1 space per staff member.
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.
Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.
Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.

Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per 200 square feet of sales floor space in building.
Retail store with drive-in window	1 space per 200 square feet of sales floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.
Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.
Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

**10-15-4: COMPUTATION OF PARKING REQUIREMENTS:**

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half ( $1/2$ ) shall be disregarded, and fractions including one-half ( $1/2$ ) and over shall require

one parking space. (1985 Code § 19-4-4)

#### **10-15-5: PARKING LOT DESIGN AND MAINTENANCE:**

- A. Location: Parking space as required in sections [10-15-2](#) and [10-15-3](#) of this chapter shall be on the same lot with the main building or in the case of buildings other than dwellings, may be located no further than five hundred feet (500') therefrom.
- B. Surface; Drainage: Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the building inspector, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways.
- C. Access: Access across and over the required front yard is allowed to the side yard or rear yards. In the case of multiple-family dwellings, not more than fifty percent (50%) of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than fifty percent (50%) of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green space, patios, play areas or courts.
- D. Design, Maintenance: The design and maintenance of off street parking facilities shall be subject to the following provisions:
1. Each parking space shall encompass not less than one hundred eighty (180) square feet, with a minimum width of nine feet (9'), the width being measured at a right angle to the side lines of the parking space.
  2. Adequate automobile access to and from parking areas for interior block developments shall be provided. Minimum size of the access strip shall be as follows based on the number of units to be served:
    3. Up to and including four (4) dwelling units, sixteen feet (16');
    4. From five (5) to eleven (11) dwelling units, one 24-foot two-way access strip or two (2) 16-foot one-way access rights of way;
    5. Twelve (12) or more dwelling units, one 36-foot two-way access strip, or two (2) 18-foot one-way access strips;
  6. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.
  7. All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fences not less than four feet (4') nor more than seven feet (7') high, except that some type of hedge-row shrubs may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than seven feet (7') high. Hedge-row shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot fences or hedge row plantings shall maintain height requirements of their respective zones and shall be compatible with the requirements of section [10-14-7](#) of this title.
  8. Lighting and signs shall conform to the requirements set forth in this title.
  9. Parking spaces for dwellings will be located on the same lot with the dwelling. (1985 Code § 19-4-5)

**10-15-6: OFF STREET TRUCK LOADING SPACE:**

On the same premises with every building or use involved in the receipt of distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten foot by twenty five foot (10' x 25') loading space with fourteen foot (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land use for the above mentioned purposes. (1985 Code § 19-4-6)

**10-15-7: BUSINESSES REQUIRING MOTOR VEHICLE ACCESS:**

Service stations, roadside stands, public parking lots and all other business needing motor vehicle access shall meet the following requirements:

- A. Access to the station or other structure or parking lot shall be by not more than two (2) roadways for each one hundred feet (100') or fraction thereof of frontage on any street; no two (2) said approaches shall be closer to each other than twelve feet (12'); each of said approaches shall be not more than fifty feet (50') in width. Location of approaches shall be as approved by the planning commission as part of the site plan; and a curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadway.
- B. Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street; provided, that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering said street. (1985 Code § 19-4-7)

**10-15-8: VEHICULAR TRAFFIC TO COMMERCIAL OR MANUFACTURING ZONES:**

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones. (1985 Code § 19-4-8)

Staff would recommend that the City Council review this information and then provide a motion for approval of the amended nondwelling parking standards (as noted on the attached documentation), or make revisions to the suggested amendments to these parking standards, or not approve the proposed amended parking standards with respective findings that support this recommendation.

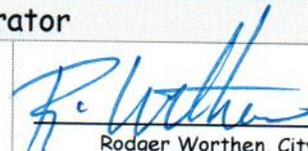
**General Plan Guidance (Section Reference)**

**Legal Comments - City Attorney**



Steve Brooks, Attorney

**Administrative Comments - City Administrator**



Rodger Worthen, City Administrator

**ORDINANCE NO. 876**

**AN ORDINANCE AMENDING RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 10, CHAPTER 15, TO AMEND SAID SECTION TO BETTER CLARIFY, DEFINE AND IMPLEMENT SECTIONS CONCERNING NONDWELLING PARKING STANDARDS AND TO PROVIDE FOR SEVERALBILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Utah Code Annotated §10-9-102 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for the use and development of land located within the municipality, including zoning and zone changes and regulations; and

**WHEREAS**, the City finds it is in the best interest of the community and its citizens to sometimes update and clarify sections of the City Code in order to better inform the general public, meet state law requirements or to clarify sections that may not be understood correctly; and

**WHEREAS**, a public hearing was held and notice thereof published in the Standard Examiner, a newspaper of general circulation in the City of Riverdale, describing the proposed amendment and providing the time and place of such public hearing; and

**WHEREAS**, the Riverdale City Planning Commission, in said public hearing on January 12, 2016, received all competent evidence offered in support of and in opposition to said proposed amendments in said hearing and it appearing that the proposed amendment is in accord with the City's comprehensive plan and will promote health, safety, and the general welfare of the community; and

**WHEREAS**, said Planning Commission recommended adoption of said amendments to the City Council of the City of Riverdale;

**WHEREAS**, the Riverdale City Council held a public meeting and considered all competent evidence offered in support of and opposed to said proposed amendment; and

**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:**

**Section 1. Repealer.** Any provision of the Riverdale Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

**Section 2.** The Riverdale Municipal Ordinance, TITLE 10, ZONING AND SUBDIVISIONS, CHAPTERS 15, PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS, SECTION 3, PARKING SPACE FOR NONDWELLING BUILDINGS, are hereby amended as outlined in Attachment 1, attached hereto and incorporated hereby.

**Section 3.** All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

**Section 4. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 5. Effective date.** This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED AND ORDERED POSTED this 1st day of January, 2016.

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Norm Searle, Mayor

Attest:

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Jackie Manning, City Recorder

## Chapter 15

## PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

**10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:**

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	1 space per 300 square feet of gross floor space in building. <del>Not less than 30 spaces.</del>
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.

Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, private	2 spaces per 3 student capacity, plus 1 space per staff member.
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.
Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.

Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per 200-300 square feet of sales-gross floor space in building.
Retail store with drive-in window	1 space per 200-300 square feet of sales-gross floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.
Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.

Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

## Chapter 15

### PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

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## Notice of Public Hearing

### Riverdale Planning Commission

Tuesday, January 12, 2016

Which begins at 6:30 p.m.

Riverdale City's Planning Commission will hold public hearings to receive and consider public comment on the following matters:

1. Proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space ordinances.
2. Rezone requests for properties located in Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-1) and for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to Regional Commercial (C-3).

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In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

#### **Certificate of Posting and Publication**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted within the Riverdale City limits on this 30<sup>th</sup> day of December, 2015 at the Riverdale City Hall Noticing Board, and on the City website at <http://www.riverdalecity.com/>. This information was published in the Standard Examiner on January 3, 2016.

Jackie Manning  
Riverdale City Recorder

STANDARD EXAMINER  
OGDEN PUBLISHING CORP  
PO BOX 12790  
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 12/30/15 16:25 by khubbard

Acct #: 100310

Ad #: 588719

Status: N

RIVERDALE CITY CORP  
4600 S WEBER RIVER DR  
RIVERDALE UT 84405-3782

Start: 01/03/2016 Stop: 01/03/2016  
Times Ord: 1 Times Run: \*\*\*  
LEGL 1.00 X 2.53 Words: 159  
Total LEGL 2.75  
Class: 30090 LEGALS  
Rate: LEGLS Cost: 99.25  
# Affidavits: 1

Contact: EMBER HERRICK  
Phone: (801)394-5541ext  
Fax#: (801)399-5784ext  
Email: @riverdalecity.com  
Agency:

Ad Descrpt: HEARING 1/12/16  
Given by: JACKIE EMAILED  
Created: khubb 12/30/15 16:21  
Last Changed: khubb 12/30/15 16:25

COMMENTS:

Emailed proof 12/30/15

PUB ZONE ED TP START INS STOP SMTWTFS  
SE A 97 S 01/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, January 12, 2016, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, a public hearing will be held to receive and consider public comment on proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space ordinances; and to receive and consider public comment on rezone requests for properties located in Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-1) and for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, December 22, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Blair Jones, Chair  
Steve Hilton, Commissioner  
Kathy Eskelsen, Commissioner  
David Gailey, Commissioner  
Michael Roubinet, Commissioner  
Lori Fleming, Commissioner  
Cody Hansen, Commissioner

City Employees: Mike Eggett, Community Development Director  
Jackie Manning, City Recorder

Visitors: Rob Wingfield

**A. Welcome & Roll Call**

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commissioner were present.

**B. Open Communications**

Chairman Jones asked for any open communications and there were not any.

**C. Presentations and Reports**

**1. Recognition of outgoing Planning Commissioner Cody Hansen.**

Mr. Eggett expressed appreciation for the hard work of Commissioner Hansen and congratulated him on being elected to serve as a member of City Council. Mr. Hansen will be sworn on January 5, 2016 to serve on the City Council. Commissioner Hansen was presented a gift and certificate to show appreciation for his service to the Planning Commission.

Commissioner Hansen thanked the Planning Commissioners and City Staff for all of their support and willingness to answer his questions.

**2. Community Development Report**

Mr. Eggett reported the following:

- Renovation of Wendy's
- Renovation of Maurices
- Riverdale Business Park Phase 3 Building Permit will be issued soon
- Reeve Office Building is in the process of installing utilities.
- The Old Bajio Building will have a new tenant shortly
- Conceptual projects for 2016
- 550 West RDA will be an upcoming discussion topic
- RDA acquired .7 acre property along Riverdale Road

**D. Consent Items**

**1. Consideration of Planning Commission meeting minutes for November 24, 2015 regular and work session meeting.**

Chairman Jones asked for changes or corrections to the previous meeting minutes. There were not any corrections requested.

**2. Consideration of 2016 Planning Commission Schedule.**

Chairman Jones invited discussion and/or any changes to the proposed meeting schedule for 2016; there were not any recommended changes.

**MOTION:** Commissioner Eskelsen made a motion to approve consent items as proposed. Commissioner Gailey seconded the motion. All voted in favor.

**E. Discussion Items**

**1. Discussion of proposed changes to Riverdale City Code, Title 10, Chapter 15.**

Mr. Eggett discussed the need for an updated parking ordinance. The City Administration has been approached by potential retailers who are seeking less parking spaces, and more building space. Due to a growing change in consumer needs and retailer needs, surrounding cities have adjusted their ordinances to become more business friendly. Mr. Eggett

discussed the additional need to clearly define sales floor space and gross sales floor space to allow for a smoother calculation for the amount of needed parking spaces. Mr. Eggett welcomed feedback from the Planning Commission regarding the ordinance change and asked that they keep banks and credit unions, as well as retailers in mind with their recommendations.

There was a brief discussion regarding real estate locations and the required parking, with an emphasis on requiring less parking spaces. Commissioner Fleming recommended 3 parking spaces per agent. There was a brief discussion regarding home occupations and the differences in requirements versus commercial parking.

Commissioner Fleming recommended having an Outdoor Event Parking category, to help with parking for bike parks, archery activities etc. Mr. Eggett stated parks are not specifically addressed in this ordinance, as it is usually addressed during the site plan review. He recommended waiting to address parking concerns when they discuss open space requirements or site plan reviews.

Commissioner Eskelsen inquired about the standardized calculation for gross floor space. Mr. Eggett stated it would be similar to ordinance established in Roy and Ogden City. There was a general consensus this would make it easier to enforce and follow.

There was a brief discussion how this new ordinance could impact existing box stores, such as Wal Mart, with the potential to add on to their business and eliminate parking spaces. There was a brief discussion regarding flexibility for businesses which provides incentives for new businesses to come into the city. Mr. Eggett felt businesses/retailers generally are aware of the appropriate amount of parking spaces needed for their business. Commissioner Fleming discussed to keep in mind, multi-level commercial buildings in regards to parking spaces.

There was a general consensus to move forward with the proposed change as recommend.

## **2. Discussion of zoning revision for properties along Riverdale Road and River Park Drive.**

Mr. Eggett discussed rezone petition from city administration. The rezone is for parcels along Riverdale Road and to change newly owned City Property to appropriate zoning for park use. The rezone request is for properties located in Riverdale City between 1050 West and 900 West along River Park Drive change from Office Park (OP) to Open Space (O-1) and a rezone request for properties located at 863 West Riverdale Road change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). Mr. Eggett discussed the benefits of the rezone.

There was a consensus in support of the rezone.

## **3. Schedule public hearings for January 12, 2016.**

The Planning Commission gave direction to schedule a public hearing for January 12, 2016 to discuss both items as proposed. Commissioner Gailey inquired about how the new parking ordinance would impact handicap parking. Mr. Eggett stated building code and fire code already address handicap minimums in regards to parking, so it would not be impacted by the ordinance change.

## **F. Discretionary Items**

Chairman Jones invited discussion. There were no items discussed.

## **G. Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Hansen seconded the motion; all voted in favor. The meeting adjourned at TIME 7:03 PM.

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Blair Jones  
Planning Commission Chair

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Jackie Manning  
City Recorder

Date Approved: **January 12, 2016**

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: G2**

**SUBJECT:** Consideration of Ordinance 877, Planning Commission recommendation of rezone request for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1)

**PETITIONER:** City Administration

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval

**INFORMATION:** [Executive Summary](#)

[Ordinance 877](#)

[Rezone Map Area](#)

[Public Hearing Checklist](#)

[Notice to Riverdale City](#)

[Rezone Sign Certificate](#)

[Public Entities Mailing List](#)

[Proof of Publication](#)

[December 22, 2015 Planning Commission Regular Meeting Minutes](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on: 1-19-2016

Petitioner: Riverdale City

### Summary of Proposed Action

Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located between 1050 West and 900 West along River Park Drive from the current Office Park (OP) zone to a proposed Open Space (O-1) zoning. This request is for approximately 17.65 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing was held before the Planning Commission on January 12, 2016 regarding the proposed amendment to the zoning map. Following the public hearing, the Planning Commission recommended City Council approval of the above noted rezone request.

### Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-7 "Open Space Zone (O-1)" and 10-13C "Office Park Zone (OP)".

The petitioner's properties are currently listed in the County Records under the ownership of Riverdale City Corporation. These properties are undeveloped and have been established as anticipated office park properties for many years. Historically, these properties had been planned for different uses but no development occurred and the City recently was able to acquire the parcels for potential future park development and public use areas. This requested zoning would more easily accommodate the City's future desire to utilize these properties as public use and park areas.

This matter came before the Planning Commission on December 22, 2015 and January 12, 2016. A public hearing was held on January 12, 2016 and no public comments were provided for this hearing. The supporting documentation has been submitted and provided to the Planning Commission and now the City Council for your review (please see attached documentation).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Recreational/Open Space use. Any development of property within an Open Space Zone is considered a conditional use as outlined in the zone and would be required to follow a conditional use process. Additionally, any future plans to develop the property would be required to follow site plan processes (where applicable) as established within the City Code, and would need to be reviewed by the Planning Commission and City Council (as outlined in City Codes 10-19 and 10-25 respectively).

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes.

Staff would encourage the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the City Council act accordingly to approve or not approve the proposed rezone based upon sufficient

findings of fact to support the decision.

Below are excerpts from City Codes (as listed above) that have direct application to this rezone request:

**Title 10 Chapter 7 "Open Space Zone (O-1)":**

**10-7-1: PURPOSE AND INTENT:**

The Open Space Zone O-1 is specifically intended to encourage the preservation of a natural environment in an otherwise urban setting; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a flood plain, on areas of severe slope and areas of fault line and rock slides; to provide suitable areas for recreation and relaxation; and to alleviate stream pollution. (1985 Code § 19-14-1)

**10-7-2: CONDITIONAL USES:**

Accessory building and uses customarily incidental to any permitted use.

Agricultural.

Botanical or zoological garden.

Cemetery.

Conservation areas: botanical or zoological.

Fishing ponds: private or public.

Golf course.

Horse raising, provided conducted in a pasture of at least one acre size and with a maximum density of two (2) horses per acre.

Public park, public recreation grounds and associated buildings, but not including privately-owned commercial amusement business.

Public service buildings.

Wildlife sanctuaries. (1985 Code § 19-14-2; amd. 2001 Code)

**10-7-3: SITE DEVELOPMENT STANDARDS:**

A. Minimum lot area, one acre.

B. Minimum lot width, one hundred fifty feet (150').

C. Minimum yard setbacks for structures:

1. Front, thirty feet (30').

2. Side, twenty feet (20').

3. Rear, thirty feet (30').

D. Building height:

1. Minimum, one story.

2. Maximum, two and one-half (2 1/2) stories or thirty five feet (35'). (1985 Code § 19-14-4)

**Title 10 Chapter 13 Article C "Office Park Zone (OP)":**

**10-13C-1: PURPOSE:**

The purposes of this article are:

- A. To establish locations within the city which will accommodate offices and laboratories for professional persons and supporting uses; and
- B. To establish regulations for use and development of land within the city which govern uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation, infrastructure, public facilities, vegetation, and trees and landscaping; and
- C. To meet the purposes of the Utah Municipal Land Use Development and Management Act, at Utah Code Annotated section 10-9-102, which are to provide for the health, safety and welfare, and to promote the prosperity, to improve the morals, peace and good order, comfort, convenience and aesthetics of the city and its present and future inhabitants and businesses, to protect the tax base, secure economy in governmental expenditures, and to protect urban and nonurban development. (1985 Code § 19-35-1)

**10-13C-2: OBJECTIVES AND INTENT:**

A. The objectives of this article are:

- 1. To define a range of services and uses which may be offered by office park (OP) entities within the community; and
- 2. To establish guidelines for the physical development of such office park (OP) entities and uses; and
- 3. To preserve as much of the natural forest and vegetation, wetlands, and riverfront as possible.

B. The intent of these regulations is to establish a standard for office park (OP) development and maintenance which:

- 1. Promotes the overall functionality, safety and visual attractiveness of office park (OP) buildings, accompanying substructures and surrounding landscape; and
- 2. Preserves and enhances the Weber River parkway as established in the general plan, as represented in Figure 18 of said general plan, and preserves and enhances such other open space, passive recreation and visual enhancement in the city; and
- 3. Promotes development and uses that are in harmony with the goals and direction of the city; and
- 4. Allows some flexibility of architecture so as to encourage creativity of design; and
- 5. Promotes the successful completion of the development of an office park project, and of the ability of

office park entities to succeed; and

6. Provides for diversity in the tax base of the city; and

7. Provides for large view corridors between buildings and structures to allow view of mountain ranges, trees, river areas, or such areas as may be deemed viable by the planning commission. (1985 Code § 19-35-2; amd. 2001 Code)

**10-13C-3: PERMITTED USES:**

A. Primary Uses: The following is a representative list of permitted principal uses for the OP zone, and are subject to the standards and procedures established in this title:

Bank, credit union, securities company or other such financial institution.

Business, administrative offices, professional offices and secondary activities, not open to the public, which support or are accessory to the primary activity of the permitted area, including, but not limited to, the following:

Architect;

Attorney;

Certified public accountant;

Corporate headquarters offices;

Golf course/golf driving range;

Hotel;

Insurance (not claims adjustment), and real estate services;

Professional registered engineer or surveyor.

Community use, church, public building, library.

Medical facilities (nonresidential), doctor, dentist, psychologist, psychiatrist, nurse, or physical therapist.

B. Secondary Uses: Retail and service facilities within an office building, but limited to only fifty percent (50%) of the gross ground floor area of the building and uses similar to barber shop, beauty shop, dining room, restaurant, newsstand, spa/health club, and retail stores for the sale of books, gifts, flowers, medicines, sundries. Such facilities shall not have any customer entrances directly from the street nor visible from any sidewalk. There shall be no exterior evidence of such accessory uses such as signs or display windows. (1985 Code § 19-35-3)

**10-13C-4: CONDITIONAL USES:**

The following is a representative list of conditional uses for the OP zone, and are subject to the standards and procedures established in this title and the conditional use permit approval process as set forth in section [10-13C-30](#) of this article. Such operations shall not deal in large volumes of product handling, storage and distribution; nor shall such operations include on-site milling, forging or heavy grinding of parts or similar manufacturing operations:

A. Specified Uses:

Art or music studio.

Dine-in restaurant, stand alone, but only allowed with increased restrictions such as increased setback requirements.

High technology manufacturing and assembly that is clean and nonpolluting. Uses shall include fabricating, processing, testing, assembling, packaging and manufacture of products which have a high value in relation to bulk, from previously prepared materials, but not including uses involving primary production of wood, metal, petroleum or chemical products from raw materials.

Laboratory and research center; including laboratories, scientific, medical, chemical, applied physics, mechanical, electronic, biological, genetic or other similar experimental research, project development or testing facilities.

Marketing, telemarketing and advertising services.

Parking structure.

Spas and/or health clubs.

B. Other Similar And Compatible Uses: Other similar uses not specifically listed above may be approved by the planning commission and city council, with the issuance of a conditional use permit, upon findings that the proposed use most closely fits within one of the listed categories, and that any expected impacts will be no greater than that of other uses listed. (1985 Code § 19-35-4)

**10-13C-5: PROHIBITED USES:**

The permitted and/or conditional uses enumerated above shall not be construed to include, either as a main or accessory use, any of the following uses. This list of prohibited uses is intended to be illustrative of the types of uses which are not allowed:

Cabinet and carpenter shop.

Food processing operation, except as incidental to permitted restaurant or cafeteria operation.

Junk or salvage yard.

Liquor store, private clubs, bars, taverns.

Manufacturing and assembly operation, except as otherwise provided.

Motor vehicle and recreational vehicle dealerships.

Petroleum storage, sales, processing or production.

Plumbing or metal shop.

Repair establishment (automotive and major equipment).

Retail sales, except as otherwise specified in this article.

Sand, gravel and other extraction mining.

Storage lots or facilities and enclosed storage areas.

Terminal, including truck or bus terminals and other distribution facility. (1985 Code § 19-35-5)

#### **10-13C-6: DEVELOPMENT STANDARDS:**

Development in an OP zone shall have the following characteristics:

- A. Master Planning: In order to encourage uses consistent with the purposes of the Office Park (OP) Zone and to ensure adequate site planning, the entire zoned area shall be master planned at the time of conceptual and preliminary site plan approval, even though the entire zoned area may be developed in phases. Each phase shall adhere to an approved original master site plan for the zoned area, except as may be subsequently amended by approval of the planning commission and city council. It is strongly recommended that the zoned area be under development control of a single person, association, partnership or corporation at the time of application for a preliminary master site plan approval.
- B. Design Controls: Overall unity of site design shall be accomplished through:
1. Architectural harmony of buildings and structures; and
  2. Design integration of the common open space system and storm drainage system. (1985 Code § 19-35-6)

#### **10-13C-7: SITE COVERAGE:**

Coverage regulates the area of the site that may be covered by the building. Covered walkways, roof structure overhangs and other solar protection or aesthetic structural elements shall not be included in building coverage calculations. These guidelines also help protect area dedicated to landscape and parking.

- A. Building, Landscape Ratios: Building and landscape ratios shall be complied with as follows:
1. Ground Floor And Parking Ratio: All combined gross ground floor areas of buildings or structures and parking areas for a lot shall not occupy more than sixty percent (60%) of the total area of the lot.
  2. Landscaped Open Space: Not less than forty percent (40%) of the total area of the lot shall be landscaped open space.
- B. Covered Parking Structures: When covered parking structures are provided, such structures shall cover no more than twenty percent (20%) of the ground plane.
- C. Height: The maximum height of any given building or structure shall be three (3) stories above the ground level, except as may be provided for in section [10-13C-9](#) of this article.
- D. Number Of Buildings: More than one building may be placed on each lot.
- E. Size Of Development: The minimum size of any phase developed within the OP zone shall be four (4) acres.
- F. Lot Size: The minimum size of any lot within any phase developed shall be two (2) acres. (1985 Code § 19-35-7)

#### **10-13C-8: BUILDING SETBACKS:**

It shall be within the authority of the planning commission to determine, for any development in this zone, which property line or lines shall be considered as side or as rear lines for the purpose of administering this article.

- A. Distance To Street Right Of Way: No building shall be closer to a public street right of way than eighty feet (80'), unless all parking is provided in the rear of the building, in which case it may be no closer than fifty feet (50').
- B. Front: The public street right-of-way line shall be considered the front property line of a lot. Where a lot is bordered on two (2) or more sides by a public street right of way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases. Canopies, overhangs and similar coverings may project into the front setback area as much as ten feet (10'), if approved by the planning commission.
- C. Sides: Side setback areas shall be a minimum of twenty feet (20'), including canopies and overhangs, except where a side property line abuts a residential zone, in which case the setback area shall be a minimum of one hundred feet (100').
- D. Rear: Rear setback areas shall be a minimum of ten feet (10'), except where a rear property line abuts a residential zone, in which case the rear setback area shall be a minimum of one hundred feet (100'). (1985 Code § 19-35-8)

**10-13C-9: BUILDING HEIGHT:**

- A. Maximum; Exception: No building shall be constructed to a height exceeding three (3) stories, with a maximum of fifty five feet (55'), unless pursuant to the issuance of a conditional use permit, and upon findings for good cause, the planning commission finds that a taller building would not adversely affect the character, view values and peaceful enjoyment of surrounding properties in and outside the park. In no case shall any structure be permitted to exceed five (5) stories above the ground level.
- B. Applicable Developments: The height requirements of this section shall apply to all office park (OP) developments, except that after review by the planning commission, the commission may approve, disapprove or approve with modifications the height on each proposed building or structure in the OP zone. The decision of the planning commission may be appealed to the city council.
- C. Criteria For Considering Adjustment: The planning commission shall take into account the following criteria when a proposal for height adjustment is requested:
  - 1. The geographical position of the building or structure and possible visual effects on existing structures on- or off-site; and
  - 2. Potential problems on neighboring sites caused by shadows, loss of solar access, loss of air circulation, closing of views or ridge line intrusion; and
  - 3. The influence on the general vicinity including contact with existing buildings and structures, streets, traffic congestion and circulation, adjacent open space and adjacent residential developments; and
  - 4. In no case will any increase in height be permitted when the effect of the height increase is to increase the allowable square footage over that which is, or would be, possible under normal zone standards. (1985 Code § 19-35-9)

**For additional section 10-13C-10 to 10-13C-32 please reference full code on City website at [www.riverdalecity.com](http://www.riverdalecity.com).**

General Plan Guidance (Section Reference)

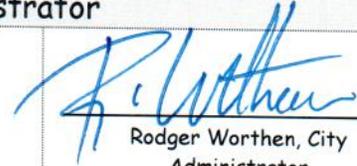
Listed as Recreational/Open Space use.

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator



Rodger Worthen, City  
Administrator

## ORDINANCE NO. 877

**AN ORDINANCE AMENDING THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT APPROXIMATELY 1050 WEST TO 900 WEST ALONG RIVER PARK DRIVE FROM OP TO O-1; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the Riverdale City, pursuant to the Municipal Land Use Development and Management Act, and in accordance with all of its provisions, has prepared and adopted a Comprehensive Plan that outlines future and projected growth and development goals, desires and intentions and provides for the planning and mapping of said matters; and

**WHEREAS**, City Administration has requested that approximately 17.65 acres, with a current zoning designation of OP (Office Park), located at approximately 1050 West to 900 West along River Park Drive in Riverdale City, Weber County; be rezoned to a land use designation of O-1 (Open Space) for the subject property

**WHEREAS**, the Riverdale City Planning Commission held a duly advertised public hearing on January 12, 2016, to receive comments on the proposed amendment and has considered all comments received, as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

**WHEREAS**, the Petitioner has now requested that the City Council adopt the recommendation of the Planning Commission's and allow the rezone and plan amendment; and

**WHEREAS**, the City Council of Riverdale City has conducted a duly advertised public meeting on the proposed amendment and finds that the proposed amendment ordinance is in the best interest of the City of Riverdale.; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:**

### **Section 1.**

After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and does meet the goals or policies of the City's current land use development plan and does not raise significant issues or concerns about the impact on the City's resources and services. The Council hereby approves the rezone request to amend approximately 17.65 acres, with a current zoning designation of OP (Office Park), located at approximately 1050 West to 900 West along River Park Drive in Riverdale City, Weber County; to be rezoned to a land use designation of O-1 (Open Space Zone) pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

**Section 2.**

That the Land Use Map designation is hereby amended from a OP to a land use designation of O-1 for the property legally described and outlined in the attached Exhibit(s) (attached hereto and incorporated by reference), and that the Maps shall be hereby amended as outlined and be hereby incorporated and adopted into the City's General Plan and said updates shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder's Office and readily available for public inspection.

**Section 3.**

That the Planning and Community Development Department is further authorized to make the necessary map change to reflect the change authorized by this Ordinance. The Community Development Department shall take all necessary steps to insure that the intent of this Ordinance is duly recognized and recorded. The City Attorney is authorized to prepare further written findings on the matter, consistent with this finding, should they be needed.

**Section 4. Repeal of Conflicting Ordinances.**

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 5. Severability.**

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**Section 6.**

The effective date of this amendment shall be effective immediately.

**PASSED, ADOPTED AND ORDERED POSTED** this \_\_\_\_\_ day of January, 2016.

\_\_\_\_\_  
Norm Searle, Mayor

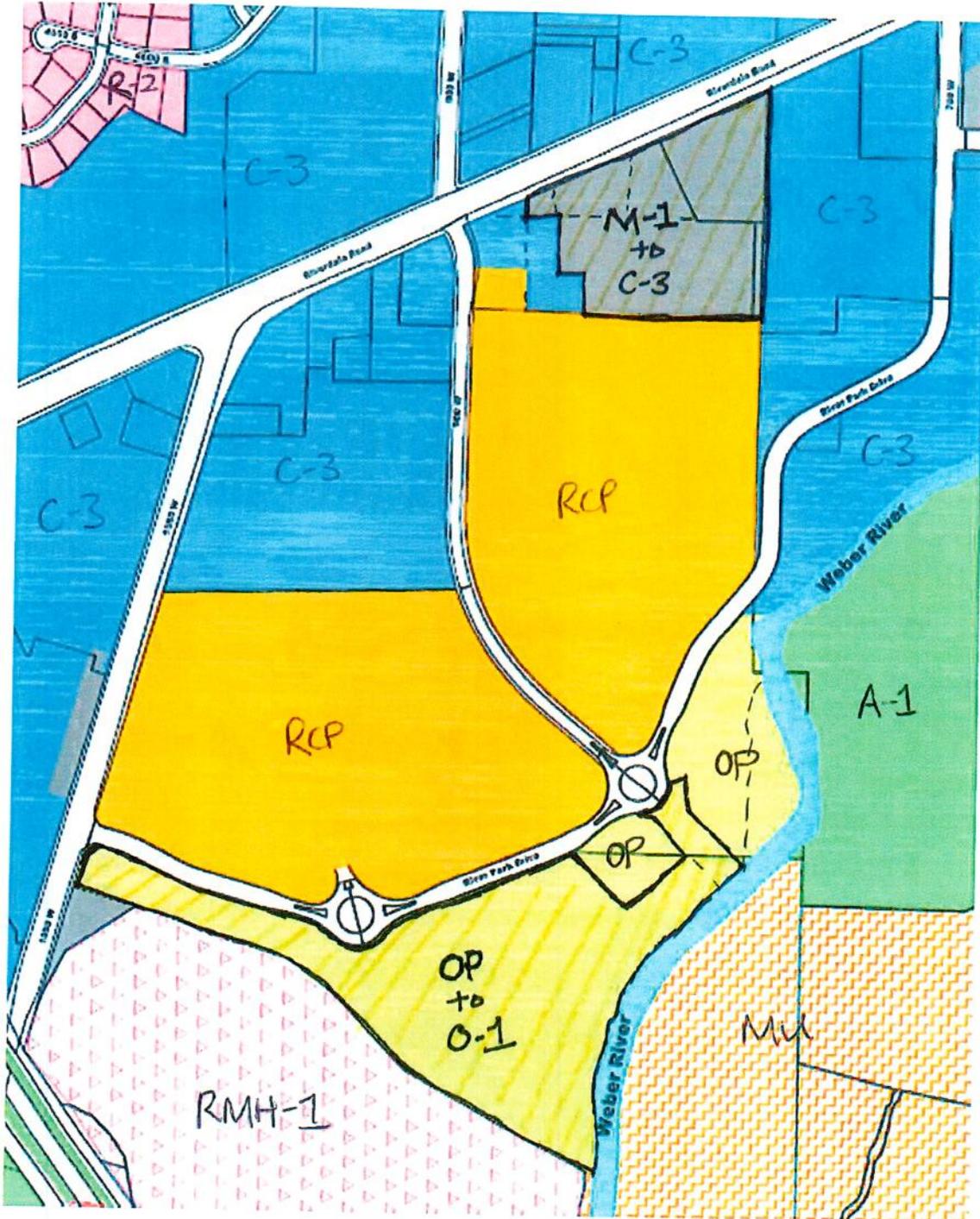
Attest:

\_\_\_\_\_  
Jackie Manning, City Recorder

30  
December 17, 2015

Riverdale City – rezone requests for properties along River Park Drive from Office Park (OP) Zone to Open Space (O-1) Zone and for properties along Riverdale Road from Light Manufacturing Use (M-1) Zone to Regional Commercial (C-3) Zone.

 = Areas bound in black are proposed to be rezoned as noted.



**1050 West to 900 West River Park Drive and 843 West Riverdale Road**  
**– Checklist Regarding Public Hearing Notice for Land Use**  
**Amendment/Re-zone/General Plan Amendment**

- Notice Sent to Affected Entities (10 days before hearing date)
  - Documented List Verifying Date Sent
- Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)
- Notice in Newspaper of General Circulation (10 days prior to hearing date)
- Notice on City Website (10 days prior to hearing date)
- Sign Placed on Subject Property (10 days prior to hearing date)
  - Picture and Certification of Sign Placement Completed
- Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)



December 29<sup>th</sup>, 2015

**Riverdale City**

Attn: Rodger Worthen  
4600 So. Weber River Drive  
Riverdale, Utah 84405

Dear Riverdale City Administrator:

Below is a notice of public hearing for a proposed rezone request for property located between 1050 West and 900 West along River Park Drive in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

**Notice of Public Hearing**  
Riverdale Planning Commission  
Tuesday, January 12, 2016  
Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 South Weber River Drive  
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from Business Park (BP) to Open Space (O-1) for property located between 1050 West and 900 West along River Park Drive in Riverdale. Further information regarding the proposal can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). Public comment is invited.

You may review the current and proposed zoning on our city website ([www.riverdalecity.com](http://www.riverdalecity.com)) under the “City Code” tab. The BP zoning language is found under Title 10, Chapter 13C, and the O-1 zoning language is found under Title 10, Chapter 7.

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to [meggett@riverdalecity.com](mailto:meggett@riverdalecity.com). Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at [meggett@riverdalecity.com](mailto:meggett@riverdalecity.com).

Thank you,

*Michael Eggett*

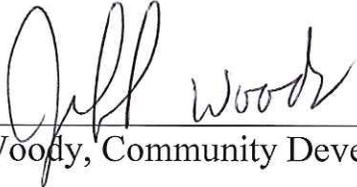
Riverdale City  
Community Development Director



# CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 30 day of December, 2015, I supervised the placement of a sign on property located at approximately 900 W River Park Dr, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 30 day of December, 2015.

  
\_\_\_\_\_  
Jeff Woody, Community Development Department



**Riverdale**  
City

**NOTICE OF  
REZONE REQUEST**

FOR INFORMATION, CONTACT RIVERDALE CITY AT:  
**801-394-5541 X1215**

## **Affected Entities Notice Listing Information**

Affected entity notice was sent to the following groups on the dates listed below.

1. UDOT – Region One: sent on December 30, 2015
2. Weber School District: sent on December 30, 2015
3. Weber County Government: sent on December 30, 2015
4. Roy Water Conservancy District: sent on December 30, 2015
5. Weber Basin Water Conservancy District: sent on December 30, 2015
6. Comcast: sent on December 30, 2015
7. Century Link: sent on December 30, 2015
8. Rocky Mountain Power: sent on December 30, 2015
9. Questar Gas: sent on December 30, 2015

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: G3**

**SUBJECT:** Consideration of Ordinance 878, Planning Commission recommendation of rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3)

**PETITIONER:** City Administration

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval

**INFORMATION:** [Executive Summary](#)

[Ordinance 878](#)

[Rezone Map Area](#)

[UDOT Response Letter](#)

[Public Hearing Checklist](#)

[Notice to H&P Investment](#)

[Rezone Sign Certificate](#)

[Public Entities Mailing List](#)

[Proof of Publication](#)

[December 22, 2015 Planning Commission Regular Meeting Minutes](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on: 1-19-2016

Petitioner: Riverdale City

### Summary of Proposed Action

Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located at approximately 843 West Riverdale Road from the current Light Manufacturing Use (M-1) zone to a proposed Regional Commercial (C-3) zoning, in order to be in zoning alignment with surrounding properties in this area. This request is for approximately 9 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing was held before the Planning Commission on January 12, 2016 regarding the proposed amendment to the zoning map. Following the public hearing, the Planning Commission recommended City Council approval of the above noted rezone request.

### Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezoning Requests" and is affected by City Codes 10-10A "Regional Commercial Zone (C-3)" and 10-11A "Light Manufacturing Use Zone (M-1)".

The petitioner's properties are currently listed in the County Records under the ownership of H&P Investments LLC. These properties are currently being utilized as an automobile dealership site which is more conducive and appropriate for a Regional Commercial (C-3) zoning and uses found to be permitted and conditional within this zoning designation. At current time the zoning is Light Manufacturing Use (M-1) and is not as fitting to the surrounding use designations nor the current use on the site.

This matter came before the Planning Commission on December 22, 2015 and January 12, 2016. A public hearing was held on January 12, 2016 and one public comment was provided for this hearing (see attached letter from UDOT). The supporting documentation has been submitted and provided to the Planning Commission and now the City Council for your review (please see attached documentation).

This request for rezoning is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Planned Commercial - High use.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes.

Staff would encourage the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the City Council act accordingly to approve or not approve the proposed rezoning based upon sufficient findings of fact to support the decision.

Below are excerpts from City Codes (as listed above) that have direct application to this rezoning request:

**Title 10 Chapter 10 Article A "Regional Commercial Zone (C-3)":**

**10-10A-1: PURPOSE AND INTENT:**

The purpose of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 860, 9-2-2014)

**10-10A-2: SITE DEVELOPMENT STANDARDS:**

	C-1	C-2	C-3
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Minimum yard setbacks:			
Front	20 feet	20 feet	20 feet
Side	None, except 20 feet adjacent to a residential boundary		
Side facing street on corner lot	20 feet	20 feet	20 feet
Rear	None, except 20 feet adjacent to a residential boundary <sup>1</sup>	20 feet <sup>1</sup>	20 feet <sup>1</sup>
Building height:			
Minimum	1 story	1 story	1 story
Maximum	2 <sup>1</sup> / <sub>2</sub> stories or 35 feet	None	None
Maximum lot coverage	Not over 45 percent of lot area by buildings or accessory buildings		

Note:

1. If it is determined by the fire department that a distance greater than 20 feet is necessary for separation or access to a building this setback may be increased in the C-1, C-2 and C-3.

(Ord. 860, 9-2-2014)

**10-10A-3: SPECIAL REGULATIONS:**

Hereinafter specified permitted and conditional uses shall be allowed only when the following conditions are complied with:

- A. Manufacturing Within Enclosed Building: All manufacturing shall be done within a completely enclosed building.
- B. Odor, Noise: All uses shall be free from objection because of odor, dust, smoke or noise.
- C. Entertainment: In the C-1 neighborhood commercial zone, no entertainment, except recorded music, shall be permitted in cafes, cafeterias, ice cream parlors or restaurants.
- D. Uses Adjacent To A Residential Zone Boundary: All commercial uses which are located within fifty feet (50') of a residential zone boundary and which create noise, vibrations, odors or dust not commonly

associated with a residential use shall be conducted completely within the confines of the business building or structure and shall not unreasonably disturb the adjacent residents. Normal deliveries and routine maintenance of building and grounds are exempted from the requirements of this subsection.

- E. Check Cashing, Payday Loan, Title Loan And Pawnshop Businesses: Check cashing, payday loan, title loan and pawnshop businesses are allowed as a conditional use only in the C-3 zone. The C-1, C-2 zones, planned commercial zones, manufacturing zones, planned manufacturing zones, retail/commercial overlay zone, mixed use zone, office park zone, low impact transition overlay zone and the landmark development zone are expressly prohibited from having these uses. (Ord. 808, 6-19-2012)
- F. Limit Based On Population: Payday loans/check cashing/consumer loans/title loans/pawnshops/gold buyers, no more than one of each for every four thousand (4,000) residents (payday loans, check cashing and consumer loans are classified as being the same). Retail jewelry stores that do manufacturing repair and buying metal and stones are exempt from this section. (Ord. 850, 2-4-2014)
- G. Retail Smoke Shops: A retail smoke shop is allowed only in the C-3 zone as a conditional use. The smoke shop must comply with the following: The state of Utah guidelines require a distance of at least one thousand feet (1,000') for the "specialty business" smoke shop from a community location, which is defined as a school, church, library or park. Riverdale City requires that a smoke shop sell only tobacco and tobacco related products meaning: cigarettes, cigars, blunts, cigarillos, little cigars, snuff, and dipping tobacco. The sale of tobacco paraphernalia other than pipes, rolling paper and humidors is prohibited. No more than one smoke shop for every nine thousand (9,000) residents is permitted.
- H. Violations; Penalty: Any principal or manager of firms or corporations who fails to reasonably train the agents or employees of said firms or corporations regarding the provisions of this chapter shall be in violation of this article and shall be guilty and subject to penalty as provided in section [10-1-15](#) of this title. (Ord. 808, 6-19-2012)

**10-10A-4: USES:**

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in [chapter 19](#) of this title. Uses designated "N" will not be allowed in that zone.

	C-1	C-2	C-3
Accessory buildings and uses customarily incidental to a permitted use	C	C	P
Air conditioning, sales and service (no manufacturing of ducts)	N	C	P
Ambulance:			
Base station	C	C	C
Substation	C	C	C
Amusement enterprises including:			
Bowling alley	N	C	P
Dance hall	N	C	C
Haunted house/spook alley	N	C	C

Pool hall	N	C	P
Privately owned park and playground, accessory to a commercial use	C	C	C
Publicly owned park and playground	P	P	P
Recreation center	N	C	P
Roller/ice skating rink	N	C	P
Theater:			
Indoor	N	C	P
Animal services including:			
Dog or cat hotel/kennel	N	N	C
Grooming for cats and dogs	N	C	P
Hospital, small animals only, and provided conducted within completely enclosed building, including kennel	N	C	P
Hospital/veterinary for large animals	N	C	C
Pet and pet supply store, including kennel	N	C	P
Antique, import or souvenir shop	C	C	P
Athletic and sporting goods including:			
Archery shop and range, provided conducted within completely enclosed building	C	C	P
Bicycle sales and service	C	C	P
Boat sales	C	C	P
Gymnasium	C	C	P
Handgun shooting range (indoor)	N	C	C
Health club	C	C	P
Motorboat sales and service	N	C	C
Store, excluding sale or repair of motor vehicles, motorboats or motors	N	C	P
Automobile including:			
Convenience store, with car wash, no gas	N	C	P
Gas island and convenience store, with car wash	N	C	P
New or used sales and service	N	C	C
Parts sales	N	C	P

	Rental auto	N	C	C
	Rental, U-haul type	N	C	C
	Repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building	N	C	C
	Tire sales and service	N	C	C
Bakery:				
	Manufacture limited to goods retailed on premises	N	C	P
	Manufacture of goods sent to other locations	N	C	P
Bath and massage establishment				
	Blueprinting or photostatting	C	C	P
Building materials sales				
	Bus terminal	N	C	P
Candy:				
	Manufacture of goods shipped to other locations	N	C	P
	Store, confectionery	C	C	P
Car wash:				
	Automatic/drive-through type	N	C	P
	Manual spray	N	C	P
Carpet sales				
Church				
	Church, temporary revival, no tents allowed	C	C	C
Cleaning:				
	Dry cleaning establishment	N	C	P
	Laundromat	P	P	P
Clinics:				
	Laboratory, dental or medical	C	C	P
	Medical or dental	C	C	P
	Optometrist, optician or oculist	C	C	P
	Physician or surgeon	C	C	P
Data processing service and supplies				
		N	C	P

Detective agency or security	C	C	P
Dwelling, single-family, when attached to business structure and occupied by the business owner or a business employee:	C	C	C
Hotel	N	C	P
Motel	N	C	P
Educational institution:			
Nursery school and preschool	C	C	P
Public or private college or university	C	C	C
Public, private or charter school grades K-12	C	C	C
Trade, technical or industrial school	C	C	C
Electrical and heating appliances and fixture sales and service	N	C	P
Electronic equipment sales and service	N	C	P
Employment agency	N	C	P
Express and transfer parcel service (store)	N	C	P
Financial institution:			
Bank	N	C	P
Credit union	N	C	P
Payday loans/check cashing/consumer loans/title loans	N	N	C
Food service:			
Cafe or cafeteria	C	C	P
Catering establishment	C	C	P
Delicatessen	C	C	P
Ice cream parlor	C	C	P
Restaurant	C	C	P
Restaurant, drive-in	C	C	P
Glass sales and service, home and auto	N	C	P
Gold buying store including all precious metals	N	N	C
Government buildings or uses, nonindustrial	C	C	P
Greenhouse and nursery, soil and lawn service	N	C	P
Gunsmith	N	C	P

Home improvement store	N	C	P
Hospital:	C	C	P
Hospital with heliport	N	C	C
Household appliance sales and incidental service	N	C	P
Household cleaning and repair	N	C	P
Insurance agency	C	C	P
Janitor service and supply	N	C	P
Jewelry store including manufacturing, repair and buying metal and stones	N	C	P
Library	C	C	P
Linen supply service	N	C	C
Liquor store, state store only	N	C	C
Locksmith	C	C	P
Lodge or social hall	N	C	C
Machine shop operations incidental to any use permitted in C-3 district	N	C	C
Manufacture of goods retailed on premises	N	C	C
Miniature golf	N	C	C
Mortuary	N	C	P
Motorcycle and motor scooters sales and service	N	C	C
Museum	C	C	P
Office in which goods or merchandise are not commercially created, exchanged or sold	C	C	P
Office in which goods or merchandise may be commercially created, exchanged or sold	N	C	C
Accountant	C	C	P
Legal	C	C	P
Medical/dental	C	C	P
Office machines sales and service	N	C	P
Office supply	N	C	P
Professional	C	C	P
Parking lot or garage for passenger automobiles	C	C	C

Pawnshop	N	N	C
Pest control and extermination	N	C	P
Pharmacy	C	C	P
Photo studio	C	C	P
Post office	C	C	P
Printing, lithographing, publishing or reproduction sales and service	N	C	P
Public utilities substation	C	C	C
RV sales and service	N	C	C
Radio, television or FM broadcasting station	N	C	P
Real estate agency	C	C	P
Reception center or wedding chapel	N	C	P
Rental agency for home and garden equipment	N	C	P
Retail goods establishments	C	C	P
Retail service establishments	C	C	P
Smoke shop	N	N	C
Tattoo parlor	N	C	C
Taxidermist	C	C	P
Telemarketing	N	C	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work	P	P	P
Travel agency	C	C	P
Utility substation or building	C	C	C
Ventilating equipment sales and service, including heating and air conditioning	N	C	P

(Ord. 803, 4-4-2012; amd. Ord. 850, 2-4-2014)

**10-10A-5: SITE PLAN APPROVAL REQUIRED:**

In considering any site plan as regulated by this title for permitted or conditional uses specified in this chapter, the planning commission shall endeavor to ensure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods. In any commercial zone, the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provision of off street parking space, the provision of driveways for ingress and egress, and provision of other open space on the

site, and the display of signs, shall be in accordance with a site plan or plans or subsequent amendment thereof, approved in any case by the planning commission prior to issuance of a building or land use permit. A site plan may also include provisions for landscaping, fences and walls designed to further the purposes of the regulations for commercial zones, and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant. Conditional uses are regulated by [chapter 19](#) of this title. (Ord. 803, 4-4-2012)

**Title 10 Chapter 11 Article A "Office Park Zone (OP)":**

**10-11A-1: PURPOSE AND INTENT:**

The purpose of heavy manufacturing zones is to provide suitable areas that will accommodate the need for heavy intensity manufacturing and extractive and associated uses where the environmental impact upon the community may be substantial and where public regulation may be necessary to preserve the general welfare of the community. The two (2) types of manufacturing zones provided for in this article are as follows: (1985 Code § 19-25-1)

A. M-1 - light manufacturing use zone.

B. M-2 - heavy manufacturing use zone. (1985 Code § 19-25-1; amd. 2001 Code)

**10-11A-2: USES:**

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in [chapter 19](#) of this title. Uses designated as "N" will not be allowed in that zone. All permitted and conditional uses allowed in the C-3 zone are also allowed as conditional uses in the M-1 zone, except those uses having to do with hotels, lodging houses, and motels.

	<b>M-1</b>	<b>M-2</b>
Accessory uses and buildings customarily incidental to a permitted use	P	P
Agriculture	P	P
Ambulance base station	P	P
Ambulance substation	P	P
Animal hospitals	P	P
Animals and fowl for family food production	P	P
Battery manufacture	C	C
Boat building	P	P

Body and fender work, if conducted within a closed building	P	P
Bottling works, soft drinks	P	P
Building material sale yard including the sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section	C	P
Carnival or other amusement enterprises, transient in nature	C	C
Carpenter shop, cabinet shop	C	C
Carpet and rug cleaning and dyeing	P	P
Construction of buildings to be sold and moved off the premises	P	P
Contractor's equipment storage yard or rental of equipment used by contractors	C	C
Dairy	P	P
Draying, freighting or trucking yard or terminal	C	P
Dry cleaning plant	P	P
Dwelling unit for watchman and family	P	P
Egg handling, process and sales	P	P
Electric appliances and/or electronic instruments assembly	P	P
Express office	P	P
Feed, cereal or flour mill	N	P
Fertilizer and soil conditioner manufacture, processing and/or sales, providing only nonanimal products	C	C
Foundry, casting lightweight, nonferrous metal without causing noxious odors or fumes	C	C
Garage, public	P	P

Glass manufacturing	C	C
Go-cart racing or drag strip racing	N	C
Honey extraction	P	P
Ice manufacturing and storage	P	P
Incinerator nonaccessory; provided, that no objectionable fumes and odors are emitted	N	C
Kennel, enclosed within a building	C	C
Knitting mill	P	P
Laboratory	P	P
Laundry	P	P
Lithographing including engraving and photo engraving	P	P
Machine shop	P	P
Manufacture, fabrication, assembly, canning, compounding, packaging, process, treatment, storage and/or maintenance of the following:	C	C
Automobile and parts		
Cans		
Emery cloth excelsior		
Hardware		
Machinery, matches		
Oxygen		
Salt		
Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings or raw material which is incidental to the above described products; and provided, that such crushing facilities shall be located not closer than 200 feet to any property line	C	C
Manufacturing and maintenance of the following:	P	P
Business machines		

Cameras and photographic equipment			
Electric and neon sign, billboard and/or commercial advertising structures			
Light sheet metal products, including heating and ventilating ducts and equipment			
Musical instruments			
Novelties			
Rubber and metal stamps			
Toys			
Manufacturing, compounding and treatment of articles of merchandise from the following previously prepared materials:	C	C	
Bone			
Feathers			
Fiber			
Fish			
Glass			
Hair			
Horn			
Leather			
Paint			
Paper			
Plastic			
Rubber			
Tobacco			
Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials:	P	P	
Canvas			
Cellophane			
Cloth			
Cork			
Felt			
Shell			
Straw			
Textile			
Wood			
Yarn			
Manufacturing, compounding, processing, packing, and treatment of the following products:	P	P	
Bakery goods			
Candy			

Dairy products		
Pharmaceuticals		
Manufacturing, compounding, processing, packing and treatment of the following products:	C	C
Cosmetics		
Food products, excluding the following: fish, sauerkraut, pickles, vinegar, yeast, the rendering of fat		
Toiletries		
Manufacturing, fabrication, assembly, canning, compounding, packaging, processing, treatment, storage and/or maintenance of the following:	N	C
Alcohol		
Brass		
Candles, cast stone products, cement and cinder products, copper ceramic products, clay products		
Dyestuff		
Feathers, fiber, fish food products		
Glass, glucose, gypsum		
Hair		
Ink, iron		
Lampblack, linoleum, lime		
Malt, meats		
Oilcloth, oiled rubber goods		
Paper, paint, pulp, pickles, plaster, plaster of Paris, plastic		
Sauerkraut, sheet metal, shellac, shoddy, shoe polish, soap and detergent, starch, steel		
Terra cotta, tile, turpentine		
Varnish, vinegar		
Yeast		
Manufacturing, processing, compounding, packing treatment and/or storage of acetylene gas	N	C
Meat products smoking, curing and packing; provided, that no objectionable fumes are emitted	C	C
Metals and metal products treatment and processing	N	C
Monument works	P	P
Motion picture studio	P	P

Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning	P	P
Parking lot	C	C
Petroleum refining and storage	N	C
Planing mill	P	P
Printing, including engraving and photo engraving, blueprinting, photostating and duplication	C	C
Public and quasi-public uses	P	P
Public transit yards	C	C
Radio and television transmitting towers	P	P
Railroad yards, shop and/or roundhouse	N	C
Retail sale of products produced by, developed in conjunction with, or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property; provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business	C	C
Sandblasting	C	C
Service station	P	P
Sign painting shop	P	P
Temporary building for uses incidental to construction work, including living quarters for a guard or night watchman, which building must be removed upon completion or abandonment of the construction work	C	C
Transfer company	C	C
Trucking terminal	C	C
Upholstering, including mattress manufacturing, rebuilding, and renovating	P	P

Used car lot	P	P
Veterinary and hotel or beauty parlor for cats and dogs	P	P
Warehouse	P	P
Weaving	P	P
Welding shop	C	C
Wholesale business	P	P
Uses which follow, provided they are located at least 600 feet from any zone boundary:	N	C
<input type="checkbox"/> Blast furnace		
<input type="checkbox"/> Cement, concrete, mortar, plaster, or paving material central mixing plant		
<input type="checkbox"/> Gravel pits, quarries		
<input type="checkbox"/> Junk or salvage yard, provided the use is enclosed with a 7 feet high solid fence or wall		
<input type="checkbox"/> Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following:		
<input type="checkbox"/> Acid		
<input type="checkbox"/> Ammonia		
<input type="checkbox"/> Asphalt		
<input type="checkbox"/> Bleaching powder and chlorine		
<input type="checkbox"/> Bone		
<input type="checkbox"/> Chemicals of an objectionable or dangerous nature		
<input type="checkbox"/> Coal or wood		
<input type="checkbox"/> Creosote		
<input type="checkbox"/> Disinfectants or insecticides		
<input type="checkbox"/> Fat		
<input type="checkbox"/> Fireworks or explosives		
<input type="checkbox"/> Fur		
<input type="checkbox"/> Gas		
<input type="checkbox"/> Gelatin or size		
<input type="checkbox"/> Glue		
<input type="checkbox"/> Hide		
<input type="checkbox"/> Ore		
<input type="checkbox"/> Plastic		
<input type="checkbox"/> Potash		
<input type="checkbox"/> Pyroxylin		
<input type="checkbox"/> Roofing or waterproofing materials		

<input type="checkbox"/>	Rubber or gutta percha			
<input type="checkbox"/>	Tallow grease or lard			
<input type="checkbox"/>	Tar			
<input type="checkbox"/>	Wood			
<input type="checkbox"/>	Ore beneficiation			
<input type="checkbox"/>	Smelting or refining of materials			

(Ord. 658, 4-18-2006)

**10-11A-3: SITE DEVELOPMENT STANDARDS:**

	<b><u>M-1</u></b>	<b><u>M-2</u></b>
Minimum site area	20,000 square feet	
Minimum lot width	100 feet	100 feet
Minimum yard setbacks:		
Front	30 feet on streets of less than 80 feet in width, 50 feet on all streets and highways of 80 or more feet in width	
Side	None, except 20 feet adjacent to a residential boundary	
Rear	None, except 20 feet where building rears on a residential zone	
Building height:		
Minimum	1 story	1 story
Maximum	None	None
Lot coverage	Not over 80 percent of lot area of building	

(Ord. 658, 4-18-2006)

**10-11A-4: SITE PLAN APPROVAL REQUIRED:**

In considering any site plan as regulated by this title for permitted or conditional uses specified in this article, the planning commission shall endeavor to ensure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods. In any manufacturing zone, the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provision of off street parking space, the provision of driveways for ingress and egress, and the provision of other open space on the site, and the display of signs, shall be in accordance with a site plan or plans or subsequent amendment thereof, approved in any case by the planning commission prior to issuance of a building or land use permit. A site plan may also include provisions for landscaping, fences and walls designed to further the purposes of the regulations for manufacturing zones and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant. Conditional uses are regulated by [chapter 19](#) of this title. (Ord. 658, 4-18-2006)

General Plan Guidance (Section Reference)

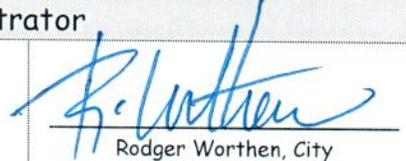
Listed as Planned Commercial - High use.

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator



Rodger Worthen, City  
Administrator

**ORDINANCE NO. 878**

**AN ORDINANCE AMENDING THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT APPROXIMATELY 843 WEST RIVERDALE ROAD FROM M-1 TO C-3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the Riverdale City, pursuant to the Municipal Land Use Development and Management Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan that outlines future and projected growth and development goals, desires and intentions and provides for the planning and mapping of said matters; and

**WHEREAS**, City Administration has requested that approximately 9 acres, with a current zoning designation of M-1 (Light Manufacturing), located at approximately 843 West Riverdale Road in Riverdale City, Weber County; be rezoned to a land use designation of C-3 (Regional Commercial) for the subject property

**WHEREAS**, the Riverdale City Planning Commission held a duly advertised public hearing on December 22, 2015 and January 12, 2016, to receive comments on the proposed amendment and has considered all comments received, as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

**WHEREAS**, the Petitioner has now requested that the City Council adopt the recommendation of the Planning Commission's and allow the rezone and plan amendment; and

**WHEREAS**, the City Council of Riverdale City has conducted a duly advertised public meeting on the proposed amendment and finds that the proposed amendment ordinance is in the best interest of the City of Riverdale.; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:**

**Section 1.**

After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and does meet the goals or policies of the City's current land use development plan and does not raise significant issues or concerns about the impact on the City's resources and services. The Council hereby approves the rezone request to amend approximately 9 acres, with a current zoning designation of M-1 (Light Manufacturing), located at approximately 843 West Riverdale Road in Riverdale City, Weber County; to be rezoned to a land use designation of C-3 (Regional Commercial Zone) ) pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

**Section 2.**

That the Land Use Map designation is hereby amended from a M-1 to a land use designation of C-3 for the property legally described and outlined in the attached Exhibit(s) (attached hereto and incorporated by reference), and that the Maps shall be hereby amended as outlined and be hereby incorporated and adopted into the City's General Plan and said updates shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder's Office and readily available for public inspection.

**Section 3.**

That the Planning and Community Development Department is further authorized to make the necessary map change to reflect the change authorized by this Ordinance. The Community Development Department shall take all necessary steps to insure that the intent of this Ordinance is duly recognized and recorded. The City Attorney is authorized to prepare further written findings on the matter, consistent with this finding, should they be needed.

**Section 4. Repeal of Conflicting Ordinances.**

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 5. Severability.**

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**Section 6.**

The effective date of this amendment shall be effective immediately.

**PASSED, ADOPTED AND ORDERED POSTED** this \_\_\_\_\_ day of January, 2016.

\_\_\_\_\_  
Norm Searle, Mayor

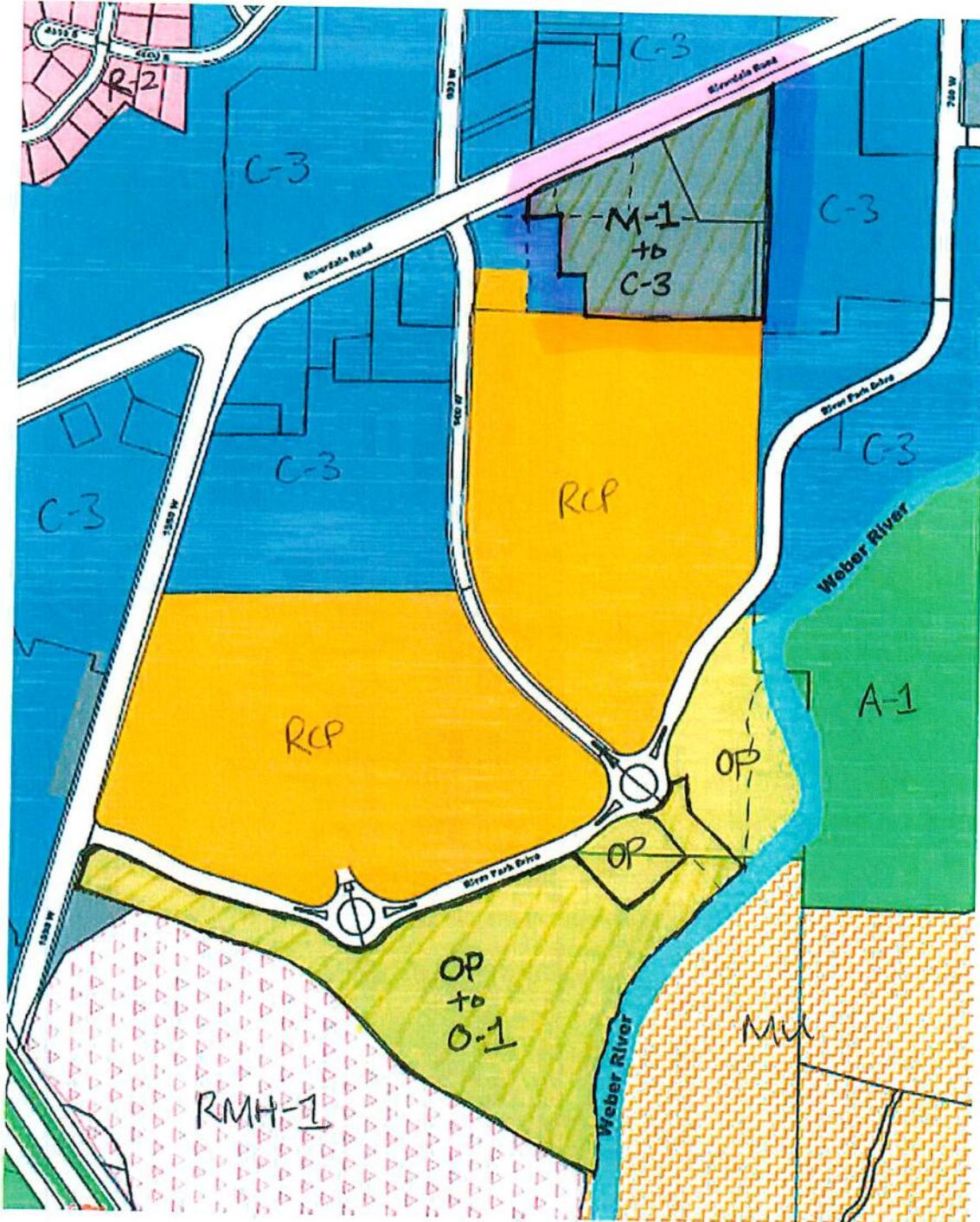
Attest:

\_\_\_\_\_  
Jackie Manning, City Recorder

30  
December 17, 2015

Riverdale City – rezone requests for properties along River Park Drive from Office Park (OP) Zone to Open Space (O-1) Zone and for properties along Riverdale Road from Light Manufacturing Use (M-1) Zone to Regional Commercial (C-3) Zone.

 = Areas bound in black are proposed to be rezoned as noted.





State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

SHANE M. MARSHALL, P.E.  
*Deputy Director*

January 7, 2016

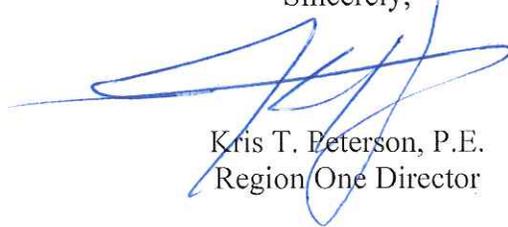
Mr. Michael Eggett  
Riverdale City  
Community Development Dir./RDA Deputy Exec. Director  
Riverdale City  
4600 South Weber River Drive  
Riverdale, UT 84405

Dear Mr. Eggett:

I am in receipt of your letter, dated December 29, 2015, concerning the rezoning of property adjacent to SR-26 (Riverdale Road) at 843 West in Riverdale. The Utah Department of Transportation (UDOT) does not have any objection to the rezoning of the property at 843 West Riverdale Road. However, as with any property adjacent to a state highway, the property owner is required to follow Administrative Rule R930-6 if the property will be accessing, or would like to access, the state highway. This includes following the Access Permit Application process, as described in rule R930-6.

If you have any other questions, please do not hesitate to contact me at 801-620-1640 or email me at [krispeterson@utah.gov](mailto:krispeterson@utah.gov).

Sincerely,



Kris T. Peterson, P.E.  
Region One Director

KTP: jkm

Cc: Darin Frstrup, Traffic Operations Engineer

**1050 West to 900 West River Park Drive and 843 West Riverdale Road**  
**– Checklist Regarding Public Hearing Notice for Land Use**  
**Amendment/Re-zone/General Plan Amendment**

- Notice Sent to Affected Entities (10 days before hearing date)
  - Documented List Verifying Date Sent
- Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)
- Notice in Newspaper of General Circulation (10 days prior to hearing date)
- Notice on City Website (10 days prior to hearing date)
- Sign Placed on Subject Property (10 days prior to hearing date)
  - Picture and Certification of Sign Placement Completed
- Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)



December 29<sup>th</sup>, 2015

**Cutrubus Freeway Mazda**

Attn: Homer Cutrubus  
895 West Riverdale Road  
Riverdale, Utah 84405

Dear Cutrubus Freeway Mazda Owner/Operator:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 843 West Riverdale Road in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

**Notice of Public Hearing**  
Riverdale Planning Commission  
Tuesday, January 12, 2016  
Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 South Weber River Drive  
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from Light Manufacturing Use (M-1) to Regional Commercial (C-3) for properties located at 843 West Riverdale Road. Further information regarding the proposal can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). Public comment is invited.

You may review the current and proposed zoning on our city website ([www.riverdalecity.com](http://www.riverdalecity.com)) under the “City Code” tab. The M-1 zoning language is found under Title 10, Chapter 11A, and the C-3 zoning language is found under Title 10, Chapter 10A.

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to [meggett@riverdalecity.com](mailto:meggett@riverdalecity.com). Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at [meggett@riverdalecity.com](mailto:meggett@riverdalecity.com).

Thank you,

*Michael Eggett*

Riverdale City  
Community Development Director



# CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 30 day of December, 2015, I supervised the placement of a sign on property located at approximately 843 w Riverdale Road, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 30 day of December, 2015.

A handwritten signature in black ink that reads "Jeff Woody". The signature is written in a cursive style with a large initial "J".

---

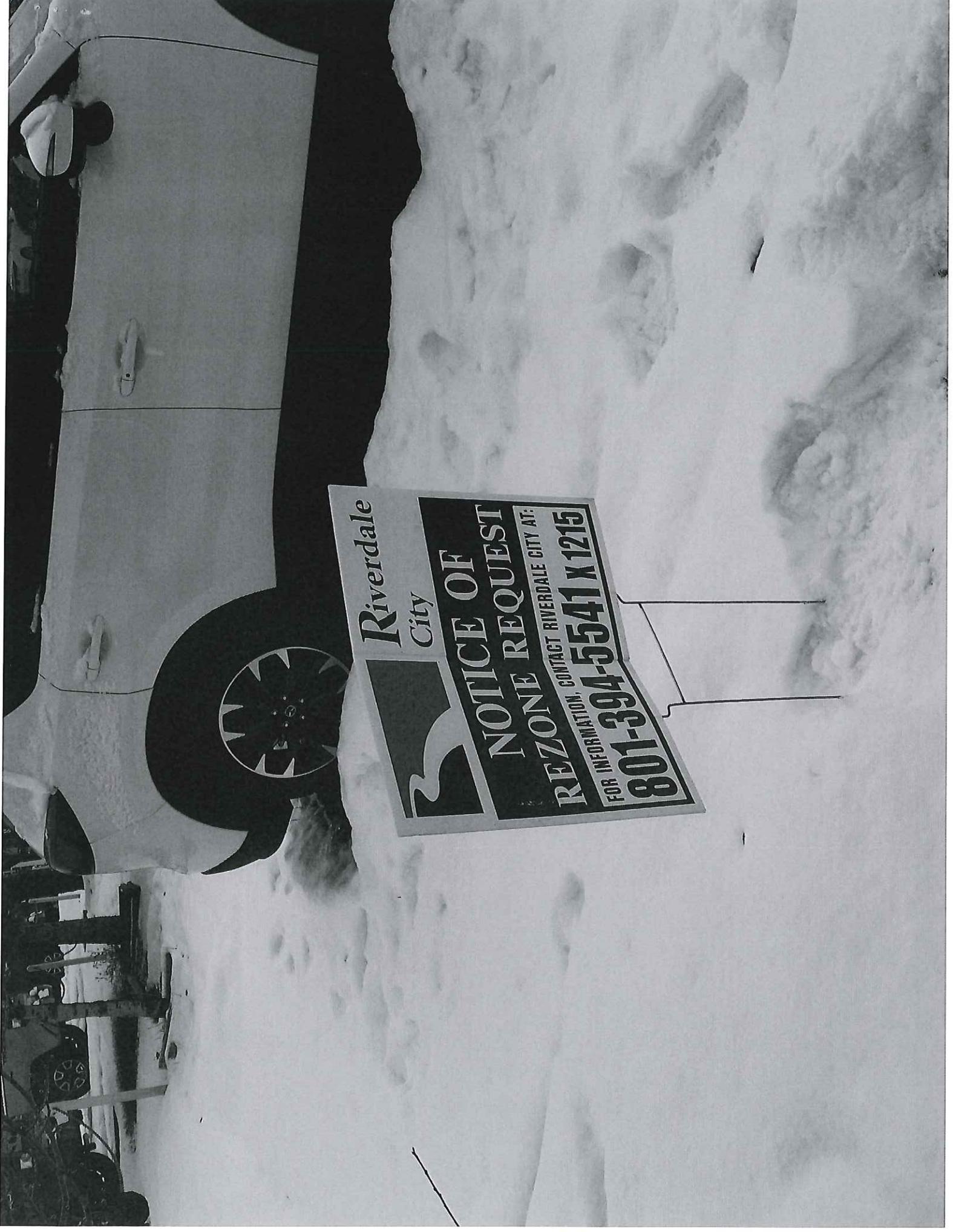
Jeff Woody, Community Development Department

Riverdale  
City



**NOTICE OF  
REZONE REQUEST**

**FOR INFORMATION, CONTACT RIVERDALE CITY AT:  
801-394-5541 X1215**



## **Affected Entities Notice Listing Information**

Affected entity notice was sent to the following groups on the dates listed below.

1. UDOT – Region One: sent on December 30, 2015
2. Weber School District: sent on December 30, 2015
3. Weber County Government: sent on December 30, 2015
4. Roy Water Conservancy District: sent on December 30, 2015
5. Weber Basin Water Conservancy District: sent on December 30, 2015
6. Comcast: sent on December 30, 2015
7. Century Link: sent on December 30, 2015
8. Rocky Mountain Power: sent on December 30, 2015
9. Questar Gas: sent on December 30, 2015

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: G4**

**SUBJECT:** Consideration of bidding for construction of 4400 South Bridge

**PETITIONER:** Shawn Douglas, Public Works Director

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval

**INFORMATION:** [Executive Summary](#)

[Supporting Maps](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on:  
January 19, 2016

Presenter:  
City Staff

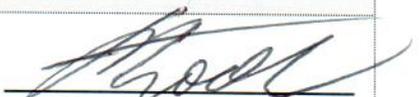
### Summary of Proposed Action

Authorize City staff to issue bid request for construction of a steel bridge for the 4400 South Pedestrian and Bicycle Safety Project. The funding for this project was awarded to Riverdale City by WACOG and has been approved through the Weber County Transportation Fund overseen by WACOG and the County Commission.

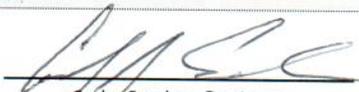
### Summary of Supporting Facts & Options

The City of Riverdale in May of 2015 entered into agreement with Weber County to manage and construct a pedestrian bridge crossing on 4400 South Street that will cross over Interstate 15. To this end, the City Engineer and staff developed plans for this project and has received approval from the Utah Department of Transportation to proceed forward with final design approval. In order to advance the project in a timely manner (due to bridge construction time) the City needs to award bid for construction of the component of the project in order to install the bridge in the summer construction season. Staff is requesting City Council authorization to bid this structure as part of the project.

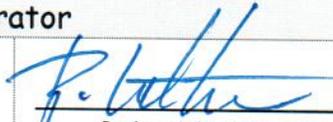
In the near future, the City staff will be requesting additional authorizations for the second part of the project which consists of concrete work and construction along the road way under I-84.

  
Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer

  
Cody Cardon, Business  
Administrator

### Administrative Comments - City Administrator

  
Rodger Worthen, City  
Administrator



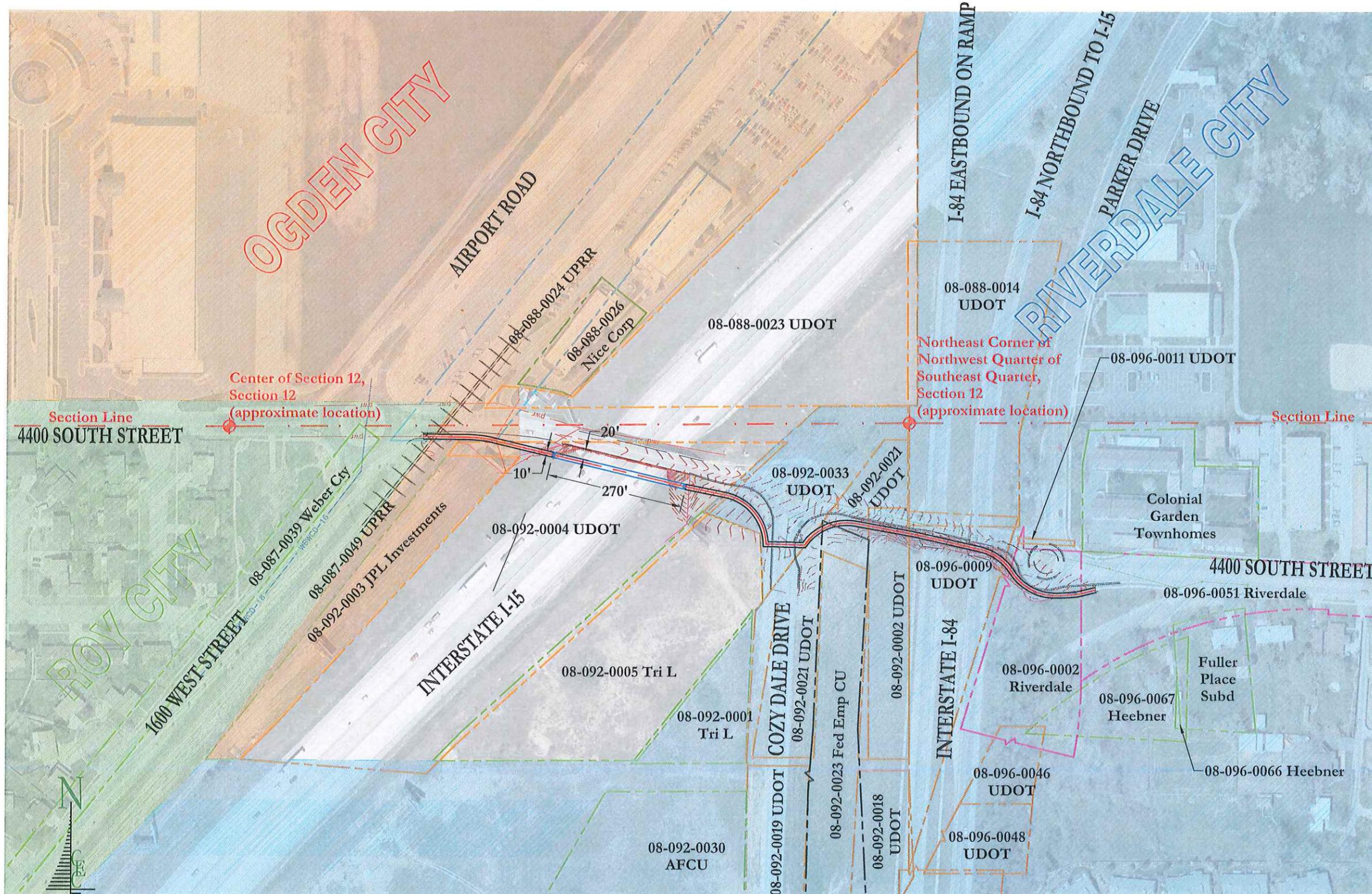
CIVIL ENGINEERING  
CONSULTANTS, PLLC.  
5141 SOUTH 1500 WEST  
RIVERDALE, UT 84405  
801.866.0550

NO	DATE	BY	REVISIONS

DATE:  
NOVEMBER 2014  
DRAWN:  
JLS  
CHECKED:  
NSN / RTF

PROJECT LOCATION:  
PEDESTRIAN BRIDGE PROJECT  
ON 4400 SOUTH STREET  
RIVERDALE CITY, UTAH  
TITLE:  
OWNERSHIP PARCELS

CLIENT:  
RIVERDALE CITY  
PROJECT NUMBER:  
RC.14009  
FILE:  
~rc14009.dwg  
SHEET:  
1 of 1



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

OGDEN CITY

RIVERDALE CITY

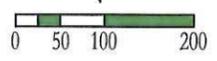
ROY CITY

Section Line  
4400 SOUTH STREET

Section Line

Center of Section 12,  
Section 12  
(approximate location)

Northeast Corner of  
Northwest Quarter of  
Section 12  
(approximate location)



48

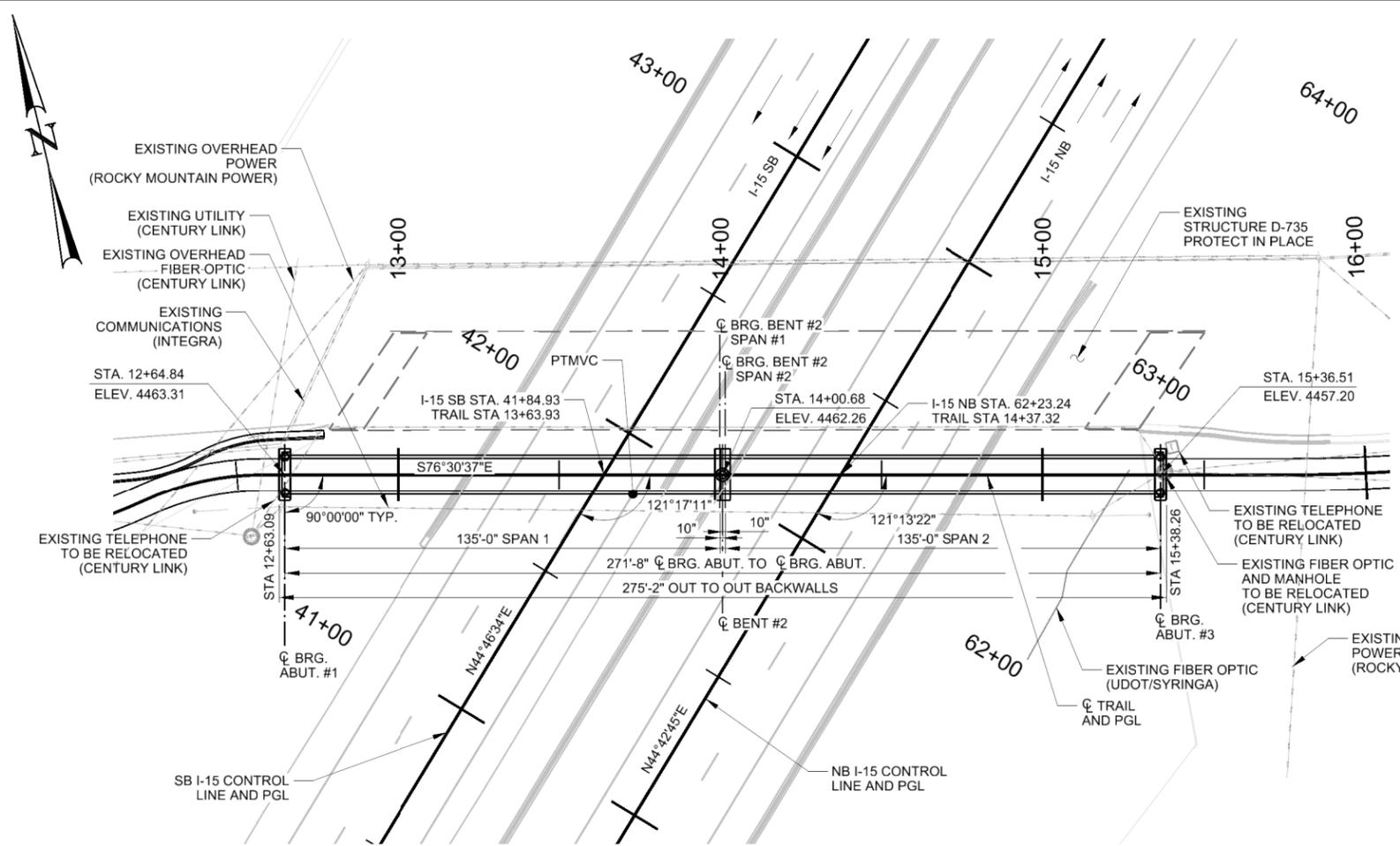
7800 South



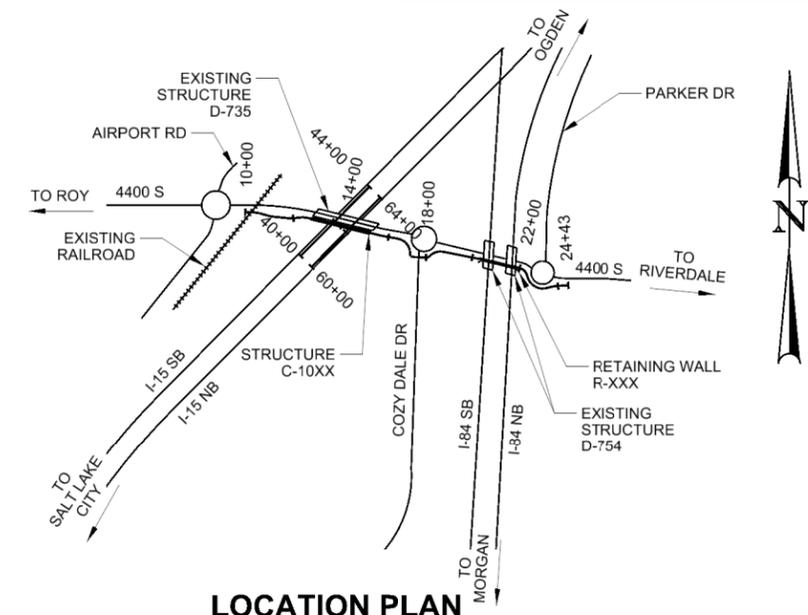




**PRELIMINARY NOT FOR CONSTRUCTION**



**PLAN**



**LOCATION PLAN**

**GENERAL NOTES**

- USE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) 2012 STANDARD SPECIFICATIONS FOR ALL WORK ASSOCIATED WITH STRUCTURE C-10XX.
- USE COATED DEFORMED CARBON STEEL BARS CONFORMING TO AASHTO M111 OR ASTM A775 AND AASHTO M31 GRADE 60, RESPECTIVELY.
- CHAMFER ALL EXPOSED CONCRETE CORNERS 3/4 INCH EXCEPT WHERE NOTED OTHERWISE.
- PROVIDE 2 INCH MINIMUM CONCRETE COVER TO REINFORCING STEEL EXCEPT WHERE NOTED OTHERWISE.
- USE CLASS AA(AE) CAST-IN-PLACE CONCRETE EXCEPT WHERE NOTED OTHERWISE.
- VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. PROTECT EXISTING UTILITIES IN PLACE UNLESS NOTED OTHERWISE.
- COAT OR GALVANIZE ALL MISCELLANEOUS STRUCTURAL STEEL PLACED IN STRUCTURAL CONCRETE, UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. HORIZONTAL DIMENSIONS ARE PLAN. VERTICAL DIMENSIONS ARE PLUMB.
- USE NON-PAINTED, WEATHERING STRUCTURAL STEEL CONFORMING TO AASHTO M270 GRADE 50W EXCEPT WHERE NOTED OTHERWISE. SEE SPECIFICATION 05128S FOR ADDITIONAL PREFABRICATED STEEL TRUSS BRIDGE INFORMATION.
- CAST STRUCTURE NO. C-10XX INTO TOP OF ABUTMENT BACKWALLS.

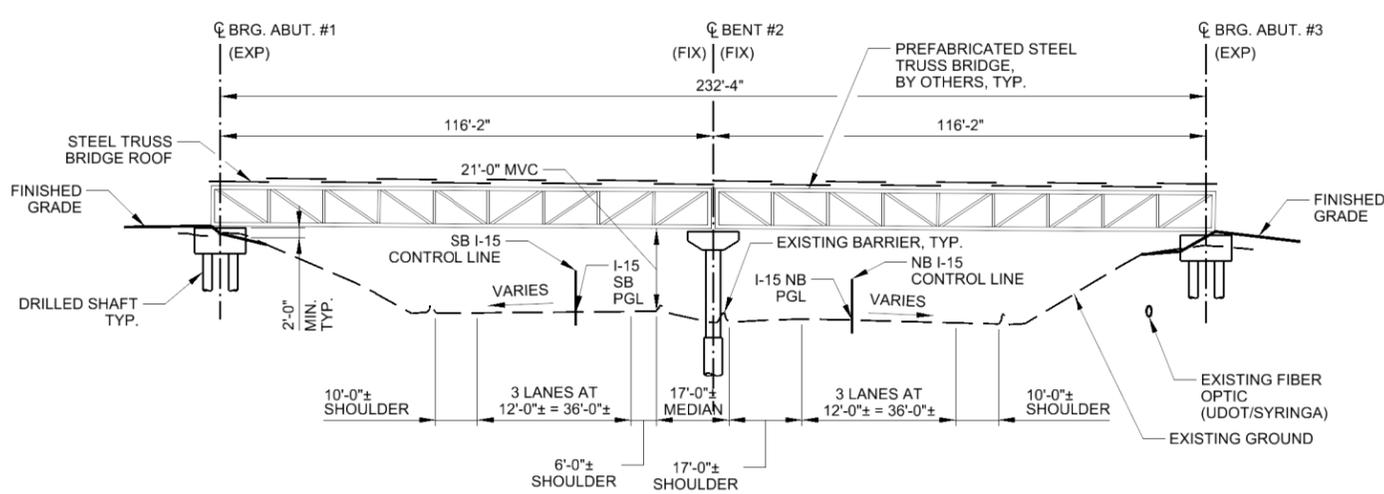
**INDEX OF SHEETS**

- SITUATION AND LAYOUT 1 OF 2
- SITUATION AND LAYOUT 2 OF 2

**DESIGN DATA**

PEDESTRIAN LOADING IN ACCORDANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 7TH EDITION, 2014, INCLUDING INTERIMS THROUGH 2015 AND AASHTO LRFD GUIDE SPECIFICATIONS FOR THE DESIGN OF PEDESTRIAN BRIDGES, 2ND EDITION, 2009, WITH 2015 INTERIMS. SEISMIC DESIGN IN ACCORDANCE WITH AASHTO GUIDE SPECIFICATIONS FOR LRFD SEISMIC BRIDGE DESIGN, 2ND EDITION, 2011, INCLUDING INTERIMS THROUGH 2015. LOAD RATING IN ACCORDANCE WITH THE MANUAL FOR BRIDGE EVALUATION, SECOND EDITION, 2011 AND THE UDOT BRIDGE MANAGEMENT MANUAL, 2014.

DESIGN VEHICULAR LOAD: H5 (10K VEHICLE)  
 DESIGN PEDESTRIAN LOAD: 90 PSF  
 STAY IN PLACE DECK FORM: 18 PSF  
 CAST-IN-PLACE CONCRETE:  $f_c = 4.0$  KSI  $n = 8$  CLASS AA (AE)  $f_y$  (REINF) = 60 KSI  
 STRUCTURAL STEEL:  $F_y = 50$  KSI  
 SEISMIC: 7% PROBABILITY OF EXCEEDANCE IN 75 YR DESIGN EVENT  
 $PGA = X.XXg$ ,  $S_s = X.XXg$ ,  $S_1 = X.XXg$   
 $A_s = X.XXg$ ,  $SD_s = X.XXg$ ,  $SD_1 = X.XXg$   
 SITE CLASS XX, SDC XX  
 BRIDGE CLASSIFICATION - NORMAL



**ELEVATION**  
 NORMAL TO I-15

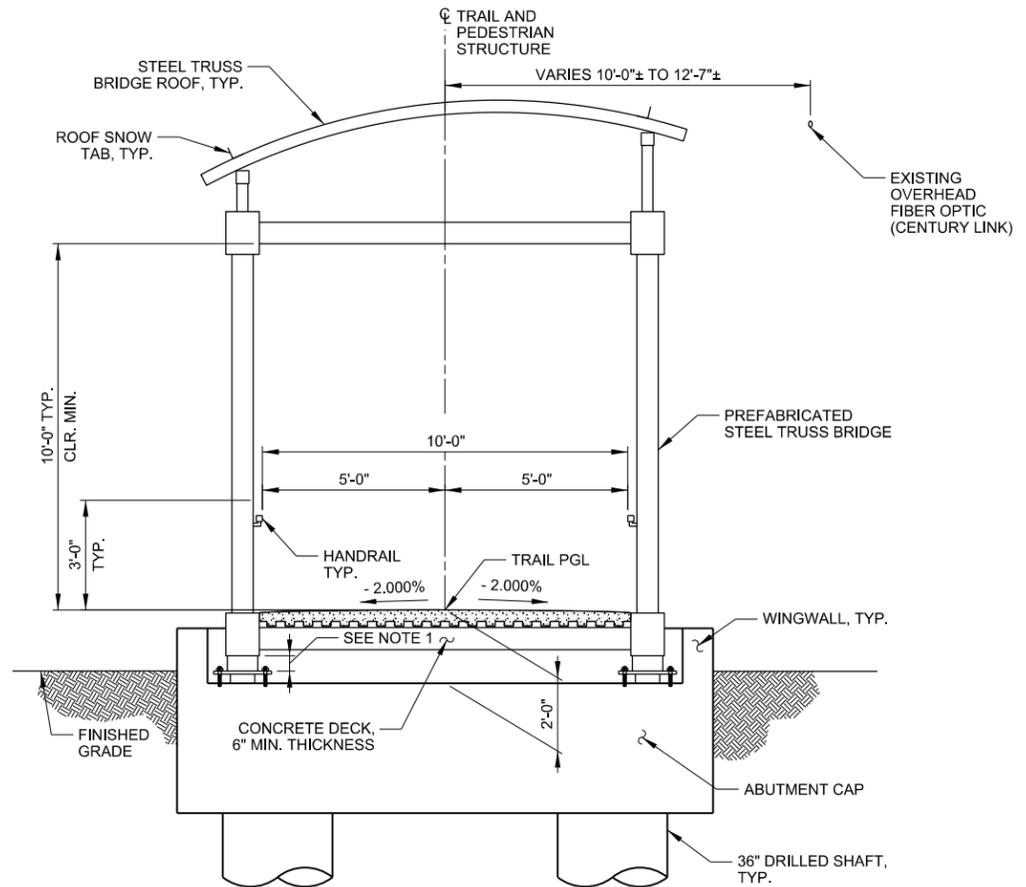
BRIDGE LOAD RATING		
	RATING	LOCATION
INV.	*	*
OPER.	*	*

QUANTITIES			
ITEM	EST QTY	UNIT	AS CONST
GRANULAR BACKFILL BORROW	XX	CU YD	
DRILLED SHAFTS (36 INCH)	XX	FT	
DRILLED SHAFTS (72 INCH)	XX	FT	
REINFORCING STEEL (COATED)	XX	LBS	
STRUCTURAL CONCRETE (EST. LUMP QTY (XX CU YD))	1	LUMP	
PREFABRICATED STEEL TRUSS BRIDGE	1	LUMP	

DATE: AUGUST 2015  
 DRAWN: NLP  
 CHECKED: RSH

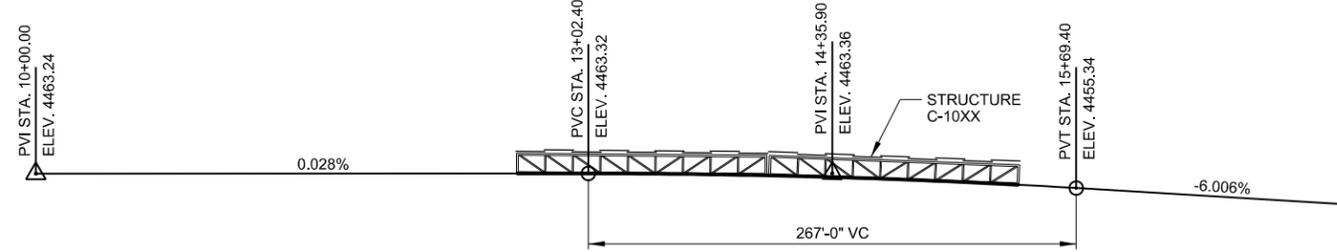
PROJECT / LOCATION: PEDESTRIAN BRIDGE & TRAIL ON 400 SOUTH SOUTH STREET RIVERDALE CITY, UTAH  
 TITLE: SITUATION AND LAYOUT 1 OF 2

CLIENT: CEC/ RIVERDALE CITY  
 PROJECT NUMBER: RC.14009  
 SHEET: 1 of 2

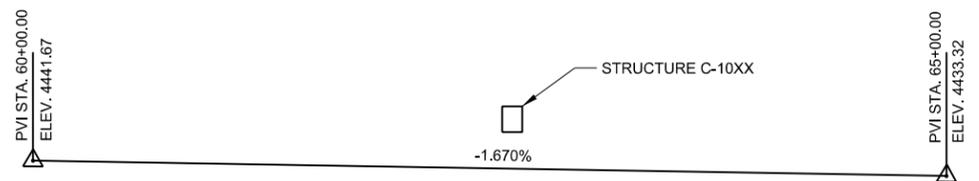


**SECTION THROUGH STRUCTURE AT ABUTMENT**

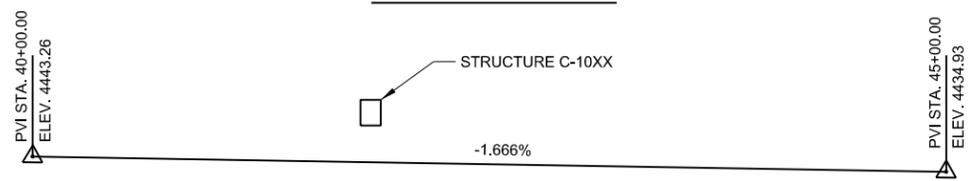
ABUT. #3 SHOWN LOOKING AHEAD STATION  
ABUT. #1 SIMILAR



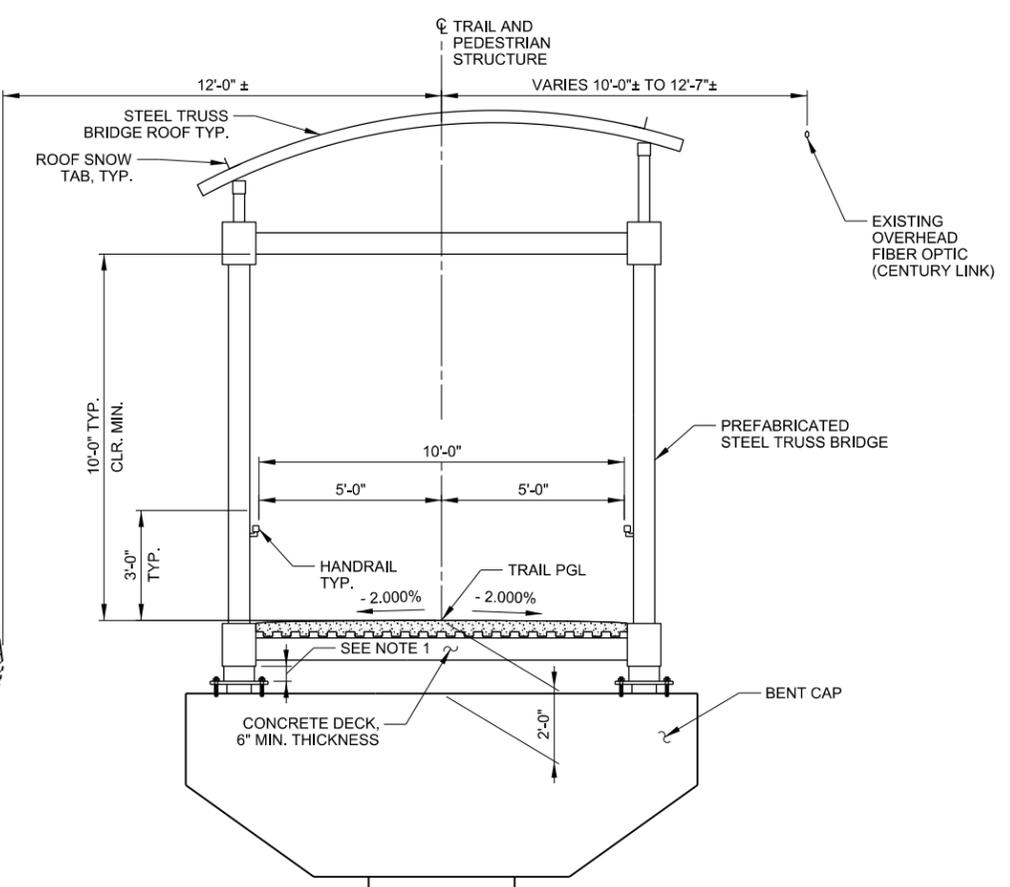
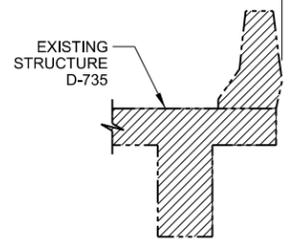
**TRAIL PROFILE**



**I-15 NB PROFILE**



**I-15 SB PROFILE**



**SECTION THROUGH STRUCTURE AT BENT**

LOOKING AHEAD STATION

- NOTES:**
1. FINAL RISER DIMENSION DETERMINED BY PREFABRICATED STEEL TRUSS MANUFACTURER

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DATE: AUGUST 2015  
DRAWN: NLP  
CHECKED: RSH

PROJECT / LOCATION:  
**PEDESTRIAN BRIDGE & TRAIL  
ON 400 SOUTH SOUTH STREET  
RIVERDALE CITY, UTAH**

TITLE:  
**SITUATION AND LAYOUT 2 OF 2**

CLIENT: CEC/  
RIVERDALE CITY  
PROJECT NUMBER:  
RC.14009  
FILE:  
SHEET:  
**2 of 2**

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: G5**

**SUBJECT:** Consideration of Resolution 2016-1, Inter-local Agreement between Weber-Morgan Narcotic Strike Force

**PETITIONER:** Dave Hansen, Police Chief

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval

**INFORMATION:** [Executive Summary](#)  
[Resolution 2016-01](#)  
[Inter-local Agreement](#)

**[BACK TO AGENDA](#)**



## City Council Executive Summary

For the Council meeting on:  
1/19/2016

Petitioner:  
Chief Dave Hansen

### Summary of Proposed Action

Approval of an interlocal agreement between Riverdale City and the Weber Morgan Narcotics/Gang Strike Force to investigate drug and gang related crime.

### Summary of Supporting Facts & Options

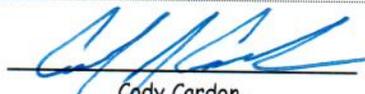
Riverdale City has long had an interlocal agreement with the Weber/Morgan Narcotics Strike Force and the gang unit to assist with the investigation of drug and gang related crime. The narcotics strike force and gang unit are now a combined unit. All jurisdictions within Weber County have an agreement with the strike force. The strike force can be called upon anytime to assist with any type of crime that involves drugs and gangs. The strike force will provide an agent to either assist, or ultimately handle the investigation. The Riverdale Police Department has frequent contact with and interaction with the strike force agents regarding investigations occurring within Riverdale City. It would be in the best interest of the city to approve this interlocal agreement with them.

### Legal Comments - City Attorney



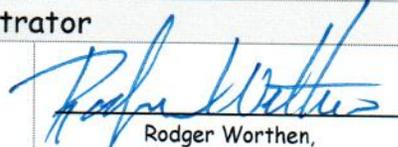
Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer



Cody Cardon,  
Business Administrator

### Administrative Comments - City Administrator



Rodger Worthen,  
City Administrator

RESOLUTION NO. 2016-01

A RESOLUTION OF RIVERDALE CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE WEBER MORGAN STRIKE FORCE UNIT AND RIVERDALE CITY CONCERNING RIVERDALE CITY'S PARTICIPATION IN SAID UNIT.

WHEREAS, Utah Code Ann. § 11-13-101 et. sec., permits governmental entities to enter into cooperation agreements with each other; and

WHEREAS, Riverdale City (herein "City") recognizes the importance and expertise that the Weber Morgan Strike Force Unit has and provides such services to Riverdale City and are able to facilitate and provide a necessary and needed service to the City and surrounding communities; and

WHEREAS, Riverdale City wishes to, and recognizes the importance of, participating in any efforts designed to jointly help each other in times of emergency and needs; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Interlocal Agreement between the Weber Morgan Metro Swat Unit, various other surrounding communities or entities and Riverdale City, concerning a joint agreement for STRIKE FORCE services and participation and agrees to all the terms and conditions contained therein; and

NOW THEREFORE, the Riverdale City Council hereby approves the attached Interlocal Agreement (attached hereto and incorporated hereby) as written, agrees to participate as outlined and authorizes the Mayor of Riverdale City to execute this Agreement on behalf of the City.

RESOLVED this \_\_\_\_\_ day of January, 2016.

---

Mayor Norm Searle  
Riverdale City

Attest:

---

Jackie Manning  
City Recorder

## THE STRIKE FORCE INTERLOCAL AGREEMENT

This is an agreement by and among the undersigned parties creating an Inter-local Law Enforcement Narcotic and Gang Strike Force.

This Agreement is made and executed by and among the following undersigned jurisdictions: Ogden, Weber County as law enforcement provider for all contract cities and unincorporated areas of Weber County, Roy, South Ogden, North Ogden, Riverdale, Pleasant View, Harrisville, Morgan County, Weber State University, Utah Highway Patrol and Utah Adult Probation & Parole.

### RATIONALE FOR ESTABLISHING STRIKE FORCE

**WHEREAS**, 11-13-1 et seq., Utah Code Annotated, 1953, as amended, commonly known as the Inter-local Cooperation Act, authorizes public agencies to enter joint agreements for the promotion of police protection; and

**WHEREAS**, all of the parties hereto are public agencies as defined by the Inter-local Cooperation Act; and

**WHEREAS**, all of the parties hereto have experienced within their jurisdictions a continuing problem of the production, manufacture, trade and use of illegal controlled substances; and

**WHEREAS**, the effective investigation and prosecution of sales, use and manufacturing of controlled substances requires specialized personnel, able to investigate on a regional basis and in a cooperative arrangement;

**NOW THEREFORE**, the parties do mutually agree, pursuant to the terms and provisions of the Inter-local Cooperation Act, as follows:

### SECTION ONE RATIFICATION AND MISSION STATEMENT

- 1.1\_ The creation of the Weber/Morgan Narcotics Strike Force and the Ogden Metro Gang Task Force (both units hereinafter "Strike Force") is hereby ratified as a separate legal administrative entity created by the participants pursuant to the Inter-local Cooperation Act for the purpose of investigating and prosecuting the illegal importation, manufacture, use and sale of controlled substances and the investigation of criminal gang organizations and gang crime, as specified in the N.U.C.A.T. Memorandum of Understanding (M.O.U.), under state, federal and local laws within the Weber/Morgan area as provided herein.

## SECTION TWO GOVERNING BOARDS

- 2.1 The Strike Force shall utilize an Executive Board in its administration and governance. The Executive Board is vested with voting authority to govern and regulate the Strike Force.

### 2.1.1 Executive Board

The Executive Board of the Strike Force is comprised of members that have acquired voting status. The Board will select at its first meeting during a calendar year, a Chair and a Vice-Chair for the purpose of conducting the business of the Board. Any reference in this Agreement to an action by vote shall be referred to as a vote of the entire Executive Board.

- A. The Executive Board voting members shall be made up of a representative from each jurisdiction that provides at least one full time law enforcement officer to the Strike Force. The Weber County Attorney will be the primary advisor to the Executive Board. Law Enforcement leaders from the Weber Morgan Consortium may participate in discussions with a non-voting status.
- B. The duties of the Executive Board shall be to:
- a. Govern the activities of the Strike Force generally;
  - b. Adopt by-laws or rules for regulating the activities of the Strike Force;
  - c. Select a Strike Force Unit Commander;
  - d. Make and execute contracts or agreements necessary for the performance of its duties and the exercise of its powers under the Inter-local Cooperation Act;
  - e. Own, lease, operate, maintain, repair any equipment or facility useful in carrying out the purposes of the Strike Force;
  - f. Receive property, grants, gifts, supplies, materials, contributions, forfeitures, and any benefit derived therefrom for the provision of law enforcement services as provided by this Agreement and in accordance with state and federal law;
  - g. Conduct financial audits as deemed necessary with the Weber County Auditor or Auditors Committee overseeing

- and ensuring that at least one audit per year is performed with an additional audit done upon completion of any Unit Commander's term;
  - h. Issue an annual report of the preceding year's activities to the participants and public;
  - i. Conduct program evaluation;
  - j. Appoint supervisors and staff as needed;
  - k. Establish operating policy as needed;
  - l. Coordinate training as appropriate;
  - m. Provide insurance as specified in this Agreement and
  - n. Determine city contribution assessments designated in 6.3.
- C. Meetings. The Executive Board shall have no less than two meetings per calendar year; for the purpose of fulfilling their duties as specified in this Agreement. Any Chief or Sheriff of any law enforcement agency within Weber and Morgan Counties is welcome to participate and provide input in any discussion presented at an Executive Board Meeting.

### SECTION THREE STRIKE FORCE ADMINISTRATION

- 3.1 The Strike Force shall primarily investigate crimes related to controlled substances and investigate Criminal Gang Organizations and Gang Crime. The Strike Force will notify individual jurisdictions of all crimes discovered in their geographic boundaries, provided, such notification may be delayed if, in the discretion of the Strike Force Unit Commander, notification will hinder a current Strike Force investigation.
- 3.1.1 The Strike Force shall be headed by a Unit Commander.
- a. The Unit Commander shall be a Certified Law Enforcement Officer selected by the Executive Board to serve as the daily administrator;
  - b. The Unit Commander shall be in charge of directing the Strike Force activities subject to approval of the Executive Board;
  - c. The Unit Commander shall be responsible for the administrative activity of the Strike Force, including maintaining financial records and reporting as required by the Executive Board.
  - d. The Unit Commander shall also be responsible for directing the activities of the Strike Force.
  - e. The parties agree and understand that the Ogden Metro Gang Task Force, a division of the Strike Force, receives certain benefits such as overtime pay and vehicles from the FBI, and that such assistance is conditioned upon the Gang Task Force's compliance with the mission set forth in the

- NUCAT MOU. Therefore, the Strike Force Unit Commander will ensure that activities of the unit are consistent with that mission.
- f. Issue an annual report of the preceding year's activities to the participants.
  - g. Seek federal and state grant money as may be available.
  - h. Submit an annual fiscal year budget to the Executive Board every August.
  - i. Submit a review of the previous fiscal year's grant fund expenditures to the Executive Board.
  - j. The Strike Force Unit Commander shall perform such other duties as required by the Executive Board.

- 3.1.2 All agents of the Strike Force shall be Certified Peace Officers as defined by Utah laws.

#### **SECTION FOUR SCOPE OF JURISDICTION**

- 4.1 All of the participants acknowledge the territorial jurisdiction of the Strike to be that of Weber and Morgan counties. The signatories hereto expressly consent to the investigations conducted by the Strike Force within their respective geographical boundaries provided that Strike Force investigators not from the jurisdiction in which an investigation is conducted shall not be considered agents of that jurisdiction nor shall such jurisdiction assume any liability for the actions of the Strike Force except as provided in Section Seven.
- 4.2 Participating jurisdictions may refer any controlled substance investigations within their jurisdiction to the Strike Force. In order to maintain a complete county-wide database, all agencies will route drug case information to the Strike Force. The Strike Force may decline any case for cause.

#### **SECTION FIVE SEIZURES AND FORFEITURES**

- 5.1 All seizures and forfeitures of property, funds, vehicles, etc., effected for violations of the Controlled Substances Act may be referred to the Strike Force for follow-up and forfeiture proceedings in accordance with and pursuant to State and Federal laws.

**SECTION SIX  
STRIKE FORCE FUNDING**

- 6.1 Except as provided at the sole discretion of the Strike Force, each participant hereto shall absorb all costs associated with their participation. In the event a city contributes manpower on alternating years, the manpower will serve as their contribution only during the years the manpower is with the Strike Force. During the time an entity does not contribute manpower, they must pay the assessments as provided by the Executive Board.
- 6.2 The Executive Board will provide for an operating fund for general costs incurred not directly attributable to any participant herein. The Executive Board will determine if the upcoming year's assessment needs to be changed from the previous year's assessment. In an annual budget meeting the Executive Board shall review the budget and expenses of the past year; review a proposed budget for the coming fiscal year prepared by the Strike Force Unit Commander; and approve or modify the proposed budget.
- 6.3 The Strike Force Commander will submit assessments in the first two weeks of July of each year to the participants who do not provide at least one FTE to the Strike Force for that coming year.
  - 6.3.1 Assessments shall be paid within 30 days of receipt, unless other arrangements are made with the approval of the Executive Board.
- 6.4 The Executive Board shall provide the needed office space for the Strike Force. The Executive Board may acquire other facilities as needed.

**SECTION SEVEN  
INSURANCE AND PARTICIPATING MEMBER LIABILITY**

The Strike Force shall procure and keep in force a General Liability and Directors' and Officers' Liability Policy with limits prescribed by the Executive Board for the purpose of defending and indemnifying its officers and participating agencies. In no event shall this section be construed with respect to third parties as a waiver of any governmental immunity to which the parties are otherwise entitled. Each participant shall indemnify its own officers for any claim of liability arising while participating in the Strike Force for amounts exceeding Strike Force liability policy limits.

**SECTION EIGHT  
STRIKE FORCE DURATION AND DISSOLUTION**

- 8.1 This Agreement shall be in effect for an indefinite period of time not to exceed 50 years, provided, however, that:

- 8.1.1 Any party may withdraw at the end of the fiscal year upon 30 days written notice to the Executive Board.
- 8.1.2 The Executive Board may terminate this Agreement upon a majority vote of the total membership of the Executive Board.
  - A. Upon withdrawal of any party or termination of this agreement the withdrawing party shall retain that property which it allowed to be used by the Strike Force. Upon termination of this agreement, any property obtained in common shall be sold and the proceeds divided among the current members in proportion to their most recent annual contribution.
  - B. Upon termination of this entire agreement, all total available funds shall be distributed among the current members in proportion to their most recent annual contribution.
- 8.1.3 Other jurisdictions, not an original party to this Agreement, may join with approval of the Executive Board. The Executive Board may offer investigative service to any jurisdiction without granting membership status or provide such assistance as thought appropriate by the Executive Board.

## SECTION NINE STRIKE FORCE POLICY AND PROCEDURES

- 9.1 All participants hereto agree that their personnel working in or with the Strike Force shall follow Strike Force policy and procedures in the case of conflict with their own policy and procedure. If no Strike Force policy or procedure applies, each officer shall be bound by his own department's policies while acting for the Strike Force.
- 9.2 The Strike Force shall have no authority to discipline an officer except that the Unit Commander may suspend an officer from the Strike Force and make recommendations to the Executive Board and responsible department. Removal of an officer, if the officer is the only officer contributed for the current year by a particular department, shall cause the participant to lose voting status unless another officer is contributed to the Strike Force within 15 days.

**SECTION TEN  
MISCELLANEOUS**

10.1 Warranties of Participants

Each Participant hereby represents and warrants that:

- (i) it is a public agency or public entity within the meaning of the Act and the Inter-local Act; and
- (ii) it is duly authorized to execute and deliver this Inter-local Agreement; and
- (iii) there is no litigation or legal or governmental action, proceeding, inquiry or investigation pending or threatened by governmental authorities or others or to which such Participant is a party or to which any of its property is subject which if determined adversely to such Participant would individually or in the aggregate a) effect the validity or enforceability of this Inter-local Agreement, or b) otherwise materially adversely affect the ability of such Participant to comply with its obligations hereunder or the transactions contemplated hereby.

10.2 Documents on File

Executed copies of this Inter-local Agreement shall be placed on file in the office of the Keeper of the Records of each of the Participants and shall remain on file for public inspection during the term of this Inter-local Agreement.

10.3 Amendment

This Agreement may be changed, modified or amended by written agreement of the Participants, upon adoption of a resolution by each of the Participants and upon meeting all other applicable requirements of the Inter-local Act.

10.4 Effective Date

This Inter-local Agreement shall become effective immediately upon the execution of a resolution approving this Agreement by each of the Participants which shall include the approval as to form by each participant's respective Attorney.

10.5 Laws of Utah

It is understood and agreed by the parties hereto that this agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

10.7 Severability of Provisions.

If any provision of this agreement is held invalid, the remainder of this agreement shall not be affected thereby as such a remainder would then continue to conform to the terms and requirements of applicable law.

10.8 Captions and Headings

The captions and headings herein are for convenience of reference only and in no way define, limit or describe the scope or intent of any sections or provisions of this Agreement.

10.9 Broad Construction

It is the intention of the Participants that this joint and cooperative undertaking contemplated in this Agreement be broadly construed to include all actions, undertakings and objectives permitted or contemplated by the provision of the Inter local Agreement Act, and any other applicable law, insofar as such provisions relate to fostering and protecting public health. The provisions of this Agreement shall be construed as broadly as necessary to accomplish the purposes and objectives set forth herein and pursuant to State law.

10.10 Counterparts

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one of the same instrument.

STRIKE FORCE INTER-LOCAL AGREEMENT

RIVERDALE CITY

12 Jan 2016  
DATE

[Signature]  
MAYOR

ATTEST:

[Signature]  
RIVERDALE CITY RECORDER



APPROVED AS TO PROPER FORM AND AS COMPATIBLE WITH THE LAWS OF THE STATE OF UTAH, AND DULY AUTHORIZED, EXECUTED AND DELIVERED BY THE FOREGOING PARTICIPANT.

1/12/16  
DATE

[Signature]  
RIVERDALE CITY ATTORNEY

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 19, 2016**

**AGENDA ITEM: G6**

**SUBJECT:** Consideration of Ordinance 875, Handicap Parking Amendments, Title 6.

**PETITIONER:** Steve Brooks, City Attorney

**ACTION REQUESTED BY PETITIONER:** Consideration of Approval

**INFORMATION:** [Executive Summary](#)

[Ordinance 875](#)

**[BACK TO AGENDA](#)**



### City Council Executive Summary

For the Council meeting on: January 19, 2016

#### Summary of Proposed Action

- Approve
- Deny
- Discussion
- Review
- Other Action

Proposal to amend city code to clarify a couple of sections in the Handicap Parking Ordinance located within the city.

#### Requested By

Petitioner(s):

Steve Brooks - Riverdale City Attorney

#### Summary of Supporting Facts & Options

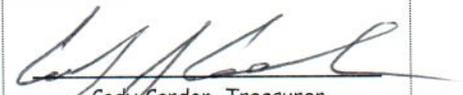
Currently our city code refers to a state code section that has been changed. This needs to be amended in order to comply with the state statute. Also, another amendment is proposed to fill a possible loop hole in our current code

There are no costs to the city for the proposed code changes and are merely housekeeping in nature.

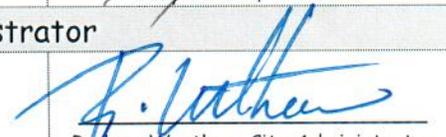
#### Legal Comments - City Attorney

  
 Steve Brooks, Attorney

#### Fiscal Comments - Treasurer/Budget Officer

  
 Cody Cardon, Treasurer

#### Administrative Comments - City Administrator

  
 Rodger Worthen, City Administrator

## ORDINANCE NO. 875

AN ORDINANCE AMENDING RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 6, CHAPTER 6, SECTION 4, TO AMEND SAID SECTION TO BETTER CLARIFY, DEFINE AND IMPLEMENT SECTIONS OF THE CITY CODE CONCERNING HANDICAP PARKING AND TO PROVIDE FOR SEVERALBILITY AND AN EFFECTIVE DATE.

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

**WHEREAS**, Utah Code Annotated §10-3-702 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for proper operation of a municipality; and

**WHEREAS**, the City finds it is in the best interest of the community and its citizens to sometimes update and clarify sections of the City Code in order to better inform the general public or to clarify sections that may be misunderstood or in need of updating or better clarification; and

**WHEREAS**, the Riverdale City Council held a public meeting and considered all competent evidence offered in support of and opposed to said proposed amendment; and

**WHEREAS**, it appearing that the proposed amendment is in accord with the City's goals or desires and will promote health, safety and the general welfare of the community at large and the City Council of the City of Riverdale finds it to be in the best interests of the City;

**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:**

**Section 1. Repealer.** Any provision of the Riverdale Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

**Section 2.** The Riverdale Municipal Ordinance, TITLE 6, MOTOR VEHICLES AND TRAFFIC, CHAPTER 4, PARKING REGULATIONS, SECTION 6, DISABLED PERSONS PARKING, is hereby amended as follows:

### **6-4-6: DISABLED PERSONS PARKING:**

A. Authority: Any disabled person qualifying under Utah Code Annotated section 41-1a- **408 414** shall be allowed to park an appropriately marked motor vehicle for reasonable periods without charge in metered parking zones and restricted parking areas, other than those available for emergency use, in a manner which allows proper access to the automobile by the disabled person.

B. Plate Or Identification Card Required; Enforcement: Only those vehicles carrying a distinctive (logo) handicapped license plate or **lawfully possessed** transferable identification card may park in a parking space which is clearly identified as reserved for use by the handicapped. This subsection applies to and may be enforced on public property and on private property which is used or intended for use by the public. (1985 Code § 12-4-9, **Amd. 1/2016** )

Section 3. All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective date. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED AND ORDERED POSTED this 15th day of December, 2015.

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Norm Searle, Mayor

Attest:

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Jackie Manning, City Recorder