



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JULY 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 June
- b. July Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report
- e. Finance Report

3. Swearing in new Police Officers

F. Consent Items

1. Review of meeting minutes from:
June 23, 2016 Special Council Session
July 5, 2016 City Council Work Session
July 5, 2016 City Council Regular Session

G. Action Items

1. *(Item tabled from July 5, 2016 Regular City Council Meeting)*
a. Consideration of Final Site Plan for Maverik, Inc., 900 West Riverdale Road, Riverdale, Utah 84405.

(Item tabled from July 5, 2016 Regular City Council Meeting)
b. Consideration of Resolution 2016-20 adopting a Development Agreement between Riverdale City and Maverik, Inc.
Presenter: Mike Eggett, Community Development

2. a. Consideration of Ordinance 880 adopting proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code).

b. Consideration of Ordinance 881 adopting proposed amendments to the Riverdale City Code, Title 10 Zoning and Subdivision Regulations (Multiple Chapters).
Presenter: Mike Eggett, Community Development

H. Executive Closed Session

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call vote).

I. Discretionary Items

J. Adjournment

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 15th day of July, 2016 at the Riverdale City Hall Noticing Board, on the City website at <http://www.riverdalecity.com/>, and on the Utah Public Noticing website <http://www.utah.gov/pmn/index.html>. A copy was also provided to the Standard-examiner on July 15, 2016.

Jackie Manning
City Recorder

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

AGENDA ITEM: E2

- SUBJECT:** City Administration Report
- PRESENTER:** Rodger Worthen, City Administrator
- INFORMATION:**
- a. Department Reports for June
 - b. July Anniversaries/Employee Recognition
 - c. Staffing Authorization Plan
 - d. Community Development Report
 - e. Finance Report

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Mayor & City Council Monthly Summary Report June 2016



City Administration:

Rodger Worthen:

- Got better
- Responded to various staff emails

Lynette Limburg:

- General customer service, information to the public, follow-up on information requests and
 - Support and coverage for administrative events and procedures.
- Prosecution
 - Prepared files and additional information in regard to prosecution process.
- Prepared paperwork & files for 103 pre-trials, 5 trials, 12 prosecution reviews.
- Follow-up and filing of court dispositions after pre-trial or trial.
- Record requests 18 GRAMA requests for police reports, videos and other miscellaneous
 - City records.
- Community Development Department
 - Customer Service – information requests and report data submitted to different agencies.
 - 15 Building permits issued logged and maintained.
 - Building inspections scheduled and logged.

Jackie Manning:

- Attended, recorded, and did minutes for Special Council Meeting on June 23, 2016
- Attested contracts, resolutions, ordinances, and meeting minutes as approved by city council.
- Attended weekly staff meetings
- Attended monthly DWMRA City Recorder training/meeting
- Prepared City Council, RDA Board, and Planning Commission meeting agendas, packets, meeting minutes, and provided all legal notices and postings for meetings
- Answered business license questions, processed applications, issued business licenses
- Daily filing, scanning, updating and tracking spreadsheets
- GRAMA Research – clarification on local appeals board through states ombudsman
- GRAMA Requests – 3 processed

Business Administration:

Cody Cardon:

- Routine management issues and resolution.
- Routine phone & computer problem resolution throughout the City.
- Meeting with all City Department Heads and City Administrator regarding budgets.
- May 2016 Accounting, Reconciliations and Treasurer's Report.
- Budgeting process for FY2017.
- Started year end accounting procedures in preparation for the yearend financial audit.

Stacey Comeau / HR:

New Hires:

Hyrum Stoddard

Community Services

	Elisa Anger	Community Services
	Matthew Phillips	Police
	Robert Lovato	Police
Promotions:	Scott Brenkman	Police
Terminations:	Nicole Gross	Community Services
	Cameron Beck	Fire
	David Hansen	Police
	Vicky Barrett	Public Works

- Random drug testing for the month
- Attended NUHRA Board Meeting 6/13/2016
- NUHRA Training Luncheon 6/16/2016
- Attended Wasatch Compensation Group Annual Meeting 6/15/2016
- Prepared payroll action forms and distributed to Dept. Heads for employee step increases
- Met with ULGT regarding dividend and property/liability insurance (5yr guarantee)
- Prepared and delivered FMLA paperwork
- Responded to job inquiries
- Updated Staffing Authorization Plan
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Responded to inquiries on Purchase Assistance Program and RDA Loan Program
- Worked with various personnel to resolve issues and concerns

Chris Stone:

- Cleaning and care of the Veterans Memorial.
- Listed and sold a surplus vehicle
- Enjoyed a week off on vacation.
- Covered for part-time custodial staff off sick or on vacation.
- Set up and take down for City Council and Planning Commission meetings.
- Various updates to the city website and social media sites.
- Completed the city newsletter for July.
- Completed the employee newsletter for July.

Community Services:

Rich Taylor:

- Attended Staff Meetings
- Held department staff meetings
- Attended Senior Board Meeting
- Met with Cody and Shawn about Senior Center
- Revised cash handling at Senior Center
- Held meeting with the Youth City Council to plan Old Glory Days
- Made final preparations for Old Glory Days
- Attended Roy Aquatic Center nights
- Advertised for Old Glory Days
- Hired new Community Services Customer Clerk
- Hired new Recreation Workers
- Ordered equipment for Archery program
- Organized and advertised for Archery program

- We served over 1500 meals at the Senior Center
- Finished Baseball/Softball seasons
- Started our summer programs including; volleyball, summer fun, and tennis

Fire Department:

Jared Sholly:

Fire Department Responses:

- 4 Working House Fires
 - Trailer House Fire
 - Two House Fires
 - Washington Terrace Apartment Fire
- Two Brush Fires
- Drowning Incident
- Heavy Rescue
 - 12 Active Heavy Rescue Calls
 - Fatal car accident Roy, with extensive extrication on two victims by Heavy Rescue crew
- 212 Total Vehicle Movements for June
 - 28 Heavy Call Outs
 - 75 Engine Calls
 - 98 Ambulance Calls
 - 9 Chief Calls
 - 2 Brush Calls
- Held Department staff for all employees to discuss Action Plan for Old Glory Days.
- Completed all Firework inspections.
- Conducted
- Advertised Firework changes on Face book, City Web Site, and posted signs.
- Spraying the kids at the elementary schools for end of year celebrations

Fire Department completed 295 business inspections for 7/1/2015-7/1/2016.

Police Department:

Scott Brenkman:

PATROL

Officers responded to Birch Creek that runs between RC Willey and Staples on report of a drowning. They found a male in the water who was deceased. Officers, detectives and the medical examiner investigated the scene and the case is still open and awaiting autopsy results.

Officers responded to Old Navy on report of a suspicious person. They contacted a female who store employees believed was under the influence and they also suspected her of theft. Officers locate stolen property in her possession from the store and found that she had two felony warrants for her arrest. She was advised that she was under arrest and she refused to be arrested. She then slapped Sgt. Engstrom in the face and then submitted to custody. She was booked for warrants, theft and assault on a police officer.

Officers responded to the area of Goodwood Barbecue on a reported assault in progress. It was reported that a male had assaulted a female. Officers located both individuals who had separated and were walking away from the scene. After investigating they arrested the male suspect for domestic violence assault and an active warrant for his arrest.

Officers responded to the area of 1500 W. Riverdale Rd. on report of a male and female physically fighting. The female had left the scene in a vehicle prior to officers arriving. The male was located on foot in the area. The female had attempted to assault the male because of an argument they were having. The male had a warrant for his arrest and drug paraphernalia on his person. He was taken into custody and booked into jail. The female was not located at the time.

Officers responded to assist South Ogden Police on a vehicle burglary in progress at 3757 Grant Avenue. A Sergeant from South Ogden located the suspect and attempted to arrest him, but the suspect resisted and fought with the Sergeant. Officer Panunzio arrived and heard the Sergeant say that the suspect was armed with a knife. Officer Panunzio was able to help gain control of the suspect so he could be handcuffed. A knife was located near the suspect. South Ogden handled the case.

Officers responded to 1194 W. 4400 S. on a child custody issue. It was reported by the mother of the child that her ex-husband had their daughter and was acting delusional through text and on the phone. Officers made contact with the male and asked him to come out and speak to them however, he refused and said he wouldn't come out and release the child until certain demands were met. The male eventually came out of the residence and officers negotiated with him at which point he let the child go. The male was experiencing delusions and mental health problems and was taken to the hospital.

A theft was reported at Gordmans, the female suspect left the area in a vehicle. Sgt. Engstrom responded to an address in Ogden to try and locate the suspect. He located the suspect in the area hiding near a garage. The female suspect ran from him, but he was able to take her into custody after a short foot chase. She had felony warrants for her arrest and was also booked for retail theft and avoiding apprehension.

Officers responded to Applebee's on report of a disturbance. A male and female were arguing in a vehicle when another vehicle pulled up next to them. The male suspect opened his car door striking the door of the car next to him. The owner of that vehicle confronted the suspect and the suspect produced a handgun pointing it at the victim and threatening him. The suspect was intoxicated and was taken into custody for aggravated assault and carrying a firearm while intoxicated.

Investigations Report June 2016

Theft by deception- The victim reported their lap top was stolen. It was discovered the laptop was pawned at a pawn shop by an associate of the victim. The laptop was recovered and returned to the victim. The suspect was charged with theft by deception.

Child Endangerment- A child abuse case was referred to investigations by DCFS. Detective Peterson conducted interviews with the children and found there was no physical abuse taking place. However, Detective Peterson discovered the mother was using illegal drugs inside the home. The case was screened for a summons for Child Endangerment. DCFS resumed safety plans for substance abuse and treatment.

Child Endangerment- DCFS reported a 13 year old child disclosed his parents were abusing drugs using syringes and smoking marijuana in the home. The allegation was found to be supported. The parents were charged with Child Endangerment.

Domestic Violence- Patrol responded on a report of Domestic Violence where the suspect kicked the door in, took the female victims phone, broke it, preventing her from calling 911. Detective Pippin conducted follow up and interviewed the suspect. The suspect confessed and was cited for Domestic Violence Criminal Mischief.

Check Forgery- Detective Pippin conducted follow up on a check forgery. The suspect used a forged check to purchase items at a local hardware store. The suspect was booked into Weber County Jail for F3 Forgery.

Burglary- Detective Peterson conducted follow up to a business burglary. Detective Peterson located the suspect and found he was in possession of stolen property from the burglary. The suspect was charged with receiving stolen property.

Retail Theft: Detective Pippin conducted follow up to a retail theft of several Black Berry Tablets. Detective Pippin located the suspect whom confessed to the theft. The suspect was charged with F3 theft due to prior theft convictions.

Retail Theft: A suspect fled from Security at a local retail store after committing a theft. Detective Pippin located the suspect and interviewed him. The suspect confessed to committing the theft. The suspect was summonsed for F3 retail theft.

Child Endangerment: Detective Peterson conducted follow up in regards to a child endangerment case. It was reported the mother gave a child a Xanax to help the child calm down. The case was screened for charges with Weber County Attorney's Office.

Burglary/Possession of stolen property: Detective Pippin found a suspect was selling stolen tools on KSL from several burglaries in Riverdale City. Detective Pippin and Lt. Warren went undercover posing as contractors looking to buy tools. After several stolen tools were identified while inspecting them for purchase, Pippin and Warren identified themselves as police, secured the storage unit and obtained a search warrant. Several stolen tools valued at thousands of dollars were recovered and returned to the owners. The suspect was booked into WCCF on multiple theft related charges.

Detective Pippin and Detective Peterson were recently promoted to Sergeant and will be transferred to the patrol division. I would like to thank them for doing a great job in investigations and I'm looking forward to having their leadership and experience in the patrol division. Sergeant Jones, Officer Clark and Officer Wright will be transferred to investigations. I'm looking forward to them serving as Detectives and am confident in their abilities.

Public Works Department:

Shawn Douglas:

- Continued Remote Read Meter Project.
- Continued work with FEMA.
- Continued 4400 S Trail Project.
- Continued new well investigative work.
- Completed Storm Water Outlet project work.
- Continued work on 4400 S pocket park reconstruction.
- Continued work on Street Overlay Projects.
- Continued Storm Water review to meet new state regulations.
- Completed two new sidewalks to tie existing sidewalks together, located at 719 W 4350 S and 4312 S 600 W.
- Completed Riverdale Park North end reconstruction/beautification project.
- Completed sidewalk trip hazard grinding program for the 2015/2016 year.

Community Development Department:

Mike Eggett:

- H&P Investments Flex Bldg: Footings, foundation, foundation wall, and wall inspection
- Brook Haven/Chrysalis Offices: Final inspection
- Denny's Restaurant: Underground plumbing, rough electrical, rough plumbing, framing, and four-way inspection
- Walmart remodel: Re-final inspection
- Riverdale Business Park, Bldg 3 and 4: Sheet rock nailing, power clearance inspection
- Mitchell Farms PRUD: Footings, foundation, sidewalk, underground plumbing, four-way, and vapor barrier inspection
- Mountain View Apartments: Deck inspections
- Weber Basin Water Facility: Foundation wall inspection
- Cell tower improvement inspections
- Home inspections for various projects on residential lots
- Completion of fencing inspections for residential lots
- Solar system installation inspections
- Assist public works department with inspections and storm water inspections
- Meetings with contractors relative to projects
- Fire inspections and fire checks for businesses, including citation follow-up inspections
- Meeting with Jared Olson to discuss infill lot development of home on 1000 West
- Meeting with H&P Investments representative to discuss building permit
- Meeting with Brian Milne re: Milne property on South Weber Drive
- Meeting with Cody Deeter and Rob Sant re: proposed CDA area

- Meeting with Jody Burnett and Randy Daily re: UDOT r-o-w legal matters
- Meeting with Dee Hansen to discuss RDA strategies
- Economic development opportunities update and discussion meetings
- Local Emergency Planning Committee meeting attendance by department member
- Fire Code and Mechanical Code training attendance by department member

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

Legal Services Department:

Steve Brooks:

Resolutions/Ordinances work–

- Legal work concerning - Anderson, Bingo, Bids/Contracts, 4400 S. Project, RDA loans, Dev. Agreements, Subdivisions, Inspections, Special events, Code amendments, UDOT, Code enforcement, GRAMA, Cell tower, ,
- 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

310 Total traffic cases	YTD 4432 (Jul. 2015 to June. 2016)
7 DUI	211 Moving violations 0 FTA
0 Reckless/DUI red.	151 Non-moving violations 0 Other
36 License violations	0 Parking

68 Total Misdemeanor cases	YTD 789 (Jul. 2015 to June. 2016)
5 Assault 0 Ill. sale Alc.	6 Dom. Animal 4 Dom. violence
21 Theft 6 Other liq. viol.	0 Wildlife 10 Other
misd./infrac	
0 FTA 15 Contr. subst vio.	0 Parks/rec.
0 Public intox 0 Bad checks	1 Planning zon./Fire/Health

390 Total cases disposed of this month
 3811 Total number of cases disposed of for the year (July 1, 2015 to June. 2016)
 473 Total offenses this month
 4920 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=91
 Settled/Dismissed=60 Default=1

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

# CITATIONS BY AGENCY	YTD (Jul. 2015 to June. 2016)
Riverdale City 236	2378
UHP 126	1321

MISC.	YTD (July 2015 to Jun. 2016)	
Total Revenue collected	\$67,056.80	\$ 711,508.68
Revenue Retained	\$43,978.05	\$ 469,701.11
Warrant Revenue	\$51,030.00	\$ 465,381.00
Issued warrants	66	683
Recalled warrants	106	945

RSAC MONTHLY REPORT

21	participants	168	drug tests given	2	walked away/warrants issued
3	orientations	2	in jail/violations	3	ordered to inpatient
2	new participant	2	positive UA's/tests/dilutes	0	other
0	graduates	2	incentive gifts		
0	terminated/quit	0	spice tests given		



Code Enforcement Case Detail Report

JUNE

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1190 W 5525 S	820	7/8/2016	BUSH, RUSSELL & WF TIANA BUSH	1190 W 5525 S	RCC 4-5-3(B) (33)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
724 W 4400 S	819	7/11/2016	ALEXANDER, GARY	724 W 4400 S	RCC 4-5-3(B) (33)	OPEN		Unmanaged Growth (Weeds)

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3832 S 1250 W	818	7/11/2016	JENSEN, RICHARD T	3832 S 1250 W	RCC 4-5-3(B) (33)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
824 W 4100 S	817	7/11/2016	RADLE, MARK A & WF TERRI J RADLE	824 W 4100 S	RCC 4-5-3(B)(13) & RCC 4-5-3(B) (33)	OPEN		Accumulation Of Junk & Unmanaged Growth

Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4375 S 700 W	816	7/8/2016	LUDDINGTON, JASON SPIERS	4375 S 700 W	UCC Ref.: RCC 4-5-3(B) (21) & RCC 4-5- 3(B)(13)	OPEN		Accumulation Of Junk & Abandoned Vehicles

Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5212 S FREEWAY PARK DR	815	7/7/2016	Larry H Miller Used Cars	5212 S FREEWAY PARK DR	ICC 2012 104.5 ICC 2012 104.5	OPEN		Fire Code Violation
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4189 S RIVERDALE RD	814	7/7/2016	Costa Vida	4189 S RIVERDALE RD	ICC 2012 104.5 ICC 2012 104.5	OPEN		Fire Code Violation

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4179 S RIVERDALE RD	813	7/7/2016	SUBWAY DBA DNH,LLC	4179 S RIVERDALE RD	ICC 2012 104.5 ICC 2012 104.5	OPEN		Fire Code Violation

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
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4193 S RIVERDALE RD	812	7/7/2016	RUMBI ISLAND GRILL	4193 S RIVERDALE RD		OPEN		Fire Code Violation
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Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	811	7/7/2016	Bombay Bites	4139 S RIVERDALE RD	ICC 2012 104.5 ICC 2012 104.5	OPEN		Fire Code Violation

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4450 S 700 W	810	6/30/2016	CAREYS MOTORCYCLE CENTER	4450 S 700 W	ICC 2012 104.5 ICC 2012 104.5	OPEN		Fire Code Violation

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4286 S Riverdale Road	809	6/30/2016	Ruby River	4286 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 Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	807	7/6/2016				CLOSED		Parking violation

4307 S 650 W	806	7/8/2016	MARTINEZ, SALAMON & MANDY	4307 S 650 W	UCC Ref.: RCC 4-5-3(B) (21)	OPEN		Abandoned Vehicles
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Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	805	6/30/2016			41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
327 W CHERRY DR	804	6/30/2016	NIELSEN, JEFFERY C	327 CHERRY DR	8-1-11	CLOSED		Timing of Landscape Watering

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
339 W CHERRY DR	803	6/30/2016	DAYTON, COURTNEY J	339 W CHERRY DR	RCC 4-5-3(B) (33)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
359 W CHERRY DR	802	6/30/2016	MELVIN J & WF DELIGHT E GOICH	359 W CHERRY DR	RCC 4-5- 3(B)(31)	OPEN		Parking On Landscaping or soft surface.

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
346 W CHERRY DR	801	6/29/2016	MARSHALL E & WF SUSAN R DELGADO	4149 S Riverdale Road	RCC 4-5-3(B) (33)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
320 W CHERRY DR	800	6/29/2016	THREDDGOLD, ANGELA A	320 W CHERRY DR	8-1-11, RCC 4-5-3(B) (33)	OPEN		Timing of Landscape Watering Unmanaged Growth

Violations

Violation	Notes
001: Open	
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4357 S 700 W	799	6/27/2016	WHITE, ELIZABETH K	5437 S 4075 W	RCC 4-5-3(B)(13)	CLOSED		Accumulation Of Junk

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	798	6/27/2016			41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
711 W 4200 S	797	6/21/2016			8-1-11	CLOSED		Timing of Landscape Watering

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4239 S 700 W	796	6/21/2016			8-1-11	CLOSED		Timing of Landscape Watering

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	795	7/6/2016	RIVERDALE BUSINESS PARK LLC	620 E 1700 S	RCC 4-5-3(B)(9)	OPEN		Noxious Weeds

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
800 W RIVERDALE RD	794	6/17/2016	SUTTONS WESTERN WHOLESALE FLOORING INC	823 S MAIN ST	RCC 4-5-3(B)(33)	OPEN		Failure to install or maintain landscaping

Violations

Violation	Notes
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001: Open

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
880 W Riverdale Road	793	6/17/2016	LANDANCE LLC	PO BOX 9782	RCC 4-5-3(B)(33)	OPEN		Failure to install or maintain landscaping

Violations

Violation	Notes
001: Open	Weeds by

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
829 W 4400 S	792	6/17/2016	WRIGHT, JOHN L & WF CHRISTINE W WRIGHT	210 N MALL DRIVE #15	RCC 4-5-3(B)(33)	OPEN		Fire Hazard, Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 060040050	791	6/17/2016	WATERFOWL U.S.A. LTD	PO BOX 50	RCC 4-5 7-1-1;, RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	790	6/14/2016			41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Violations

Violation	Notes

003. Sent to

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1135 W Riverdale Road	789	6/13/2016			41-1a-414	SENT TO COURT		Handicap Parking.

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4352 S 700 W	788	6/13/2016	FARIAS, GUILLERMO & JUANA A CARRANZA	4352 S 700 W	RCC 4-5-3(B)(31)	OPEN		Parking On Landscaping or soft surface.

Violations

Violation	Notes
001: Open	Black Nissan

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4193 S 950 W	787	6/13/2016	GIBBY, JULIE ANNE	9237 N 18TH DR	RCC 4-5-3(B)(33)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	786	6/9/2016			41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1194 W 5525 S	785	6/9/2016	KELLEY, NICOLE	234 E 15th AVE	RCC 4-5-3(B)(33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes
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002: Closed

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1155 W Riverdale Road	784	6/9/2016			10-16-6	CLOSED		Improper Sign

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
900 W Riverdale Road	783	6/9/2016			10-16-6:	CLOSED		Improper Sign

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	782	6/7/2016			41-1a-414	WARNING		Parking privileges for persons with disabilities.

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	781	6/7/2016			41-1a-414	SENT TO COURT		Handicap Parking

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	780	6/7/2016			41-1a-414	SENT TO COURT		Handicap Parking

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1112 W 5575 S	779	6/7/2016	MCEWEN, TRINA M	1112 W 5575 S	RCC 4-5 7-1-1, RCC 4-5-3(B) (33)	CLOSED		Pine tree obstructing sidewalk, Unmanaged Growth

Violations

Violation	Notes
002: Closed	Pine tree
002: Closed	Unmanaged

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4978 South 1050 West	778	6/2/2016			41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4978 South 1050 West	777	6/2/2016			41-1a-414	SENT TO COURT		Parking privileges for persons with disabilities.

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	776	6/3/2016				CLOSED		
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description

300 W and Highland	774	6/1/2016	HILL, EARL F SUCCESSOR TRUSTEE	8025 S 2250 E	RCC 4-5-3(B) (33)	SENT TO COURT		Unmanaged Growth
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Violations

Violation	Notes
003: Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4848 S 900 W	773	5/31/2016			41-1a-414	WARNING		Handicap Parking
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
824 W 4100 S	765	6/2/2016	RADLE, MARK A & WF TERRI J RADLE	824 W 4100 S	RCC 4-5-3(B) (33)	CLOSED		Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4106 S PARKER DR	762	6/2/2016	AH4R PROPERTIES LLC	30601 AGOURA RD STE 200	10-14-7	CLOSED		Hedges, trees, bushes or other obstructions

Violations

Violation	Notes
002: Closed	

Total Records: 48

7/11/2016

FIRE INSPECTIONS

Inspection Date Scheduled	Occupancy Name	Inspection Inspector Full Name	Inspection Shift	Inspection Passed
6/23/2016	TARGET			Yes
6/10/2016	Vaper Mania		A	Yes
6/15/2016	CHILIS SOUTHWEST GRILL #911		A	Yes
6/28/2016	WASATCH CIVIL CONSULTING ENGINEERING INC		A	Yes
6/28/2016	Fast Signs		A	Yes
6/28/2016	GUITAR CENTER #432		A	Yes
6/22/2016	Phillips 66 Sun Store	Bret Bronson	A	No
6/22/2016	Wasatch Upholstery LLC	Bret Bronson	A	Yes
6/21/2016	CUTRUBUS FREEWAY MAZDA	David Kingsley	A	No
6/16/2016	MC DONALDS (WAL-MART)	David Kingsley	A	Yes
6/16/2016	WAL MART SUPERCENTER America first	David Kingsley	A	Yes
6/22/2016	WASATCH FRONT	David Kingsley	A	No
6/15/2016	CHECK CITY	David Kingsley	A	No
6/15/2016	IHOP 1743	David Kingsley	A	Yes
6/16/2016	WAL MART SUPERCENTER 1708	David Kingsley	A	Yes
6/22/2016	SCHNEITERS RIVERSIDE GOLF CLUB INC	David Kingsley	A	Yes
6/16/2016	DOLLAR TREE STORES #03779	David Kingsley	A	No
6/22/2016	MC DONALDS RESTAURANT	David Kingsley	A	Yes
6/22/2016	Griffin Fast Lube "Jiffy Lube"	David Kingsley	A	Yes
6/22/2016	MILNE INSURANCE AGENCY INC	David Kingsley	A	Yes
6/16/2016	CALIFORNIA NAILS USA	David Kingsley	A	Yes
6/15/2016	VERIZON WIRELESS, (VAW), LLC	David Kingsley	A	Yes
6/21/2016	TONY DIVINO TOYOTA	David Kingsley	A	No
6/22/2016	I Que Repair	David Kingsley	A	Yes

FIRE INSPECTIONS

6/16/2016	SMARTSTYLE 4468 (IN WAL-MART)	David Kingsley	A	Yes
6/28/2016	MOTOR VU DRIVE IN	Matt Hennessy	A	Yes
6/21/2016	THE HOME DEPOT	Matt Hennessy	A	Yes
6/16/2016	JOHNNYS DAIRY / ROPIES DAIRY INC	Matt Hennessy	A	No
6/10/2016	FREEWAY PARK LC / FREEWAY PARK OFFICE	Matt Hennessy	A	Yes
6/10/2016	Work Shoe HQ	Matt Hennessy	A	Yes
6/28/2016	MOTOR-VU RENTALS	Matt Hennessy	A	Yes
6/22/2016	The Phoenix Recovery Center	Matt Hennessy	A	Yes
6/10/2016	HONEY BAKED HAM	Matt Hennessy	A	Yes
6/28/2016	RIVERVIEW MOBILE ESTATES	Matt Hennessy	A	Yes
6/16/2016	WAL MART SUPERCENTER 1708	Matt Hennessy	A	Yes
6/10/2016	Shoe Carnival	Matt Hennessy	A	Yes
6/22/2016	At Home	Matt Hennessy	A	Yes
6/22/2016	Lanas Salon	Matt Hennessy	A	Yes
6/15/2016	JO-ANN STORES, INC.#2107	Matt Hennessy	A	Yes
6/10/2016	LUCKY BUFFET	Matt Hennessy	A	Yes
6/28/2016	RIVERDALE MOBILE ESTATES (ARC4BFND)	Matt Hennessy	A	Yes
6/21/2016	SAMS CLUB 6684 - FUELING STATION	Matt Hennessy	A	Yes
6/28/2016	MOTOR-VU SWAPMEET	Matt Hennessy	A	Yes
6/10/2016	Alliance Property Managment	Matt Hennessy	A	Yes
6/21/2016	SAMS WEST INC DBA SAMS CLUB 6684	Matt Hennessy	A	Yes
6/28/2016	Utah Military Academy	Matt Hennessy	A	No
6/10/2016	APPLEBEES NEIGHBORHOOD GRILL	Matt Hennessy	A	No
6/22/2016	GREAT CLIPS IJENICK INC DBA	Matt Hennessy	A	Yes
6/15/2016	MATTRESS WAREHOUSE	Matt Hennessy	A	Yes
6/15/2016	Harley Davidson	Matt Hennessy	A	No

FIRE INSPECTIONS

6/28/2016	Larry H Miller Used Cars	Matthew Slater	A	No
6/10/2016	GORDMAN'S	Matthew Slater	A	Yes
6/15/2016	PIER 1 IMPORTS 1220	Matthew Slater	A	Yes
6/10/2016	Best Buy	Matthew Slater	A	Yes
6/16/2016	AMERICA FIRST CREDIT UNION (LOCATED IN	Matthew Slater	A	Yes
6/28/2016	MATHEW P HOLBROOK INSURANCE AGENCY INC	Matthew Slater	A	Yes
6/1/2016	R C WILLEY	Curtis Leishman	B	No
6/23/2016	CAREYS MOTORCYCLE CENTER	Curtis Leishman	B	No
6/6/2016	STONEY BROOKE	Curtis Leishman	B	Yes
6/23/2016	EASY PAWN	Curtis Leishman	B	Yes
6/23/2016	DISCOUNT TIRE COMPANY, INC.	Curtis Leishman	B	Yes
6/24/2016	CLASSIC WATERSLIDES	Dean Gallegos	B	Yes
6/23/2016	LOWES #1080	Dean Gallegos	B	Yes
6/23/2016	Zoom Wireless	Dean Gallegos	B	Yes
6/24/2016	THE RUBY RIVER #406	Dean Gallegos	B	No
6/23/2016	DISCOVERY CLUBHOUSE	Dean Gallegos	B	Yes
6/23/2016	Music Village	Dean Gallegos	B	No
6/6/2016	YUCON DBA CRABTREE AUTO CO	Dean Gallegos	B	Yes
6/24/2016	Chick-Fil-A	Dean Gallegos	B	Yes
6/23/2016	MICHAELS STORES INC #2866	Dean Gallegos	B	Yes
6/23/2016	Affordable Dentures	Dean Gallegos	B	Yes
6/23/2016	LANE BRYANT #4711, LLC	Dean Gallegos	B	Yes
6/23/2016	Labor Ready	Dean Gallegos	B	Yes
6/23/2016	Bombay Bites	Dean Gallegos	B	No
6/23/2016	MEN'S WAREHOUSE	Dean Gallegos	B	Yes
6/23/2016	MEN'S WAREHOUSE	Dean Gallegos	B	Yes

FIRE INSPECTIONS

6/23/2016	STAPLES THE OFFICE SUPERSTORE 703	Dean Gallegos	B	Yes
6/23/2016	Mattress Firm	Dean Gallegos	B	Yes
6/6/2016	KEN GARFF NISSAN OGDEN	Michael Albee	B	Yes
6/24/2016	Costa Vida	Stephen Stenquist	B	No
6/24/2016	SUBWAY DBA DNH,LLC	Stephen Stenquist	B	No
6/24/2016	RUMBI ISLAND GRILL	Stephen Stenquist	B	No
6/23/2016	SHOPKO STORES 109	Stephen Stenquist	B	Yes
6/30/2016	Macen Lindsey Durbano	Randy Koger	FI41	No
6/27/2016	SHOPKO STORES 109	Randy Koger	FI41	No
6/13/2016	Kenzie's Beauty Salon	Randy Koger	FI41	No
6/21/2016	Kenzie's Beauty Salon	Randy Koger	FI41	No
6/9/2016	Spinal Treatment	Randy Koger	FI41	No
6/16/2016	Spinal Treatment	Randy Koger	FI41	Yes
7/6/2016	WAL MART SUPERCENTER 1708	Randy Koger	FI41	No
6/22/2016	WAL MART SUPERCENTER 1708	Randy Koger	FI41	Yes
6/22/2016	WAL MART SUPERCENTER 1708	Randy Koger	FI41	No
7/7/2016	WAL MART SUPERCENTER 1708	Randy Koger	FI41	Yes
7/7/2016	Denny's	Randy Koger	FI41	No
6/22/2016	SAMS WEST INC DBA SAMS CLUB 6684	Randy Koger	FI41	Yes
6/22/2016	SAMS WEST INC DBA SAMS CLUB 6684	Randy Koger	FI41	No
7/7/2016	RIVERDALE BUSINESS PARK	Randy Koger	FI41	Yes
6/2/2016	BROOKHAVEN OFFICE	Randy Koger	FI41	Yes

RIVERDALE DEPARTMENT OF PUBLIC SAFETY

CRIME BULLETIN

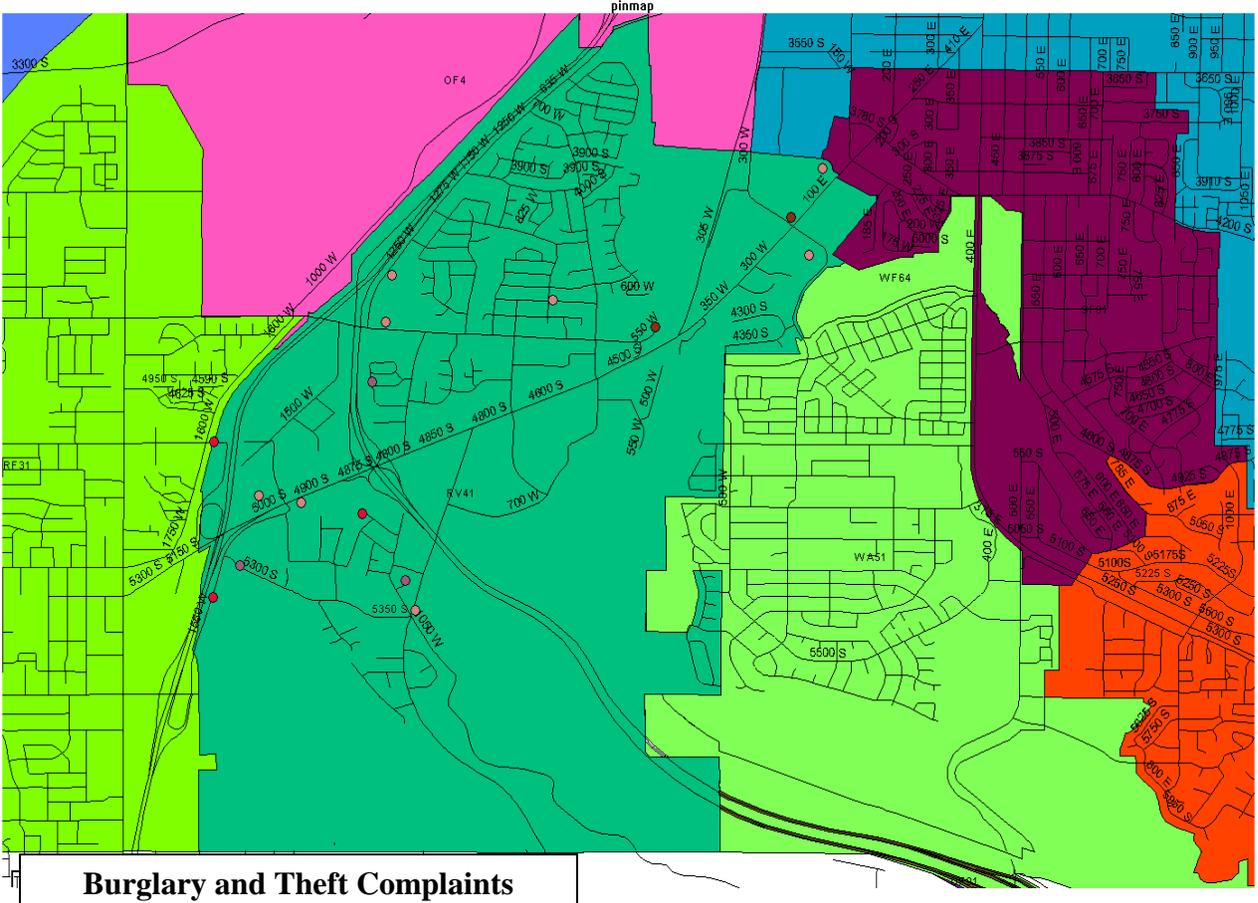
June 2016
Report #13-6

June Police Calls

- 1448 Calls for Service:
 - 101 Animal Complaints
 - 332 Crime Reports Written
 - 13 Forgery/Fraud
 - 28 Retail Thefts
 - 15 Assaults
 - 16 Drugs
 - 17 Family Offenses
 - 20 Burglary/Theft Complaints
 - 3 Stolen Vehicle Complaints
 - 12 Damaged Property
 - 62 Arrests



The remainder of calls involved disorderly Conduct, Suspicious Activities, Citizen Assists, Lost/Found property, Medical Assists, Warrant Services, etc.



POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS

FOR LAW ENFORCEMENT USE ONLY!

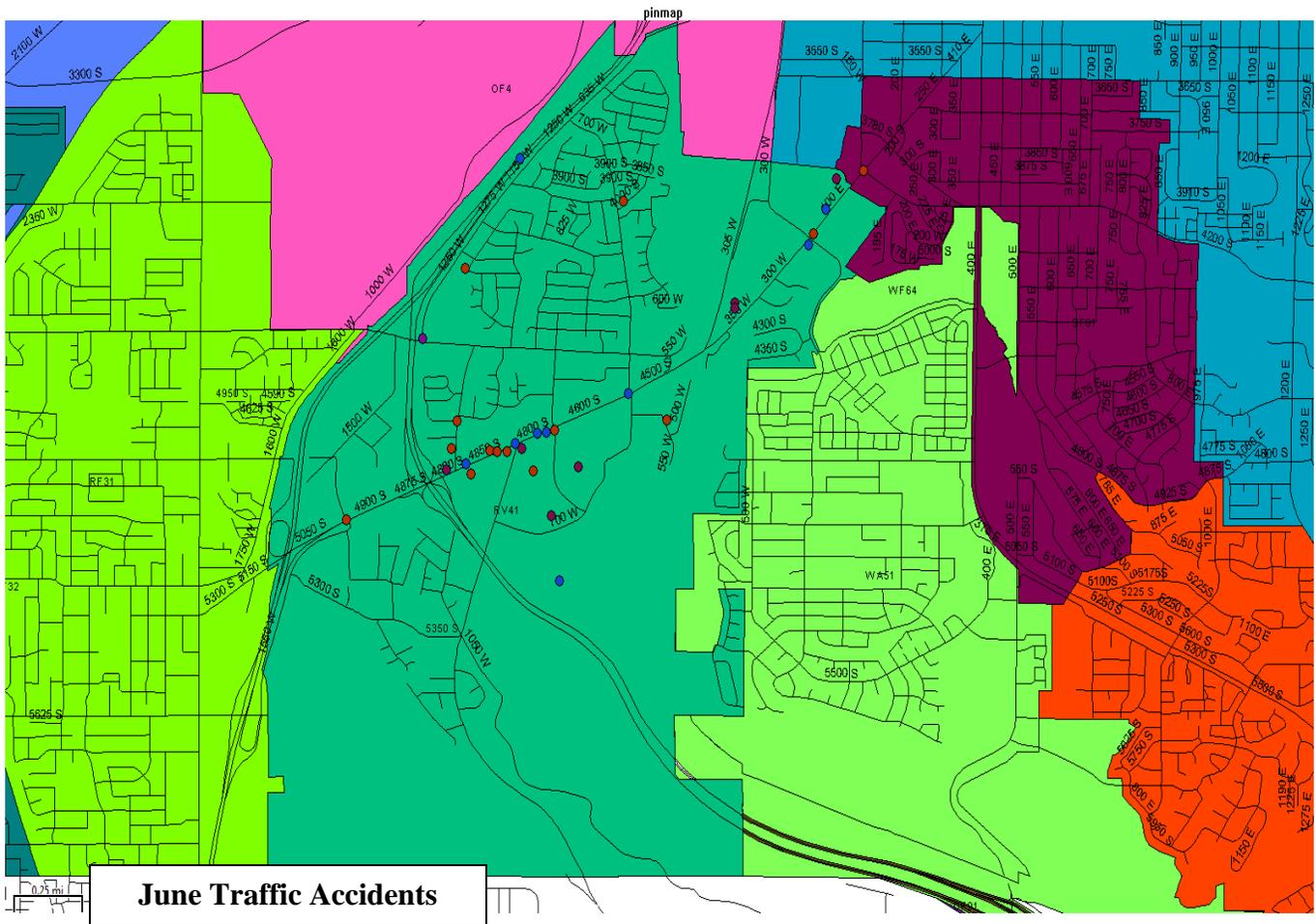
RIVERDALE DEPARTMENT OF PUBLIC SAFETY

CRIME BULLETIN

June 2016
Report #13-6

Traffic Patrol and Enforcement

- 248 Traffic Stops resulting in:
 - 264 Citations
 - 388 Total Violations
 - 124 Warnings Issued
- 39 Traffic Accidents



- 33 New Cases sent to Investigations
- 44 Investigative Cases Closed
- Value Reported Stolen \$29,018.47
- Value Recovered \$3,334.00

POLICE LINE - DO NOT CROSS

FOR LAW ENFORCEMENT USE ONLY!

Employee Recognition – July 2016 Anniversaries

Years	Employee	Department
26		Randy Koger Community Development
18		Kevin Fuller Police
18		Trent Thompson Police
14		Brandon Peterson Police
13		Lynn Wright Police
3		Shawn Jensen Community Services
2		Jordan Cubbedge Fire
2		Lydon Lafitte Fire

2		Michael Payne	Fire
2		Joshua Wead	Fire
2		Steven Whetton	Fire
1		Steve Hodges	Business Administration



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 June 30, 2016		
<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	23.75	23.75
Fire	15.50	15.25
Total	75.00	75.75

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	
Community Services	0.00	
Bus Admin - Civ Ctr	1.00	Training New Utility Clerk
Public Works	0.00	
Police	0.00	
Fire	(0.25)	PT Firefighter Unfilled
Totals	0.75	Staffing over authorization

Actual Full Time Employees	57.00
Actual Part Time Employees	54.00
Seasonal Employees	4.00

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 Braiden Mitchell	2015	2016-2019	1.00	1.00
					
	Councilor			4.00	
	Brent Ellis	2013	2014-2017		1.00
	Gary Griffiths	2013	2014-2017		1.00
	Alan Arnold	2015	2016-2019		1.00
	Cody Hansen	2015	2016-2019		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>
	Steve Hilton Chairman	01/2015	01/2019	1.00	1.00



Vice Chairman

Blair Jones

01/2016

01/2020

1.00

1.00



Commissioner

Michael Roubinet

02/2013

01/2017

5.00

1.00

Robert Wingfield

01/2016

01/2018

1.00

David Gailey

01/2015

01/2019

1.00

Kathy Eskelsen

01/2014

01/2018

1.00

Lori Fleming

01/2013

01/2017

1.00



Total

7.00

7.00

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: City Administration

<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>
2310/1065	Exec. Admin. Asst./Legal Support Lynette Limburg	8/14/1986	12/11/1998	1.00	1.00
					
130/140	City Recorder Jackie Manning	6/29/2015	6/29/2015	1.00	1.00
					
125	City Administrator Rodger Worthen	3/17/2014	3/17/2014	1.00	1.00
					
	Total			3.00	3.00

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
					
730	Utility Billing Clerk Angie Pierce	4/18/2016	4/18/2016	0.00	1.00
					
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 Cody Cardon	12/21/2015	12/21/2015	1.00	1.00
					
	Total			5.25	6.25

Riverdale City
Staffing Authorization Plan

Department: Public Works

<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>
730	Billing Clerk Vicky Barrett	5/6/1985	6/2/1986	1.00	1.00
					
1230	Park Mtn Specialist I Dustin Goza	4/18/2016	4/18/2016	1.00	1.00
					
1235	Park Mtn Specialist II			0.00	0.00
640/1230	Bldg & Grounds Maint Specialist III Wes Kay	11/1/2008	11/1/2008	1.00	1.00
					
1240	Park Mtn Specialist III Travis Gibson	5/2/2011	5/2/2011	1.00	0.00 1.00
					
1994	Mtn Field Supervisor Norm Farrell	8/17/1998	12/20/2004	1.00	1.00
					
2105	Utility Mtn Operator I			0.00	0.00

2110	Utility Mtnc Operator II			0.00	0.00
2115	Utility Mtnc Operator III			3.00	
	Bart Poll	8/24/1998	7/1/2004		1.00
	Matt Sorenson	11/1/1999	10/15/2013		1.00
	Jake Peterson	5/12/2014	5/12/2014		1.00
					
1994	Mtnc Field Supervisor			1.00	
	Kirk Favero	11/3/1997	7/1/2005		1.00
					
2105/2000	Utility Mtnc Operator I/Equipment Mtnc Spec			1.00	
	Abraham Torres	5/9/2006	3/15/2016		1.00
					
2025	PW Director			1.00	
	Shawn Douglas	5/20/1991	10/16/2011		1.00
					
	Total			11.00	11.00

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
	Hyrum Stoddard	6/6/2016	6/6/2016		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
	Zakkary Moss	4/21/2016	4/21/2016		0.25
	Lakyn Smith	4/7/2016	4/7/2016		
	Zachery Baty	5/25/2016	5/25/2016		
					Seasonal
					Seasonal



XXX	Group Fitness Instructor			0.50	
	Cassie Preece	8/26/2013	8/26/2013		0.25
	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
	Elisa Anger	6/17/2016	6/17/2016		0.33
	Betty Wilson	9/2/2014	9/2/2014		0.33
	Amy Wright	4/10/2015	4/10/2015		0.33



NO PHOTO
SUBMITTED



1270

Rec Specialist

Samuel Smith
Miranda Rizzi

9/14/2015
3/20/2014

9/14/2015
3/20/2014

0.50

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

Riverdale City Staffing Authorization Plan

Department: Police

<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	School Crossing Guard			0.75	
	Kathy Doxey	8/10/2015	8/10/2015		0.25
	Tamara Jones	8/22/2007	8/22/2007		0.25
	Frank White	9/23/2002	9/23/2002		0.25
	  				
1510	Animal Control Bonnie Jones	5/8/1998	5/8/1998	1.00	1.00
					
2335	Patrol Secretary/Receptionist Camille Tesch	3/8/2004	3/8/2004	1.00	1.00
					
2310	Administrative Executive Assistant Cindi Draper	1/30/1995	1/30/1995	1.00	1.00
					
1750	PT Police Officer I			0.00	0.00
1750	Pol Officer I			0.00	0.00

1755

Pol Officer II

4.00

Chad Atkinson	8/31/2013	8/31/2013	1.00
Luigi Panunzio	5/26/2016	5/26/2016	1.00
Matthew Phillips	6/16/2016	6/16/2016	1.00
Robert Lovato	6/30/2016	6/30/2016	1.00



NO PHOTO
SUBMITTED

1760

Pol Officer III

10.00

Nolan Geilmann	2/16/1999	2/16/2004	1.00
Brandon Peterson	7/12/2002	11/16/2003	1.00
Lynn Wright	7/1/2003	2/16/2004	1.00
Trent Thompson	7/16/1998	11/16/2003	1.00
Kevin Fuller	7/16/1998	2/16/2012	1.00
Joel Pippin	2/16/2004	8/16/2004	1.00
Joey Clark	12/6/2004	1/1/2005	1.00
Benjamin Jensen	2/1/2007	2/1/2007	1.00
Joseph McBride	1/2/2008	1/2/2008	1.00
Rusty Bingham	6/16/2011	6/16/2011	1.00



1765

Pol Sgt

3.00

Curtis Jones	4/16/2002	1/1/2006	1.00
Jamie Boots	2/1/2006	7/1/2013	1.00

Derek Engstrom

11/16/2010

7/1/2015

1.00



1745

Police Lt.

Scott Brenkmann
Casey Warren

4/14/1999
4/16/2004

7/1/2006
7/1/2015

2.00

1.00
1.00



1740

Police Chief

Dave Hansen

11/1/1985

6/1/2006

1.00

1.00



Total

23.75

23.75

Riverdale City Staffing Authorization Plan

Department: Fire

<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	PT Firefighter			5.00	
	Mike Albee	2/16/2001	2/16/2001		0.25
	Brian Wood	12/15/2008	12/15/2008		0.25
	Open				0.00
	Darin Ryan	8/10/2010	8/10/2010		0.25



Eddie Graham	10/22/1997	10/22/1997	0.25
Joshua Wead	7/29/2014	7/29/2014	0.25
Steven Whetton	7/29/2014	7/29/2014	0.25
Dave Griggs	8/15/1994	8/15/1994	0.25



Chad Wilson	12/5/2005	12/5/2005	0.25
Cameron West	6/22/2009	6/22/2009	0.25
Kraig Cutkomp	8/9/2012	8/9/2012	0.25
Jered Hawkes	12/15/2008	15/15/2008	0.25



Michael Hadley	8/29/2007	8/29/2007	0.25
Terry Johnson	9/16/2007	9/16/2007	0.25
Bret Bronson	12/20/2012	12/20/2012	0.25
Michael Payne	7/29/2014	7/29/2014	0.25



Jordan Cubbedge	7/29/2014	7/29/2014	0.25
Lydon Lafitte	7/29/2014	7/29/2014	0.25
Lynnsey Fisher	3/1/2016	3/1/2016	0.25
Benjamin Williams			0.25



2335	Fire Admin Secretary			0.50	
	Krystn Hinojosa	10/18/2004	10/18/2004		0.50



1695	FT Firefighter/EMT			6.00	
	Paul Flaig	4/4/1983	6/16/2011		1.00
	Dean Gallegos	8/21/1995	8/21/1995		1.00
	David Kingsley	8/27/2007	6/16/2011		1.00
	Matthew Slater	12/4/2001	6/16/2011		1.00
	Curtis Leishman	6/22/2009	6/16/2011		1.00
	Nathan Tracy	11/6/2012	2/7/2013		1.00



1675	Fire Captain			3.00	
	Matthew Hennessy	12/5/2005	2/1/2012		1.00
	Dave Ermer	6/3/1996	8/1/2005		1.00
	Stephen Stenquist	12/15/2008	2/29/2016		1.00



1680	Fire Chief			1.00	
	Jared Sholly	10/21/2015	10/21/2015		1.00



	Rounding			0.00	0.00
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	Total			15.50	15.25
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COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

July 14, 2016

NEW & ONGOING DEVELOPMENTS



Maverik plans to open a new convenience store at 900 W. Riverdale Road.



Denny's is planning to open a new restaurant at 4029 S. Riverdale Road.

Riverdale Business Park

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

H & P Investments

H & P Investments has begun construction on a office / warehouse building located at 770 West River Park Drive.

Riverdale Assisted Living Center

The Riverdale Assisted Living Center has been proposed to be located at 1580 Ritter Drive and is now in the review process.



Starbucks will do a remodel of their store located at 1140 West Riverdale Road.



Condition of the Treasury
Riverdale City and Redevelopment Agency
 Report as of May 31, 2016

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
General Fund	\$ 1,969,695	\$ 377,537	\$ 2,000	\$ 721,208	\$ 575,537	\$ 7,528,557	\$ 6,849,086	\$ 679,471
						Net of Class C Road Funds:		\$ 643,361
Redevelopment Agency, RDA	\$ 3,517,364			\$ 20,981	\$ 13,381	\$ 1,551,678	\$ 1,471,791	\$ 79,887
Capital Projects Fund	\$ 1,490,437			\$ 1,145	\$ 60,058	\$ 133,390	\$ 301,190	\$ (167,800)
Water Fund	\$ 1,540,784			\$ 59,127	\$ 69,987	\$ 796,082	\$ 899,868	\$ (103,786)
Sewer Fund	\$ 2,306,573			\$ 96,346	\$ 176,601	\$ 1,055,661	\$ 895,564	\$ 160,097
Storm Water Fund	\$ 1,346,193			\$ 19,891	\$ 13,222	\$ 215,479	\$ 130,604	\$ 84,875
Garbage Fund	\$ 306,842			\$ 29,027	\$ 25,364	\$ 317,759	\$ 260,328	\$ 57,431
Motor Pool Fund	\$ 1,675,499			\$ 25,205	\$ 18,360	\$ 480,588	\$ 735,079	\$ (254,491)
Information Technology Fund	\$ 217,661			\$ 10,938	\$ 3,835	\$ 118,637	\$ 81,150	\$ 37,487
Total	\$ 14,371,048	\$ 377,537	\$ 2,000	\$ 983,868	\$ 956,345	\$ 12,197,831	\$ 11,624,660	\$ 573,171

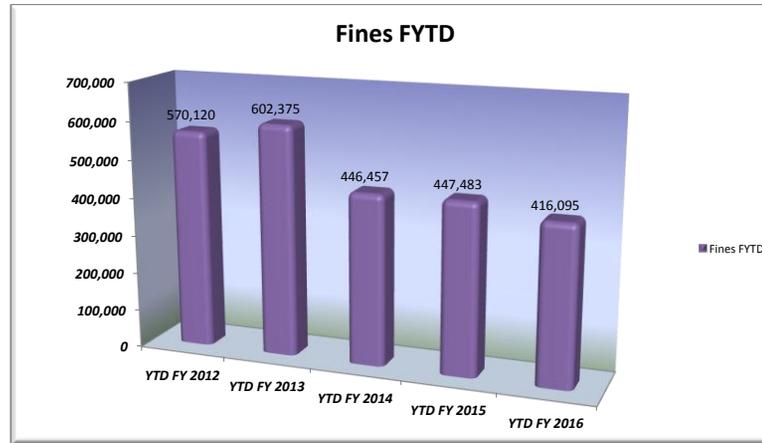
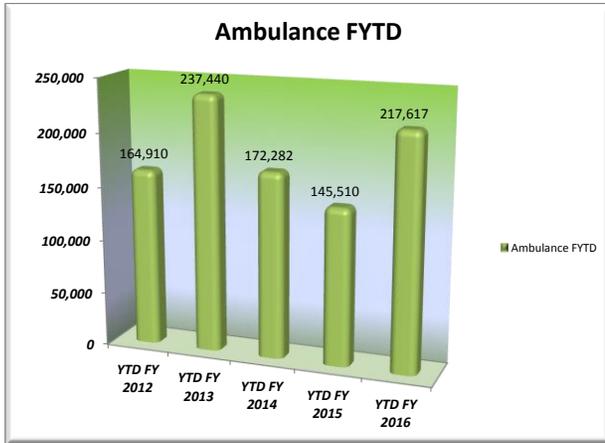
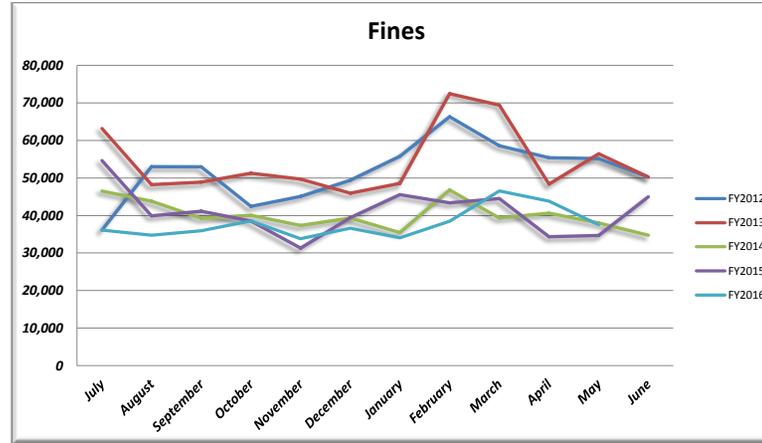
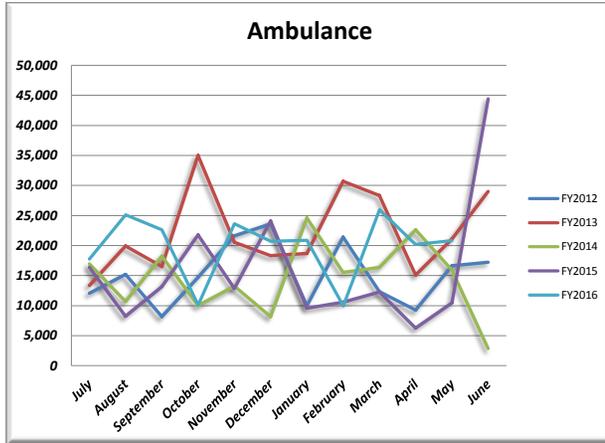
Cody Cardon
 Business Administrator

Notes:

- 1) Savings are held in:
 - a) PTIF (Public Treasurer's Investment Fund), the most recent yield was .90%.
- 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 May 31, 2016

	<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>
RDA General Fund	\$ 310,898			\$ 1,590	\$ 2,894	\$ 28,841	\$ 10,494	\$ 18,347
Riverdale Road RDA Fund	\$ 1,282,717			\$ 2,163	\$ 198	\$ 293,962	\$ 450,198	\$ (156,236)
1050 West RDA Fund	\$ (1,285)			\$ -	\$ -	\$ -	\$ -	\$ -
550 West RDA Fund	\$ 455,647			\$ 1,700	\$ 5,573	\$ 229,081	\$ 77,097	\$ 151,984
West Bench RDA Fund	\$ (53,993)			\$ -	\$ -	\$ -	\$ -	\$ -
Statutory Housing RDA Fund	\$ 104,280			\$ 530	\$ -	\$ 64,967	\$ 3,077	\$ 61,890
Housing RDA Fund	\$ 412,822			\$ 1,134	\$ 27	\$ 534,212	\$ 686,850	\$ (152,638)
Senior Facility Fund	\$ 1,006,278			\$ 13,865	\$ 4,690	\$ 400,615	\$ 244,075	\$ 156,540
Total	\$ 3,517,364	\$ -	\$ -	\$ 20,981	\$ 13,381	\$ 1,551,678	\$ 1,471,791	\$ 79,887



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	20,688	20,854	9,951	25,958	20,185	20,818		217,617

Ambulance FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016
	164,910	237,440	172,282	145,510	217,617

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	36,609	34,078	38,481	46,559	43,787	37,534		416,095

Fines FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014	YTD FY 2015	YTD FY 2016
	570,120	602,375	446,457	447,483	416,095

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 11 MONTHS ENDING MAY 31, 2016

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND REVENUE</u>					
TAX REVENUE	568,098.27	6,105,553.80	6,549,538.00	443,984.20	93.2
LICENSES AND PERMITS	27,583.82	254,873.38	187,000.00	(67,873.38)	136.3
INTERGOVERNMENTAL REVENUE	51,585.25	297,519.31	305,001.00	7,481.69	97.6
CHARGES FOR SERVICES	31,671.80	346,738.10	324,250.00	(22,488.10)	106.9
FINES AND FORFEITURES	37,534.41	416,030.15	505,500.00	89,469.85	82.3
MISCELLANEOUS REVENUE	4,734.54	107,841.84	223,500.00	115,658.16	48.3
TOTAL FUND REVENUE	721,208.09	7,528,556.58	8,094,789.00	566,232.42	93.0
<u>RDA GENERAL FUND REVENUE</u>					
SOURCE 36	1,476.40	13,568.50	7,000.00	(6,568.50)	193.8
RDA REVENUE	113.32	15,272.08	45,000.00	29,727.92	33.9
TOTAL FUND REVENUE	1,589.72	28,840.58	52,000.00	23,159.42	55.5
<u>RIVERDALE ROAD RDA FUND REVENUE</u>					
TAX REVENUE	2,163.16	293,961.97	310,000.00	16,038.03	94.8
TOTAL FUND REVENUE	2,163.16	293,961.97	310,000.00	16,038.03	94.8
<u>550 WEST RDA FUND REVENUE</u>					
TAX REVENUE	1,699.79	229,081.20	300,000.00	70,918.80	76.4
MISCELLANEOUS REVENUE	.00	.00	22,912.00	22,912.00	.0
TOTAL FUND REVENUE	1,699.79	229,081.20	322,912.00	93,830.80	70.9
<u>STATUTORY HOUSING FUND REVENUE</u>					
TAX REVENUE	453.28	61,088.34	80,000.00	18,911.66	76.4
MISCELLANEOUS REVENUE	76.65	3,878.48	21,800.00	17,921.52	17.8
TOTAL FUND REVENUE	529.93	64,966.82	101,800.00	36,833.18	63.8
<u>HOUSING RDA FUND REVENUE</u>					
TAX REVENUE	540.79	73,490.49	80,000.00	6,509.51	91.9
SOURCE 34	.00	4,535.00	.00	(4,535.00)	.0
MISCELLANEOUS REVENUE	592.82	456,186.44	556,000.00	99,813.56	82.1
TOTAL FUND REVENUE	1,133.61	534,211.93	636,000.00	101,788.07	84.0

RIVERDALE CITY CORP.
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING MAY 31, 2016

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND REVENUE</u>					
TAX REVENUE	1,859.48	257,888.87	300,000.00	42,111.13	86.0
CHARGES FOR SERVICES	11,070.00	135,857.20	152,000.00	16,142.80	89.4
MISCELLANEOUS REVENUE	935.75	6,869.34	7,000.00	130.66	98.1
TOTAL FUND REVENUE	13,865.23	400,615.41	459,000.00	58,384.59	87.3
<u>CAPITAL PROJECTS FUND REVENUE</u>					
CAPITAL PROJECTS REVENUE	1,144.63	133,390.14	145,500.00	12,109.86	91.7
TOTAL FUND REVENUE	1,144.63	133,390.14	145,500.00	12,109.86	91.7
<u>WATER FUND REVENUE</u>					
WATER - INTEREST REVENUE	1,138.07	10,161.88	12,000.00	1,838.12	84.7
WATER REVENUE	57,988.75	785,919.93	1,076,000.00	290,080.07	73.0
TOTAL FUND REVENUE	59,126.82	796,081.81	1,088,000.00	291,918.19	73.2
<u>SEWER FUND REVENUE</u>					
SEWER REVENUE	96,346.17	1,055,661.04	1,141,000.00	85,338.96	92.5
TOTAL FUND REVENUE	96,346.17	1,055,661.04	1,141,000.00	85,338.96	92.5
<u>STORM WATER FUND REVENUE</u>					
STORM WATER REVENUE	19,890.83	215,479.15	231,000.00	15,520.85	93.3
TOTAL FUND REVENUE	19,890.83	215,479.15	231,000.00	15,520.85	93.3
<u>GARBAGE FUND REVENUE</u>					
GARBAGE REVENUE	29,027.04	317,759.41	346,000.00	28,240.59	91.8
TOTAL FUND REVENUE	29,027.04	317,759.41	346,000.00	28,240.59	91.8
<u>MOTOR POOL FUND REVENUE</u>					
MOTOR POOL REVENUE	25,205.45	480,588.01	394,708.00	(85,880.01)	121.8
TOTAL FUND REVENUE	25,205.45	480,588.01	394,708.00	(85,880.01)	121.8

RIVERDALE CITY CORP.
 FUND SUMMARY
 FOR THE 11 MONTHS ENDING MAY 31, 2016

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INFORMATION TECH. FUND REVENUE</u>					
IT REVENUE	10,937.89	118,637.27	291,320.00	172,682.73	40.7
TOTAL FUND REVENUE	10,937.89	118,637.27	291,320.00	172,682.73	40.7

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 11 MONTHS ENDING MAY 31, 2016

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND EXPENDITURES</u>					
MAYOR/COUNCIL	8,210.87	99,306.69	119,030.00	19,723.31	83.4
LEGAL	41,658.76	472,998.42	553,719.00	80,720.58	85.4
CITY ADMINISTRATION	27,315.59	298,748.51	338,761.00	40,012.49	88.2
BUSINESS ADMINISTRATION	38,237.42	578,094.66	632,510.00	54,415.34	91.4
NON DEPARTMENTAL	5,750.00	63,250.00	120,733.00	57,483.00	52.4
POLICE	209,543.72	2,473,029.72	2,844,357.00	371,327.28	87.0
FIRE	106,102.50	1,296,339.73	1,403,694.00	107,354.27	92.4
COMMUNITY DEVELOPMENT	27,750.77	323,296.92	364,546.00	41,249.08	88.7
STREETS	40,238.05	471,572.26	775,076.00	303,503.74	60.8
PARKS	31,065.74	319,357.43	398,864.00	79,506.57	80.1
COMMUNITY SERVICES	39,664.06	453,091.34	543,499.00	90,407.66	83.4
TOTAL FUND EXPENDITURES	575,537.48	6,849,085.68	8,094,789.00	1,245,703.32	84.6
<u>RDA GENERAL FUND EXPENDITURES</u>					
RDA EXPENSES	2,893.87	10,493.60	52,000.00	41,506.40	20.2
TOTAL FUND EXPENDITURES	2,893.87	10,493.60	52,000.00	41,506.40	20.2
<u>RIVERDALE ROAD RDA FUND EXPENDITURES</u>					
EXPENDITURES	197.97	450,197.97	310,000.00	(140,197.97)	145.2
TOTAL FUND EXPENDITURES	197.97	450,197.97	310,000.00	(140,197.97)	145.2
<u>550 WEST RDA FUND EXPENDITURES</u>					
EXPENDITURES	5,572.70	77,097.31	322,912.00	245,814.69	23.9
TOTAL FUND EXPENDITURES	5,572.70	77,097.31	322,912.00	245,814.69	23.9
<u>STATUTORY HOUSING FUND EXPENDITURES</u>					
EXPENDITURES	.00	3,077.19	101,800.00	98,722.81	3.0
TOTAL FUND EXPENDITURES	.00	3,077.19	101,800.00	98,722.81	3.0
<u>HOUSING RDA FUND EXPENDITURES</u>					
EXPENDITURES	27.00	686,849.78	636,000.00	(50,849.78)	108.0
TOTAL FUND EXPENDITURES	27.00	686,849.78	636,000.00	(50,849.78)	108.0

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 11 MONTHS ENDING MAY 31, 2016

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND EXPENDITURES</u>					
EXPENDITURES	4,689.56	244,075.23	459,000.00	214,924.77	53.2
TOTAL FUND EXPENDITURES	4,689.56	244,075.23	459,000.00	214,924.77	53.2
<u>CAPITAL PROJECTS FUND EXPENDITURES</u>					
CAPITAL PROJECTS EXPENDITURES	60,058.15	301,190.22	145,500.00	(155,690.22)	207.0
TOTAL FUND EXPENDITURES	60,058.15	301,190.22	145,500.00	(155,690.22)	207.0
<u>WATER FUND EXPENDITURES</u>					
WATER EXPENSES	69,987.43	899,867.81	1,820,990.00	921,122.19	49.4
TOTAL FUND EXPENDITURES	69,987.43	899,867.81	1,820,990.00	921,122.19	49.4
<u>SEWER FUND EXPENDITURES</u>					
SEWER EXPENSES	176,600.61	895,564.06	1,049,130.00	153,565.94	85.4
TOTAL FUND EXPENDITURES	176,600.61	895,564.06	1,049,130.00	153,565.94	85.4
<u>STORM WATER FUND EXPENDITURES</u>					
STORM WATER EXPENSES	13,222.04	130,603.92	343,586.00	212,982.08	38.0
TOTAL FUND EXPENDITURES	13,222.04	130,603.92	343,586.00	212,982.08	38.0
<u>GARBAGE FUND EXPENDITURES</u>					
GARBAGE EXPENSES	25,363.90	260,327.94	332,500.00	72,172.06	78.3
TOTAL FUND EXPENDITURES	25,363.90	260,327.94	332,500.00	72,172.06	78.3
<u>MOTOR POOL FUND EXPENDITURES</u>					
MOTOR POOL EXPENSES	18,359.50	735,078.97	698,274.00	(36,804.97)	105.3
TOTAL FUND EXPENDITURES	18,359.50	735,078.97	698,274.00	(36,804.97)	105.3
<u>INFORMATION TECH. FUND EXPENDITURES</u>					
IT EXPENSES	3,835.18	81,150.24	102,630.00	21,479.76	79.1
TOTAL FUND EXPENDITURES	3,835.18	81,150.24	102,630.00	21,479.76	79.1

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

AGENDA ITEM: E3

SUBJECT: Swearing in new Police Officers

PRESENTER: Police Chief Scott Brenkman

INFORMATION:

Luigi Panunzio

Matthew Phillips

Robert Lovato

Ryne Schofield

[BACK TO AGENDA](#)

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

AGENDA ITEM: F

SUBJECT: Consideration of approving meeting minutes from the July 5, 2016 City Council Meeting and the Special Meeting which took place on June 23, 2016.

PRESENTER: Jackie Manning, City Recorder

INFORMATION: a. June 23, 2016 Special Council Session
b. July 5, 2016 Work Session
c. July 5, 2016 Regular Meeting

[BACK TO AGENDA](#)

1 Minutes of the Special Meeting of the Riverdale City Council held Thursday, June 23, 2016, at 6:00 PM, at the Civic Center,
2 4600 S Weber River Dr., Riverdale City, Weber County, Utah.
3

4 **Present:** City Council: Norm Searle, Mayor
5 Brent Ellis, Councilor
6 Gary E. Griffiths, Councilor
7 Braden Mitchell, Councilor
8 Alan Arnold, Councilor—participated by phone call
9 Cody Hansen, Councilor

10
11 City Employees: Steve Brooks, City Attorney
12 Shawn Douglas, Public Works Director
13 Jackie Manning, City Recorder

14
15
16 Excused: Rodger Worthen, City Administrator
17

18 **A. Welcome and Roll Call**

19
20 Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members. It was
21 noted that Councilor Arnold was participating by conference call.
22

23 **B. Action Items**

24 **1. Consideration to award 4400 South, Bridge Trail Project to Wadsworth Brothers Construction.**

25
26 Mayor Searle explained this action item will be to approve Resolution 2016-18 to award the contract for the 4400
27 South Pedestrian/Bicycle Bridge to Ralph L Wadsworth Construction.
28

29 Shawn Douglas, the Public Works Director, explained the original contract was awarded to Gerber Construction, as
30 they were the lowest bidder at the bidding that took place on May 12, 2016 at 2:00 PM at the Civic Center City Offices.
31 Since that time Gerber Construction has asked to be released from their contract due to some unforeseen difficulties with
32 their sub-contractors. Mr. Douglas explained the laws pertaining to construction and bid awards. He clarified the city has
33 60 days to award a bid, and as they are within that time frame he would like to award the contract to the next lowest
34 bidder which is, Ralph L Wadsworth Construction Company.
35

36 Mr. Douglas stated after construction costs there will only be approximately \$80,000 left in the budget for this project.
37 He has contacted Wadsworth Construction to explore ways to cut costs and ensure they would be able to complete the
38 project within Riverdale City's time frame.
39

40 Mayor Searle explained Weber County Commission signed the contract for additional monies for this project, and it
41 should be ratified at their July 5, 2016 County Commission Meeting.
42

43 Councilor Mitchell inquired about financial penalties for Gerber Construction for getting out of their contract. Mr.
44 Douglas explained due to the strict time frame and bidding requirements they did not pursue penalty fees. Mr. Douglas felt
45 if this project went to re-bid the cost estimates would increase due to the time of year.
46

47 There was a brief discussion of Ralph L Wadsworth qualifications and experience.
48

49 **MOTION:** Councilor Griffiths made a motion to approve Resolution 2016-18 award bid for the 4400 South
50 Bridge Trail project to Wadsworth Brothers Construction in the amount of \$1,244,015.75. The
51 motion was seconded by Councilor Ellis.
52

53 There was no discussion regarding this motion.
54

55 **ROLL CALL VOTE:** Councilor Arnold, Mitchell, Hansen, Griffiths, Ellis; all voted unanimous in favor.
56

57 **C. Discretionary Items**

58
59 Mr. Brooks verified there would be a quorum at the City Council Meeting at July 5, 2016. It was confirmed. Mayor
60 Searle disclosed that employee Earlene Lee expressed appreciation to the Council for the raise in her salary. Councilor
61 Hansen asked if new police officers had been hired. It was confirmed there are two new officers who will be sworn in
62 within the next few City Council Meetings.
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D. Adjournment.

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourned at 6:44 PM.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **July 19, 2016**

DRAFT

1 Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, July 5, 2016, at 5:30 PM, at the Civic Center in the
2 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-- participated by conference call
8 Braden Mitchell, Councilor
9 Alan Arnold, Councilor
10 Cody Hansen, Councilor
11
12 City Employees: Steve Brooks, City Attorney
13 Mike Eggett, Community Development
14 Jackie Manning, City Recorder
15
16 Excused: Rodger Worthen, City Administrator
17

18 Mayor Searle welcomed the Council Members stating for the record that all were in attendance, and Councilor
19 Griffiths is participating by conference call. Mayor Searle excused Mr. Worthen and explained he is out on medical leave.
20 Mr. Worthen is anticipated to return on Monday, July 11, 2016.

21
22 Open Communications:

23 Mayor Searle asked if anyone was aware of any open communications. Councilor Mitchell stated there may be
24 someone commenting during open communications.

25
26 Presentations and Reports:

27 Nothing reported.

28
29 Consent Items:

30 Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City
31 Council Meeting held on July 5, 2016. Councilor Hansen requested a sentence be added to the Work Session meeting on
32 line 38, "Councilor Hansen inquired about the unity property."
33

34 Action Items:

35 Mayor Searle invited discussion regarding the first action item a and b, consideration of Amended Site Plan for
36 Riverdale Assisted Living Center, 1580 West Ritter Drive, Riverdale, Utah 84405; consideration of Resolution 2016-19
37 adopting a Development Agreement between Riverdale City and Riverdale Living, LLC.
38

39 Mike Eggett, Community Development, read the executive summary in the packet. Mr. Eggett explained the applicant
40 has reconfigured the foot print of the site plan and adjusted the phasing, thus resulting in an amended site plan
41 application.
42

43 There was a discussion regarding the proposed rezone that could occur after a building permit is issued to the
44 applicant from the City. Councilor Arnold asked if the rezone was necessary and asked if the current zone would allow an
45 assisted living facility. Mr. Eggett explained assisted living facilities are protected by federal housing guidelines and as
46 such the current zone of the property would be adequate to build the facility. Mr. Eggett further explained the rezone
47 process would go forth, because at the original site plan approval in 2011 the Council at the time felt the Transition
48 Overlay (LIT) Zone to be more suited for an assisted living facility.
49

50 There was a brief discussion regarding a neighboring property owned by Leon Poulsen with an emphasis on
51 exploring a rezone to LIT Zone for his property as well. Mayor Searle stated Mr. Poulsen may be looking to do a medical
52 facility near the proposed assisted living facility and it may be wise to do the rezone at the same time as this applicant. Mr.
53 Eggett stated he could explore that option with Mr. Poulsen.
54

55 Mr. Eggett stated the rezone would need to be properly noticed, include a public hearing and would appear before the
56 Planning Commission prior to being presented to the City Council. The rezone process is contingent upon the City issuing
57 the building permit. It was also noted the applicant could build his project prior to the rezone taking place, because the
58 current zoning is legal for building an assisted living facility.
59

60 Mayor Searle asked for clarification regarding the phasing and the amount of units for each phase. Mayor Searle
61 explained originally the applicant was going to do 2 phases. Mr. Eggett stated currently the applicant will do one phase for
62 a total of 71 units. Mayor Searle inquired about the wording of the Development Agreement and asked if the wording was
63 sufficient to reflect the intent for a single phase for the total of 71 units. It was determined the phrasing was adequate.
64 Councilor Hansen noted a typo in the developers agreement and recommended a change from "right-a-way" to "right-of-
65 way".
66

67 Councilor Arnold asked if the fire chief was comfortable with the single access point to the assisted living facility. Mr.
68 Eggett confirmed that Chief Sholly has reviewed the site plan and has recommended that an additional fire hydrant be
69 added, but other than that was comfortable with the site plan.
70

71 Mr. Eggett discussed staff comments, specifically comments from the contracted City Engineer, Scott Nelson. Mr.
72 Eggett explained the applicant is aware of the outstanding items and is actively working towards addressing all of the staff
73 concerns. Mr. Eggett stated if the Council felt comfortable they could recommend approval contingent upon the applicant
74 meeting/addressing staff concerns.
75

76 Mayor Searle invited discussion regarding the second action item a and b, consideration of Final Site Plan for
77 Maverik, Inc., 900 West Riverdale Road, Riverdale, Utah 84405; consideration of Resolution 2016-20 adopting a
78 Development Agreement between Riverdale City and Maverik, Inc.
79

80 Mr. Eggett explained Maverik has applied to Utah Department of Transportation (UDOT) for a temporary access onto
81 Riverdale Road and has received confirmation from UDOT that their application was received. Mr. Eggett felt Maveriks
82 chances of receiving that variance was favorable.
83

84 Councilor Arnold discussed the landscaping proposed on the site plan for Maverik. He stated as it is presented
85 Maverik is not meeting the minimum requirement as outlined in the Riverdale City Code. Mr. Eggett explained Maverik is
86 one piece of an overall development on this parcel, and once the other section develops they will exceed the minimum
87 requirement in the Riverdale Ordinance. Mr. Eggett stated the overall site plan should be brought to the council shortly.
88

89 Councilor Arnold stated he didn't have any issues changing the landscaping ordinance to lower the minimum
90 requirement, but he felt as it is currently written Maverik does not meet the minimum ordinance and therefore he didn't feel
91 comfortable in approving the site plan as is. He expressed the importance of keeping the requirements consistent with
92 each business, and felt the best approach may be to change the landscaping ordinance and lower the minimum
93 requirement.
94

95 There was a discussion regarding the landscaping ordinance in relation to this application. Councilor Arnold
96 emphasized the Council should see the entire site plan outlining the proposed landscaping before they approve the
97 Maverik site plan due to it not meeting the minimum landscaping ordinance.
98

99 Discretionary Items:

100 Mayor Searle asked if there were any discretionary items. Councilor Hansen inquired about the city ordinance which
101 prohibits sales from temporary structures. Mr. Eggett explained the ordinance as written. Mr. Eggett explained the intent of
102 the ordinance is to encourage support for brick and mortar businesses. He discussed the difficulty in allocating sales tax
103 for temporary businesses. He explained there is a provision in the ordinance to allow permanent commercial businesses,
104 such as Wal-Mart, to do sidewalk sales.
105

106 Adjournment:

107 Having no further business to discuss the Council adjourned at 6:03 PM to convene into their Regular City Council
108 Meeting.
109
110
111
112

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 5, 2016, at 6:08 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-participated via conference call
Braden Mitchell, Councilor
Alan Arnold, Councilor
Cody Hansen, Councilor
- City Employees: Steve Brooks, City Attorney
Scott Brenkman, Police Chief
Mike Eggett, Community Development
Jackie Manning, City Recorder
- Excused: Rodger Worthen, City Administrator
- Visitors: Charles Kerkvliet David Leahy Thomas Hunt
Delyn Yeates Josh Yeates Elizabeth Hunt

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. Councilor Griffiths participated via conference call. Mayor Searle excused the City Administrator who is out on medical leave.

B. Pledge of Allegiance

Mayor Searle invited Councilor Mitchell 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

Mayor Searle reminded the members of the audience to sign the roster located in the lobby to ensure an accurate record is kept reflecting those who were in attendance of this meeting.

Councilor Ellis explained he serves on the Mosquito Abatement Board. He encouraged everyone who owns an apiary to register with the Mosquito Abatement. The chemicals used to kill the mosquitoes may have a negative impact on bees.

F. Consent Items

1. Review of Meeting Minutes for City Council Meetings held on June 21, 2016 Regular Meeting and Work Session.

Mayor Searle asked for any changes to City Council Meeting minutes. As noted in the work session, Councilor Hansen requested a sentence be added to line 38, "Councilor Hansen inquired about the Unity Property." There were no additional amendments requested.

MOTION: Councilor Mitchell moved to approve the consent items as amended. Councilor Arnold seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. a. Consideration of Amended Site Plan for Riverdale Assisted Living Center, 1580 West Ritter Drive, Riverdale, Utah 84405.

68 Mayor Searle explained each action item on the agenda will need a separate motion for each item.
69
70

71 Mike Eggett, Community Development, summarized an executive summary which explained:
72

73 Riverdale Assisted Living, LLC, as represented by Delyn and Josh Yeates, has applied for an Amended Site Plan
74 review of the Riverdale Assisted Living Center at approximately 1580 West Ritter Drive in an Agricultural (A-1) zone. The
75 original site plan was previously approved by the Riverdale City Council on August 2, 2011 and updated on September
76 20, 2011, then known as Aunt Nancy's Assisted Living Center, and was planned to be developed in two phases.
77 Additionally, an agreement was made with the developers, at that time, that a rezone process to change the zoning to
78 Low Impact Transition Overlay (LIT) Zone would occur once construction on the project has commenced. As part of this
79 site plan approval, a subdivision plat was created for the site and was anticipated to be recorded with the County.
80 Unfortunately, the plat was never recorded and is provided following this document as part of this consideration approval
81 process by the City Council.
82

83 The project is being proposed for development on property currently owned by Taska Capital V LLC. A public
84 hearing is not required to consider this Site Plan proposal. The Amended Site Plan is before the City Council because the
85 new developers would like to build the entire building at one time and not in phases; additionally some areas of the
86 proposed building are now configured differently than previously approved by the City Council in 2011. The proposed
87 Amended Site Plan was recommended to the City Council for approval by the Planning Commission on June 14, 2016,
88 with the understanding that the applicant resolve all outstanding staff concerns and comments.
89

90 An additional component of this site plan request is the review, discussion, and consideration of the proposed
91 Development Agreement with Riverdale Living, LLC, which has been provided within this packet for review by the City
92 Council. The City Attorney has reviewed this document and is comfortable with the language found therein.
93

94 Title 10 Ordinance Guidelines (Code Reference)

95 This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City
96 Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-13D "Low-Impact Transition Overlay Zone (LIT)", "10-14 "Regulations
97 Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".
98

99 The proposed development parcel is located at the west end of Ritter Drive on property. The property is in an A-1
100 zone and the desired use of this property, per federal housing standards, would be allowed for this project to be
101 developed on this site. Per the applicant, the desired use is assisted living care facility and ancillary services to the
102 facility.
103

104 Attached with this executive summary is a document entitled "Amended Site Plan Review – Riverdale Assisted Living
105 Center (old Aunt Nancy's)"; this is a supplementary document addressing items on the Site Plan application document.
106 Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police
107 Chief, and contracted City Engineer. Key concerns noted by the City Engineer are tied to geotechnical study updated
108 information and the onsite detention standards and requirements imposed by the State of Utah. The City Council should
109 discuss any concerns raised by these summaries.
110

111 In addition to the Amended Site Plan documentation, there is the updated interior building design and layout,
112 proposed elevation drawings and color rendering, the proposed engineer's cost estimate, an updated Geotechnical
113 Report letter from Y2 Geotechnical, P.C., and a proposed draft development agreement for the project.
114

115 Signage for the site is regulated per City Code 10-16 (specifically section 8.(A.) for Residential Districts); the applicant
116 should be directed to adhere to this Code when contemplating signage.
117

118 Mr. Eggett disclosed the applicant has been working diligently to address the staff concerns.
119

120 Councilor Ellis inquired about connectivity to this lot and a neighboring paint store owner. Mr. Eggett stated due to the
121 difference in grading between the properties this does not appear to be an option at this point.
122

123 **MOTION:** Councilor Arnold moved to approve the Amended Site Plan for Riverdale Assisted Living
124 Center, 1580 West Ritter Drive, Riverdale, Utah 84405 contingent upon all requirements
125 to the city staff prior to the issuance of the building permit, and that the plat be recorded
126 and approved. Councilor Hansen seconded the motion.
127

128 Mayor Searle invited discussion regarding the motion. There was not a discussion.
129

130 **CALL THE QUESTION:** The motion passed unanimously.
131

132 **b. Consideration of Resolution 2016-19 adopting a Development Agreement between Riverdale City and**
133 **Riverdale Living, LLC**
134

135 Mike Eggett had nothing additional to add and invited questions. There were no additional questions.

136
137 **MOTION:** Councilor Ellis moved to approve Resolution 2016-19, adopting a Development
138 Agreement between Riverdale City and Riverdale Living, LLC contingent on addressing
139 staff requirements and concerns prior to execution. Councilor Arnold seconded.

140
141 Mayor Searle invited discussion regarding the motion. There was not a discussion.

142
143 **ROLL CALL VOTE:** Councilor Griffiths, Ellis, Mitchell, Arnold, Hansen. The motion passed unanimously.

144
145 **2. a. Consideration of Final Site Plan for Maverik, Inc., 900 West Riverdale Road, Riverdale, Utah 84405.**

146
147 Mike Eggett, Community Development, summarized an executive summary in the packet which explained:

148
149 Maverik, as represented by Elizabeth Hunt, has applied for a Final Site Plan review of a Gas Station and
150 Convenience Store Site Plan located at 899 West Riverdale Road in a Regional Commercial (C-3) zone. This site plan is
151 being proposed for development on property currently owned by H&P Investments. A public hearing is not required to
152 consider this Site Plan proposal. This Preliminary Site Plan was approved previously by the Planning Commission on
153 May 10, 2016 and was recommended for City Council approval by the Planning Commission on June 14, 2016, with the
154 understanding that the applicant is to resolve all outstanding staff concerns and comments.

155
156 A secondary component of this site plan request is the review, discussion, and consideration of the proposed
157 Development Agreement with Maverik, Inc., which has been provided within this packet as well for review by the City
158 Council. The City Attorney has reviewed this document and is comfortable with the language found therein. There is
159 noted one small error in clause "3.2.1" of the agreement that probably should have the reference to "Section 8.1" made to
160 Section "3.3" instead.

161
162 Title 10 Ordinance Guidelines (Code Reference)

163 This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes
164 10-10A "Regional Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking,
165 Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

166
167 The proposed development parcel is located on the southeast corner of 900 West and Riverdale Road on property
168 currently owned by H&P Investments. The property is in a C-3 zone and all uses listed in this zone (whether permitted or
169 conditional) would be available for development and use on this lot. Per the applicant, the desired uses are retail
170 convenience store and gas station.

171
172 Attached with this executive summary is a document entitled "Final Site Plan Review"; this is a supplementary
173 document addressing items on the Preliminary Site Plan application document. Also attached, following this executive
174 summary, are current comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City
175 Engineer for the proposed Maverik project. Key concerns noted by the City Engineer are tied to onsite detention
176 standards and requirements imposed by the State of Utah, access management to Riverdale Road per UDOT
177 requirements, and UTA bus signage replacement.

178
179 In addition to the Preliminary Site Plan documentation, a packet referencing the exterior building elevation design
180 have been provided. The attached building renderings, materials summary, and landscaping have been reviewed by the
181 City's Design Review Committee on April 29, 2016 wherein the Design Review Committee approved the submitted
182 landscaping, materials, and overall aesthetics of the proposed structure.

183
184 Councilor Arnold asked who was in the Design Review Committee. Mr. Eggett explained the committee consists of
185 the Mayor, the City Administrator, himself, the Public Works Director, the Building Official, and the Planning Commission
186 Chair as designated by the City Code.

187
188 Councilor Arnold stated he is uncomfortable in approving the Maverik site plan because it does not meet the
189 minimum standard of the Riverdale City landscaping ordinance. He didn't feel the minimum requirement in the
190 landscaping ordinance provided an exception for speculation of future site plans. He discussed the option of relabeling the
191 site plan to indicate phase one of the overall development and include the landscaping for the other phases to accurately
192 represent the amount of landscaping for this parcel. As the Site Plan is currently displayed it does not meet the city
193 ordinance.

194
195 City Attorney Steve Brooks stated if you look at this site plan as a piece in the overall development it may meet the
196 ordinance. The landscaping ordinance pertains to the overall development, but Mr. Brooks agreed with Councilor Arnold
197 that the entire site plan should be presented to the Council to show the accurate amount of landscaping. He explained this
198 is one parcel, that may have multiple site plans. Mr. Brooks explained H&P owns this parcel and will be presenting the
199 overall site plan soon. Mr. Brooks discussed the option for the applicant to put money into escrow for the additional
200 landscaping which could allow them to meet the intent of the landscaping ordinance if it is applied to this one portion. This
201 would allow Maverik to move forward until H&P presents their Site Plan. Mr. Brooks explained this is a refurbished

202 development, which allows an option for an escrow for future landscaping as a means to meet the ordinance. He
203 discussed other options in the City Code that allow for off-site landscaping.

204
205 Mr. Eggett stated his understanding is that H&P will be turning in their site plan tomorrow. Councilor Arnold reiterated
206 that even if H&P turned in an application, they can only review what was presented at tonight's meeting and approve or
207 deny based on the information presented. Mr. Brooks stated the Council could table this discussion to provide the
208 applicant time to meet the ordinance.

209
210 Councilor Mitchell asked if the City had ever approved a phased site plan of an overall development. Mr. Brooks did
211 not recall a specific project, but explained it would be doable. Mr. Eggett explained if H&P turned in their site plan in the
212 morning it would be in the preliminary stage. It would take several weeks before the Council would see the overall site
213 plan from H&P to complete their site plan review for their development.

214
215 Thomas Hunt, with Reeves and Associates, is the engineer for the Maverik Site Plan. He confirmed Maverik is
216 providing 11.1 percent landscaping and H&P will be providing the rest. He explained Maverik has been in contact with
217 H&P in developing the master site plan for this parcel and the two developments combined would exceed the Riverdale
218 Ordinance. Maverik was just ready to move forward with construction before H&P was. Mr. Hunt felt that Maverik would
219 do whatever they needed to do to keep this project moving forward. He stated the escrow would not be ideal, but if it
220 meant the project could move forward they may explore that option. Mr. Brooks described the various landscaping options
221 available to Maverik if they decided to make some changes to their site plan to meet the ordinance.

222
223 Councilor Hansen echoed the opinions expressed by Councilor Arnold. He felt they should not approve the site plan
224 as it stands because it didn't meet the landscaping ordinance. Councilor Mitchell asked if there was a contingency option
225 to approve this subject to the H&P site plan. Mr. Brooks stated he would advise reviewing the final plan for H&P if they
226 were going to choose that option. Mr. Eggett added if the Council waited for the H&P site plan application it delay the
227 Maverik application for at least 8 weeks. Mr. Brooks reiterated the escrow funds option to avoid delaying the Maverik
228 project. Various options were discussed with an emphasis on how the site plan for Maverik could come into compliance
229 with the landscaping ordinance.

230
231 Councilor Arnold stated he was not in favor of the current landscaping ordinance and expressed he would like to see
232 the minimum requirement lowered. He discussed the importance of the landscaping ordinance and explained the purpose
233 is to beautify Riverdale City. Councilor Griffiths expressed he was in favor of this site plan and would not wish to see it
234 delayed.

235
236 Elizabeth Hunt, representative of Maverik, discussed the timeline of the Maverik Development with the H&P
237 Development and the delays that have occurred. She stated they will review doing more landscaping and will also review
238 the escrow option. She expects the H&P project to be submitted shortly. She stated as soon as the temporary access
239 along 900 West is removed Maverik could turn that area into landscaping as well. Councilor Hansen asked how Maverik
240 has met landscaping ordinances in other communities. Ms. Hunt discussed the issue of space for this specific
241 development and indicated the footprint was smaller than other Maverik developments.

242
243 Councilor Arnold asked Ms. Hunt to describe the overall site plan including the H&P development. Ms. Hunt
244 explained a lot of the landscaping is along the edge and around the building with planter islands. The general consensus
245 of the Council was to table the discussion and allow Maverik time to reconfigure their site plan or do an escrow to meet
246 the minimum landscaping ordinance.

247
248 There was a discussion regarding landscaping for the Maverik site plan with an emphasis on further exploring their
249 options for landscaping with regards to the Riverdale City Ordinance. Mr. Eggett read a portion of the Riverdale City
250 Ordinance found in Title 10 Chapter 14 Section 12 regarding refurbished landscaping. Mr. Eggett felt the applicant was
251 attempting to meet the intent of the code.

252
253 **MOTION:** Councilor Hansen made a motion to table Final Site Plan for Maverik, Inc., 900 West
254 Riverdale Road, Riverdale, Utah 84405. Councilor Ellis seconded the motion.

255
256 Mayor Searle invited discussion regarding the motion. There was not a discussion.

257
258 **CALL THE QUESTION:** Councilor Mitchell, Ellis, Hansen, Arnold voted in favor to table, Councilor Griffith voted in
259 opposition. The motion passed with a majority vote.

260
261 **b. Consideration of Resolution 2016-20 adopting a Development Agreement between Riverdale City and**
262 **Maverik, Inc.**

263
264 Mr. Brooks stated the City Council may want to table the resolution so that it may be approved at the same time as
265 the site plan.

266
267 **MOTION:** Councilor Mitchell made a motion to table Resolution 2016-20 adopting a Development
268 Agreement between Riverdale City and Maverik, Inc. Councilor Arnold seconded the

269 motion.

270
271 Mayor Searle invited discussion regarding the motion. There was not a discussion.

272
273 **CALL THE QUESTION:** The motion passed unanimously in favor.

274
275 **H. Discretionary Items**

276
277 Councilor Hansen inquired about a safe exchange zone for internet sales or child custody exchange etc. Mayor
278 Searle stated this matter has been reviewed by the police department, specifically Police Chief Brenkman. The concern
279 brought forth was the security cameras and a sign labeled "safe exchange zone" would provide people with a false sense
280 of security. There was no way to guarantee a safe exchange, which could in turn create liability issues for the city.
281 Councilor Arnold recommended the police department contact other cities that have this policy in place, such as Layton
282 City, to view their policy and procedure. Mr. Brooks expressed the complication and limited number of police employees
283 Riverdale has compared to larger cities, which in turn can create limitations on the evening shifts. Police Chief Brenkman
284 reiterated the false sense of security people get from signs and/or security cameras. He felt best practice would be for an
285 exchange to take place in a public place during business hours, such as a Wal-Mart.

286
287 Councilor Ellis complimented the city staff for their efforts and hard work for Old Glory Days. He stated there were a
288 lot of positive comments from residents regarding that event.

289
290 **I. Adjournment.mitchell. Arnold.**

291
292 **MOTION:** Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The
293 motion was seconded by Councilor Arnold; all voted in favor. The meeting was adjourned
294 at 7:06 PM.

295
296
297
298
299 _____
Norm Searle, Mayor

Jackie Manning, City Recorder

300
301 Date Approved: July 19, 2016
302

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

AGENDA ITEM: G1a-b

SUBJECT: (Item tabled from July 5, 2016 Regular City Council Meeting)
a. Consideration of Final Site Plan for Maverik, Inc., 900 West Riverdale Road, Riverdale, Utah 84405

b. (Item tabled from July 5, 2016 Regular City Council Meeting)
Consideration of Resolution 2016-20 adopting a Development Agreement between Riverdale City and Maverik, Inc.

PRESENTER: Mike Eggett, Community Development Director

INFORMATION: a. [Executive Summary](#)

b. [Resolution 2016-20](#)

c. [Development Agreement](#)

d. [Planner Site Plan Review](#)

e. [Department Staff Reports](#)

f. [Engineer Review Letter](#)

g. [Application](#)

h. [Engineer Cost Estimate](#)

i. [Elevation Drawings](#)

j. [Final Construction Plans](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Commission meeting on: 07-19-2016

Petitioner: *Maverik, Inc.*,
represented by Todd Meyers and Elizabeth Hunt
with *Maverik, Inc.*

Summary of Proposed Action

Maverik, as represented by Todd Meyers and Elizabeth Hunt, has applied for a Final Site Plan review of a Gas Station and Convenience Store Site Plan located at 899 West Riverdale Road in a Regional Commercial (C-3) zone. This site plan is being proposed for development on property currently owned by H&P Investments. A public hearing is not required to consider this Site Plan proposal. This Preliminary Site Plan was approved previously by the Planning Commission on May 10, 2016 and was recommended for City Council approval by the Planning Commission on June 14, 2016, with the understanding that the applicant is to resolve all outstanding staff concerns and comments. This matter was also previously reviewed by the City Council and tabled relative to concerns associated with the landscaping requirement associated with this site proposal. Maverik has prepared updated landscaping plans and desires to present their updated plans to the City Council in an effort to resolve previously discussed concerns. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Riverdale Maverik site plan proposal, approve the proposed site plan with any requested modifications/amendments, or not approve the Riverdale Maverik site plan with the appropriate findings of fact.

A secondary component of this site plan request is the review, discussion, and consideration of the proposed Development Agreement with Maverik, Inc., which has been provided within this packet as well for review by the City Council. The City Attorney has reviewed this document and is comfortable with the language found therein. There is noted one small error in clause "3.2.1" of the agreement that probably should have the reference to "Section 8.1" made to Section "3.3" instead. Following the presentation and discussion of the proposed Development Agreement, the City Council may make a motion to approve the proposed Maverik Development Agreement, approve the proposed Development Agreement with any requested modifications/amendments, or not approve the Maverik Development Agreement.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Regional Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on the southeast corner of 900 West and Riverdale Road on property currently owned by H&P Investments. The property is in a C-3 zone and all uses listed in this zone (whether permitted or conditional) would be available for development and use on this lot. Per the applicant, the desired uses are retail convenience store and gas station.

Attached with this executive summary is a document entitled "Final Site Plan Review - Riverdale Maverik"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are current comments from the Public Works Director, the

Fire Chief, the Police Chief, and contracted City Engineer for the proposed Maverik project. Key concerns noted by the City Engineer are tied to onsite detention standards and requirements imposed by the State of Utah, access management to Riverdale Road per UDOT requirements, and UTA bus signage replacement. The City Council should discuss any concerns raised by these summaries.

In addition to the Preliminary Site Plan documentation, a packet referencing the exterior building elevation design have been provided. The attached building renderings, materials summary, and landscaping have been reviewed by the City's Design Review Committee on April 29, 2016 wherein the Design Review Committee approved the submitted landscaping, materials, and overall aesthetics of the proposed structure.

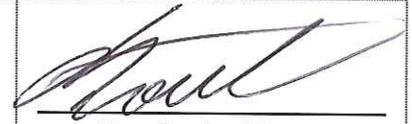
Signage for the site is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns raised by staff and/or the Council. Staff would then recommend that the City Council make a motion to approve the Riverdale Maverik site plan proposal, approve the proposed site plan with any requested modifications/amendments, or not approve the Riverdale Maverik site plan with the appropriate findings of fact.

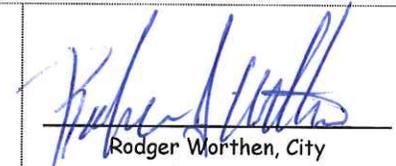
General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Legal Comments - City Attorney


Steve Brooks, Attorney

Administrative Comments - City Administrator


Rodger Worthen, City Administrator

RESOLUTION NO. 2016-20

A RESOLUTION OF RIVERDALE CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN RIVERDALE CITY AND MAVERIK INC., CONCERNING THE DEVELOPMENT OF THE MAVERIK GASOLINE AND CONVENIENCE STORE LOCATED AT 900 WEST AND RIVERDALE ROAD, RIVERDALE, UTAH

WHEREAS, Riverdale City, acting pursuant to their authority under Utah Code Annotated §§ 10 9a-101, et seq., as amended, §§ 17C-1-101, et seq., and the Municipal Code for the City of Riverdale (the "City Code"), and in furtherance of their land use policies, goals, objectives, ordinances, resolutions, and regulations, have made certain determinations with respect to the proposed development of the Property located at approximately 900 West and Riverdale Road, in exercise of its legislative discretion, and has elected to enter into this Agreement.

WHEREAS, Developer, Maverik Inc, a Wyoming Corporation, is the developer of certain real property commonly known as the Riverdale Maverik Gasoline and Convenience Store, located at approximately 900 West and Riverdale Road, Riverdale, Utah, legally described in the attached Exhibits (the "Property") and desires to develop said property to allow for its development consistent with the terms of this Agreement.

WHEREAS, the Developer contemplates and the City understands that the development of the Property shall be consistent with the Concept Plan attached hereto, including the list of Essential Elements identified therein (the "Concept Plan"). The development of the Property in connection with the Concept Plan and this Agreement is referred to as the "Project."

WHEREAS, Riverdale City has reviewed the plans and request from Maverik Inc. and determined that the conditions for development of the lot have been or will be met and therefore has agreed to allow development of the lot and

WHEREAS, the Riverdale City Council has fully reviewed the attached Agreement between the City and Maverik Inc., concerning the development of the lot and agrees to all the terms and conditions contained therein; and

WHEREAS, the City now desires to allow Developer to make improvements to the Property in conformity with this Agreement and all state and local codes and the City acknowledges that the development and improvements of the Property pursuant to this Agreement will result in planning and economic benefits to the City and its residents, and will provide certainty useful to Developer and the City in ongoing and future dealings.

NOW THEREFORE, the Riverdale City Council hereby approves the attached Development Agreement (Attached hereto as Exhibit 1 and incorporated hereby) as written and authorizes the Mayor of Riverdale City to execute this Agreement on behalf of the City.

RESOLVED this ____ day of _____, 2016.

Mayor Norm Searle
Riverdale City

Attest:

Jackie Manning, City Recorder

**DEVELOPMENT AGREEMENT
MAVERIK, INC.
LOCATED AT 900 WEST RIVERDALE ROAD
RIVERDALE CITY, UTAH**

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is entered into as of this ____ day of July, 2016, by and between Riverdale City (hereinafter “**City**”), and MAVERIK, INC, a Wyoming corporation (hereinafter “**Maverik**”), as the developer of a gasoline station and convenience store (the “**Project**”), located on the Southeast Corner of 900 West and Riverdale Road (the “**Property**”), in the City of Riverdale, a municipality and political subdivision of the State of Utah, by and through its City Council (the “**City**”).

RECITALS:

- A. Maverik and H & P INV, LLC, a Utah limited liability company (“**HP**”), have entered into a long term ground lease (the “**Lease**”), pursuant to which Lease HP has granted to Maverik the right to construct and operate upon the Property a gasoline station and convenience store (the “**Store**”). The Store will be operated twenty-four (24) hours a day and seven (7) days a week.
- B. City Code § 10-13B-7 requires that traffic management of parking areas shall integrate these areas with streets and adjacent uses to increase the safe flow of traffic.
- C. The Family Center Development Agreement, Exhibit B-1, Pages 3-4 (dated September 6, 2001) provides that there is connectivity to the Property through the Super Wal-Mart.
- D. The Super Wal-Mart was constructed with connectivity to the Property by joining the two paved parking lots, in compliance with the Family Center Development Agreement.
- E. The City has requested that Maverik continue the use of the connected parking lot so that customers of both businesses can travel between the two businesses (and access Riverdale Road) without creating street trips and also moving left hand turn movements away from the intersection and to the existing full movement access shown on the Family Center Development Agreement, Exhibit B-1 Pages 3-4.
- F. Maverik’s access and circulation needs are unique to other retail users because of the delivery of fuel.
- G. Maverik is willing to design and develop the Project in a manner that is in harmony with, and intended to promote, the long-range policies, goals, and objectives of the City’s general plan, zoning and development regulations, as more fully set forth below.

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

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

1. Street Access and Parking Circulation Plan.

- 1.1 Any access onto Riverdale Road must be approved by the Utah Department of Transportation and the City.
- 1.2 Access onto 900 West Street will be restricted to right-in/right-out and the design must be approved by the City Engineer. The access will be restricted through the use of signage, stripping, and a mountable pork chop. The access restriction will not include the construction of a raised medium. The design will accommodate the turning movements of Maverik's fuel and other delivery trucks.
- 1.3 Maverik will maintain the existing cross access with the Family Center Development. Any alternations to the cross access must be shown on the site plan and approved by the City.

2. General Terms and Conditions.

- 2.1 Term of Agreement. The term of this Agreement shall run for the same period of time as the Term of the Lease, and any extensions or renewals thereof.
- 2.2 Agreement to Run With the Land. This Agreement may be recorded in the office of the Weber County Recorder against the Property and is intended to, and shall be, deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property. Notwithstanding the foregoing, the City agrees that at such time as Maverik (or its successors in interest) terminate the Lease and no longer operate a gasoline station and/or convenience store on the Property that this Agreement will be terminated and of no further force or effect.
- 2.3 Construction of Agreement. This Agreement shall be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest, while providing reasonable assurances of continuing vested development rights.
- 2.4 State and Federal Law. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state

and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law, or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of this Agreement shall remain in full force and effect.

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

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

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

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

3. Default.

3.1 Events of Default.

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

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

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

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

3.2 Procedure Upon Default.

3.2.1 Upon the occurrence of Default, the non-defaulting party shall give the other party thirty (30) days written notice specifying the nature of the alleged default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event that the Default cannot reasonably be cured within thirty (30) days, the defaulting party shall have such additional time as may be necessary to cure such default so long as the defaulting party takes action to begin curing such default within such thirty (30) day period and thereafter proceeds diligently to cure the default. After proper notice and expiration of said thirty (30) days or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Section 8.10.

3.2.2 Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, regulations, or controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform an obligation under this Agreement, shall excuse the performance of such obligation by such party for a period equal to the period during which any such event prevented, delayed or stopped any required performance or effort to cure a Default.

3.3 Breach of Agreement. Following the occurrence of a Default by Developer, after the expiration of all application notice and cure periods set forth above, City may declare Developer to be in breach of this Agreement and City (i) may elect to withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until Developer has cured such Default. In addition to such remedies, either City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

3.4 Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance, or by withholding building permits or any other lawful means. In the event Developer violates the rules, policies, regulations or ordinances of City applicable to the Property or otherwise violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, upon given thirty (30) days written notice to Developer specifying the nature of the alleged violation and, when appropriate, the manner in which said violation must be satisfactorily cured (or such longer period as may be reasonably required by Developer, so long as Developer has commenced the cure of such violation within such thirty (30) day period and has thereafter diligently proceeded to cure such default), take such actions as shall be deemed appropriate under law until such violations have been

rectified by Developer, including the withholding of building permits. City shall be free from any liability arising out of the proper exercise of its rights under this paragraph.

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

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

3.7 Notices.

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

If to the City: Riverdale City Council
4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

With a copy to: Riverdale City Attorney
4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

If to Developer: Maverik, Inc.
Real Estate Department
185 S State Street, Suite 800
Salt Lake City, Utah 84111

With a Copy To: Maverik, Inc.
Legal Department
185 S. State Street, Suite 800
Salt Lake City, Utah 84111

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

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

DATED as of the day and year first written above.

MAVERIK, INC.,
a Wyoming corporation

By: _____
Name: _____
Its: _____

RIVERDALE CITY

Attest:

City Recorder

By
Mayor

ACKNOWLEDGEMENT BY PROPERTY OWNER

By its signature hereto, HP agrees that Property has been leased to Maverik, subject to the terms and conditions of the Lease, and HP acknowledges and understands that the Property shall be subject to and encumbered by this Agreement, subject to the terms and conditions set forth herein.

H & P INV, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____



Final Site Plan Review – Riverdale Maverik, 899 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 6/29-30/2016; updated on July 14, 2016

Recommendation: City staff recommends that the City Council examine and review this proposed final site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to provide final site plan approval, final site approval with additional comments or concerns to be address by the developer, or not provide final site plan approval of the proposed Riverdale Maverik site.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	April 22, 2016 and updated on June 1, 2016, June 21, 2016, June 30, 2016, and July 14, 2016
Date Application Submitted to City:	April 22, 2016
Date Fee Paid:	Paid on April 25, 2016 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown;
Property Owner’s name, address, and phone number	H&P Investments, 894 West Riverdale Rd., Riverdale, Utah 84405, 801-337-2257
Developer’s name, address, and phone number	Maverik, Inc – Troy Jorgensen, 185 South State Street, Suite 800, Salt Lake City, Utah 84111, 801-936-5557
Approving agency’s name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; all other utility agencies affected are not identified in submittal (if applicable)
Consulting Engineer’s name, address, and phone number	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Licensed Land Surveyor’s name, address, phone number, signature, and seal	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100; seal shown, signature shown
Date	Yes – April 22, 2016 and revision on June 1, 2016, June 21, 2016 and June 30, 2016

Revision block with date and initials	Revision block shown; <u>no initialing</u>
Sheet number and total sheets	Shown (18 total sheets, C1-C15 and L1-L3)
<u>General</u>	
Street names	Shown – 900 West and Riverdale Road
Layouts of lots with lot numbers	Yes, shown; <u>H&P working on lot consolidations for one legal building lot, per note by Reeve & Assoc.</u>
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easement identified on sheet C3, structures around site identified on sheet C3, existing utility lines shown on sheet C3; defer to general notes page for approvals provided to cross, use, relocate
Space for notes	Yes, notes and legend sheets provided
Contours	Yes, shown on sheets C3, C6, and C14
Public areas	Sidewalks and curb/gutter shown on sheets C3, C4, and C5
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<i>PLAT SHEET</i>	No new platting necessary for this project (use cover sheet)
<u>Title Block</u>	
Project name and address	Project name and address location shown;
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Date	Yes – April 22, 2016 and revision on June 1, 2016, June 21, 2016 and June 30, 2016
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles, stamps, signatures, and expiration dates anticipated if applicable to proposal

Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Not applicable
Consulting Engineer's stamp, signature, and license expiration date	Yes – Engineer agency's logo, stamp, and contact information showing, signatures shown
<u>Layout</u>	
Street Names	Shown – 900 West and Riverdale Road
Layouts of lots with lot numbers	Yes, shown; <u>H&P working on lot consolidations for one legal building lot, per note by Reeve & Assoc.</u>
Bearings and distances for all property lines and section ties	Not shown; <u>Defer to City Engineer review</u>
Legal description	Not shown; <u>Defer to City Engineer review</u>
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Not applicable
Landscaping (location and type with area calculations)	Yes, provided on sheets L1-L3
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting, signs, and outdoor advertising shown in packet; location of proposed lighting shown on C5, C6, and C7; location of new signs/outdoor advertising shown on C6; <u>may inquire more if desired</u>
Location of underground tanks, dumpsters, etc	Underground tanks location identified on C5, C6, C7, and details on C13; dumpster and dumpster enclosure location shown in packet
<u>Additional Information</u>	
Benchmark	Not applicable
Basis of bearings	Not applicable
Legend	Not applicable
<i>PLAN AND PROFILE SHEETS</i>	Site Plan and supporting sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown;
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100

Date	Yes – April 22, 2016 and revision on June 1, 2016, June 21, 2016 and June 30, 2016
Scale	Yes, scale is showing
Revision block with date and initials	Revision block shown; <u>no initialing</u>
Sheet number and total sheets	Shown (18 total sheets, C1-C15 and L1-L3)
<u>General</u>	
North arrow	Yes
Street names	Shown – 900 West and Riverdale Road
Lot numbers	Yes, shown; <u>H&P working on lot consolidations for one legal building lot, per note by Reeve & Assoc.</u>
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on C3 and C4
<u>Signage</u>	Building signage not shown and unknown; <u>may inquire regarding future signage intent</u>
Height	<i>Not available</i>
Size	<i>Not available</i>
Locations	<i>Not available</i>
Colors	<i>Not available</i>
Lighting	<i>Not available</i>
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = approx. 20'; Building size = approx. 5,518 sq. ft.; Existing buildings and utility structures shown on sheets C3 and C4
Location, setbacks, and all dimensions	Yes, shown on proposed site plan (Sheet C5); approximates: front setback – minimum 47 feet at nearest point to gas canopy; rear setback – minimum 26.8 feet at nearest point; west side setback – minimum 55 feet at nearest point; east side setback – minimum 42 feet at nearest point
Type of construction	Composed of stone, concrete, cement board, batten siding, and ornamental features; see pre design imagery for concepts
Type of occupancy and proposed uses	Regional commercial retail: gas island and convenience store
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown

<u>New and Existing Landscaping & Percentage</u>	<u>Percentage of landscaping for Maverik site is noted as 20.2% on drawings, refer to City Code 10-14-12 for landscaping standards; see landscaping drawings in attached packet for more information</u>
Number of trees	13 trees, 108 shrubs, 30 perennials shown
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, xeriscaping, hardscaping shown; gentle berming along the road, as required in 10-14-12, identified and note re: berms on L1; irrigation plan identified on L2
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch and decorative boulder areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fence noted on C3 and C4; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	31 dedicated stalls are provided and shown; handicapped parking space provided and shown; additional parking provided in fueling area; size meets city requirements; per code adequate parking for use (19 stalls required)
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking not identified
Internal circulation pattern	Yes, shown with arrows; inquire more if desired
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, shown with arrows; inquire more if desired
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Yes, identified and shown
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous road development

Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable;
Light poles	Sites of proposed lighting shown on C5, C6, and C7, <u>building lighting unknown, refer to elev dwgs;</u>
Street lights	Sites of proposed lighting shown on C5, C6, and C7
Street name signs	Signing installation should be coordinated with public works dept and paid for by applicant;
Stop signs	Signing installation should be coordinated with public works dept and paid for by applicant;
UDOT approval (if required for project)	Have discussed access along Riverdale Road with UDOT; <u>may inquire more regarding access plan and approvals from UDOT; UDOT review in process</u>
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheets C5-C8
Planting Strip	There are no planting strips on site
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on sheet C6, and detail on sheet C8
Slope of gutter	Shown on sheet C6, and detail on sheet C8
Manholes	Existing shown on multiple sheets; no new planned or identified
Invert elevations	Noted and shown on C6-C8, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on sheets C5-C12, <u>defer to City Engineer</u>
Location of catch basins	Shown on sheets C6 and C7
Ditches, location and ownership	No ditches or waterways of note shown
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other UDOT approval required, defer to City Engineer</u>
Calculations for retention system	Shown on sheet C6
Method of storm water clean-up	Shown on sheets C14 and C15
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; no new planned or identified
Invert elevations	Noted and shown on C6-C8, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on sheets C5-C12, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on sheets C5-C12, <u>defer to City Engineer</u>

Location, size, and type of water meters, valves, and fire hydrants	Water meter location shown, 2" water meter identified, type per public works; Location of new and existing valves shown; Existing fire hydrants shown, one new hydrant proposed, <u>type and size unknown</u>
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines shown on C5-C7, <u>size and type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power box location shown; existing and new power lines locations shown, <u>size and type not shown</u> ;
Location of power poles	Existing power poles and overhead lines location shown on sheets C5-C7
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility lines shown, poles and associated manholes not shown if applicable
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV lines not shown and may not be applicable
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on sheet C8 relative to access connection to road right-of-way
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C8, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Detail shown on sheet C8, locations identified on multiple sheets; bicycle safe grate identified; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheet C9, locations identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	Detail shown on sheet C11; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	May not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	
Soils report	A geotechnical report completed by Terracon and delivered to H&P Investments has been provided
Drainage and runoff calculations	Shown on sheet C6
Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	None provided or anticipated with this project

Three large full set of plan drawings (24x36), three full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Attached to packet and provided
Corp of Engineers approval (if required)	Not applicable or required;
Zoning compliance	Yes, Regional Commercial (C-3) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, Regional Commercial (C-3) uses anticipated for this development
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department comments have been provided
Traffic study	Not currently provided; may be required and requested by UDOT, if desire for information
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration for approval set for further review by City Council</u>

DEPARTMENTAL STAFF REPORTS – 6/22/2016, 6/23/2016, 6/29/2016,
and 7/1/2016

From: Shawn Douglas
Sent: Thursday, June 23, 2016 11:43 AM
To: Mike Eggett
Subject: RE: Maverik DA

Looks okay. sd

Shawn Douglas

Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Shawn Douglas
Sent: Friday, July 1, 2016 6:23 AM and 7:36 AM
To: Mike Eggett
Subject: RE: Riverdale Maverik Plans – City Council Review

Mike, I should have put a note on the last email stating that I would be okay with the council approving the plans with the stipulation that the Storm Water Post Construction BMPS and Maintenance Plan were completed before the building is approved for occupancy. Thanks

Mike the only item I have left for Maverick is the following. Thanks

1-Drainage system operation and maintenance plans need to be provided and recorded.

Shawn Douglas

Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Scott Brenkman
Sent: Wednesday, June 22, 2016 3:48 PM
To: Mike Eggett
Subject: RE: Maverik Site Plans – City Council Review

I do not have any concerns with the plans as submitted.

Lt. Scott Brenkman
Riverdale Police Department

4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616

From: Jared Sholly
Sent: Wednesday, June 29, 2016 11:12 AM
To: Mike Eggett
Subject: RE: Maverik Site Plans – City Council Review

I see no issues with the Maverik.

Jared Sholly
Fire Chief
Riverdale City Fire Department
Cell: 801-628-6562
Office: 801-394-7481

29 June 2016

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Maverik Store – 900 West & Riverdale Road**
Subj: Site Plan Improvement Drawings

Dear Mike,

Today, Shawn Douglas and I and reviewed the project drawings. Attached for consideration is my engineering review of the above referenced project. The following items should to be considered and addressed prior to receiving recommended approval from our office.

General Note:

1. An **electronic copy** of the Site Plan drawings and details must be submitted to the Public Work Department via our office for record keeping upon design completion and prior to approval of the Site Plan drawings from our office.

Site Plan – Improvement Drawings

1. All proposed driveway improvements and roadway island improvements along and within the right-of-way of Riverdale Road should receive written approval from Utah Department of Transportation (UDOT). The written UDOT approval will need to be forwarded to our office for review and compliance checking.
2. The site Storm Water Calculations and Drawings will need further design and will need to be resubmitted for review by our office and Public Works for compliance with the new State of Utah storm water requirements. The storm water design should include, but is not limited to the following list:
 - Clean Storage for the 90th Percentile volumes prior to discharge into an underground facility will be required on all discharge points (pipes).

- The percolation values used for the storm water recharge design – for the sump (90th percentile - storage) are different than those presented in the Geotechnical report. The location where the percolation testing took place is also too far away from the proposed gravel sump area. Additional tests at the proposed sump location will need to be completed.
 - The calculations for the percentage of voids for storm water storage in the sump need to be submitted. The percentage of void should be calculated by the Geotechnical Engineer.
 - The design calculations & design drawings of the 24-hour, 100 year event for the storm water system storage and release need to be submitted. Our rough calculations indicate approximately 2700 cubic feet of storage is still needed with an outlet orifice of approximately 2” in diameter.
 - A 12” freeboard berm needs to be shown in the site plan drawings on all basin(s).
 - A storm water treatment structure(s) will need to be sized and the sizing calculations submitted for review. The storm water (oil, trash, sediment) interceptor manhole (storm septic or equal) should be installed as a storm water best management practice (bmp) feature. A note needs to be placed on the drawings indicating the capacity of the storm water treatment structure vs. the discharge capacity from the retention basins into the treatment structure.
 - A maintenance schedule and maintenance plan will need to be prepared and included with the site drawings.
 - An over flow spillway needs to be incorporated into the design.
 - The storm water outlet/orifice structure needs to be shown in detail. The orifice structure(s) need to be designed in order for the orifice to be cleaned without a person having to reach under water in the basin or structure to unplug debris from the orifice. We recommend not using “snout(s)” units because they limit access to the orifice.
 - Storm water grates should be placed on all inlets and outlets into the retention basins to keep animals out of the storm water collection system.
 - The Developer’s Engineer will be required to survey the constructed (finished) storm water detention basin(s) and verify the storm water storage is provided.
 - The existing storm water box along the northerly side of the site where the bus turn-out is located should be constructed / modified and reconstructed with a round manhole lid rather than a rectangular lid.
 - All inlet catch basins should have a bicycle safe grate (vane grate) with an open hood at the front of the curb & gutter face.
3. The existing UTA bus stop concrete queue /waiting pad will need to be provided/relocated with the site improvements which are planned. Any design updates must be per UTA requirements. It has been stated in design review meetings that the bus stop may be relocated to the South along 900 West in front of the Wal-Mart store. Design/relocation approval from Utah Transit Authority (UTA) should to be submitted.

Engineers Cost Estimate

1. The Engineer’s Estimate should also include traffic control, permits and bonds from Utah Department of Transportation.
2. The removal and capping of all existing service laterals (water & Sewer) and pavement patching needs to be added to the cost estimate.
3. The culinary water items – hot tap connections, meters, vaults, valves, piping and other culinary water facilities along with roadway patching is needed in the cost estimate.

4. Cost to relocate the UTA bus stop needs to be considered.

We would be happy to meet with the Developer and/or his Engineer to review the above items should they have any questions.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read "N. Scott Nelson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

N. Scott Nelson, PE.

City Engineer

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



Riverdale City

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

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

CASE NO: 2016-03 DATE SUBMITTED: 4-22-2016

APPLICANT'S NAME: Maverik Inc Elizabeth Hunt

ADDRESS: 185 So State St, Ste 800, SLC, UT 84111

PHONE: 801-683-3690

ADDRESS OF SITE: SEC OF 900 W + Riverdale Rd

APPLICANT'S INTEREST: build & operate Maverik Convenience Store with Fuel Sales.

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 58,975 sf (1.35 acre) of property in the C-3 zone in (sq. ft./acreage)

accordance with the attached site plan.

Elizabeth Hunt
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Maverik Inc/Elizabeth Hunt relating to this application.

to act as my representative in all matters

[Signature]
Signature of Property Owner

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

Fee: \$ 270.00

Date paid: 4-25-2016

Planning Commission set public hearing: Yes No Date of Public Hearing: N/A

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

Date: 5-10-2016 + 6/14/2016

Decision of Commission: Prelim Approval, Recommend City Council Approval

City Council set public hearing: Yes No Date of Public Hearing: N/A

with resolution outstanding items

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

Date: 7-5-2016

Decision of Council:



Riverdale City
 4600 South Weber River Drive
 Riverdale, UT 84405
 801-394-5541

XBP Confirmation Number: 16994352

▶ Transaction detail for payment to Riverdale City.		Date: 04/25/2016 - 1:08:43 PM	
Transaction Number: 50736329PT Discover — XXXX-XXXX-XXXX-5199 Status: <i>Successful</i>			
Account #	Item	Quantity	Item Amount
MAVERIK	PlanDev Review	1	\$270.00

TOTAL: \$270.00

Billing Information
 ELIZABETH HUNT
 , 84106

Transaction taken by: rboman



MAVERIK - RIVERDALE ROAD

Engineers Cost Estimate

6/21/16

WJS

5799-344

Description	Item	Unit	Unit Price	Amount	
Sanitary Sewer					
5' Diameter Manhole & Connect to Existing		1 ls	\$4,000.00	\$4,000.00	\$4,000.00
Storm Drain					
18" R.C.P. Pipe		5 l.f.	\$48.00	\$240.00	
Catch Basin		1 ea	\$2,420.00	\$2,420.00	
New Solid Lid		1 ea	\$500.00	\$500.00	
Manhole Collars		1 ea	\$400.00	\$400.00	
Connect to Existing Storm Drain Catch Basin		1 ea	\$1,000.00	\$1,000.00	
					\$4,560.00
Street Improvements					
Remove Existing Curb & Gutter		296 l.f.	\$10.00	\$2,960.00	
Remove Existing Sidewalk		286 l.f.	\$7.00	\$2,002.00	
Std. 30" Curb and Gutter		310 l.f.	\$19.50	\$6,045.00	
UDOT Plowable End Section		2 ea	\$250.00	\$500.00	
Concrete Median Island		262 l.f.	\$14.00	\$3,668.00	
7' Sidewalk		240 l.f.	\$24.00	\$5,760.00	
Concrete Drive Access		111 s.y.	\$42.00	\$4,666.67	
UDOT Concrete Pavement		182 s.y.	\$58.00	\$10,568.89	
					\$36,170.56
Misc.					
Remove Existing Access		2 ea	\$1,000.00	\$2,000.00	
Remove Existing Sign		1 ea	\$100.00	\$100.00	
Relocate Ex. Street Light		2 ea	\$5,500.00	\$11,000.00	
ADA Ramps		5 ea	\$1,000.00	\$5,000.00	
SWPPP		1 l.s.	\$500.00	\$500.00	
Remove Existing Curb Ramp		1 l.s.	\$500.00	\$500.00	
Install White Pavement Striping		245 l.f.	\$1.00	\$245.00	
					\$19,345.00
Subtotal					\$64,075.56
Contingency (10%)					\$6,407.56
Total Estimated Cost					<u>\$70,483.11</u>

* This is an estimate only. The owner/developer is responsible to verify amounts.
The approved project plans are the governing document.

Project Narrative/Notes/Revisions

- 1) 4/22/16 RH - COMPLETED DESIGN FOR FIRST SUBMITTAL TO MAVERIK, INC.
- 2) 06/21/16 RH - REVISED PER CITY COMMENTS.
- 3) 06/30/16 RH - REVISED PER CITY COMMENTS.
- 4) 07/13/16 RH - REVISED PER CITY COMMENTS.

MAVERIK, INC.

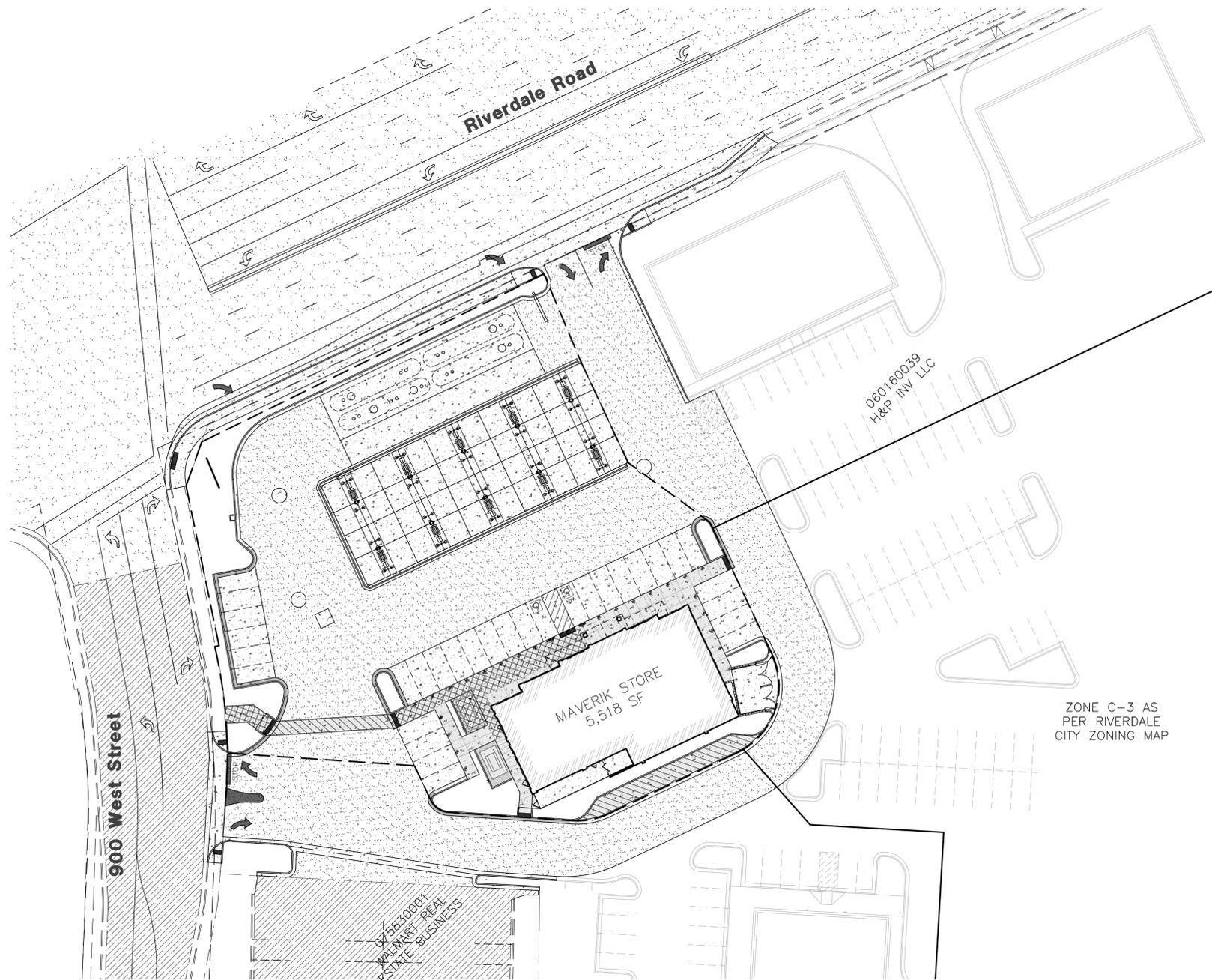
899 West Street Riverdale Road

Site Plans

RIVERDALE, WEBER COUNTY, UTAH
APRIL 2016



Vicinity Map
NOT TO SCALE



ZONE C-3 AS PER RIVERDALE CITY ZONING MAP

Sheet Index

- Sheet C1 - Cover/Index Sheet
- Sheet C2 - Notes & Legend Sheet
- Sheet C3 - Existing Site Plan
- Sheet C4 - Demolition Plan
- Sheet C5 - Proposed Site Plan
- Sheet C6 - Grading Plan
- Sheet C7 - Utility Plan
- Sheet C8 - Civil Details
- Sheet C9 - Civil Details
- Sheet C10 - Civil Details
- Sheet C11 - City Details
- Sheet C12 - Drainage Details
- Sheet C13 - Underground Storage Tank Details
- Sheet C14 - Storm Water Pollution Prevention Plan
- Sheet C15 - Storm Water Pollution Prevention Plan Details
- Sheet L1 - Landscape Plan
- Sheet L2 - Irrigation Plan
- Sheet L3 - Irrigation Details

Site Information	
APN#	PARCEL 1 060160136, PARCEL 2 060160135, PARCEL 3 060160040
899 WEST STREET RIVERDALE ROAD RIVERDALE, WEBER COUNTY, UTAH	
PROPERTY ZONEC3
PARKING STALLS31
TOTAL PARCEL AREA47,413 s.f.
BUILDING AREA5,518 s.f. 11.6%
HARD SURFACED AREA32,334 s.f. 68.2%
LANDSCAPE AREA9,561 s.f. 20.2%

RIVERDALE MAVERIK
899 WEST RIVERDALE ROAD
RIVERDALE, UTAH
PERMIT SET



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

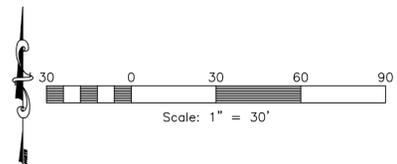
RA Reeve & Associates, Inc.
5160 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
TEL: (801) 621-3100
FAX: (801) 621-2666
www.reeve-assoc.com

PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR

Property Owner:
H&P Investments
894 West Riverdale Road
Riverdale City, Ut. 84405
PH: (801) 337-2257

Contact:
Troy Jorgensen - Maverik, Inc
185 South State, Suite 800
Salt Lake City, Ut. 84111
PH: (801) 936-5557

Call Underground Locating Service Prior to Construction



6/2/2015 7:10:47 AM

DATE	REVISION
6-21-16	CITY COMMENTS
6-30-16	CITY COMMENTS
7-13-16	CITY COMMENTS

PROJECT NUMBER: ??????
FILE:
DRAWN BY: R. Hansen
CHECKED BY: J. Nate Reeve, P.E.
SCALE: As indicated

COVER/INDEX SHEET

PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR

C1

General Notes:

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

Utility Notes:

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

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

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

EXPOSED SLOPES:

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

Legend

— w — w —	= PROPOSED CULINARY WATER LINE	BLDG	= BUILDING
— EX w —	= EXISTING CULINARY WATER LINE	C&G	= CURB & GUTTER
— SS —	= PROPOSED SANITARY SEWER LINE	CB	= CATCH BASIN
— EX SS —	= EXISTING SANITARY SEWER LINE	C.F.	= CUBIC FEET
— SD —	= PROPOSED STORM DRAIN LINE	FFE	= FINISH FLOOR ELEVATION
— EX SD —	= EXISTING STORM DRAIN LINE	FG	= FINISHED GRADE
— RD —	= PROPOSED ROOF DRAIN LINE	FH	= FIRE HYDRANT
— GAS —	= PROPOSED GAS LINE	FL	= FLOW LINE
— EX GAS —	= EXISTING GAS LINE	GB	= GRADE BREAK
— EX CTV —	= EXISTING CABLE TV LINE	INV	= INVERT
— EX ELE —	= EXISTING UNDERGROUND POWER LINE	L.F.	= LINEAR FEET
— EX OHP —	= EXISTING OVERHEAD POWER LINE	NG	= NATURAL GRADE
— EX FB —	= EXISTING FIBER OPTIC LINE	PP	= POWER/UTILITY POLE
— EX TEL —	= EXISTING TELEPHONE LINE	RIM	= RIM OF MANHOLE
— EX UTIL —	= EXISTING UTILITY LINE	R.O.W.	= RIGHT-OF-WAY
— * — *	= EXISTING FENCE LINE	TBC	= TOP BACK OF CURB
	= EXISTING RAILROAD TRACKS	TOA	= TOP OF ASPHALT
●	= PROPOSED FIRE HYDRANT	TOC	= TOP OF CONCRETE
○	= EXISTING FIRE HYDRANT	TOI	= TOP OF PUMP ISLAND
●	= PROPOSED MANHOLE	TSW	= TOP OF SIDEWALK
○	= EXISTING MANHOLE	WM	= WATER METER
○ c.o.	= EXISTING CLEAN-OUT		= EXISTING ASPHALT PAVEMENT
I	= PROPOSED GATE VALVE		= EXISTING CONCRETE PAVEMENT
X	= EXISTING GATE VALVE		= PROPOSED GRAVEL AREA
	= PROPOSED WATER METER		= PROPOSED CONCRETE
	= EXISTING WATER METER		= PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
	= PROPOSED CATCH BASIN		
	= EXISTING CATCH BASIN		
	= PLUG & BLOCK		
	= STREET LIGHT		
	= SIGN		

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• 801-539-1916
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899 WEST RIVERDALE ROAD
RIVERDALE, UTAH
PERMIT SET



DATE	STATUS

DATE	REVISION
6-21-16	CITY COMMENTS
6-30-16	CITY COMMENTS
7-13-16	CITY COMMENT

PROJECT NUMBER: ?????
FILE:
DRAWN BY: R. Hansen
CHECKED BY: J.Nate Reeve, P.E.
SCALE: As indicated
NOTES & LEGEND SHEET

RA Reeve & Associates, Inc.

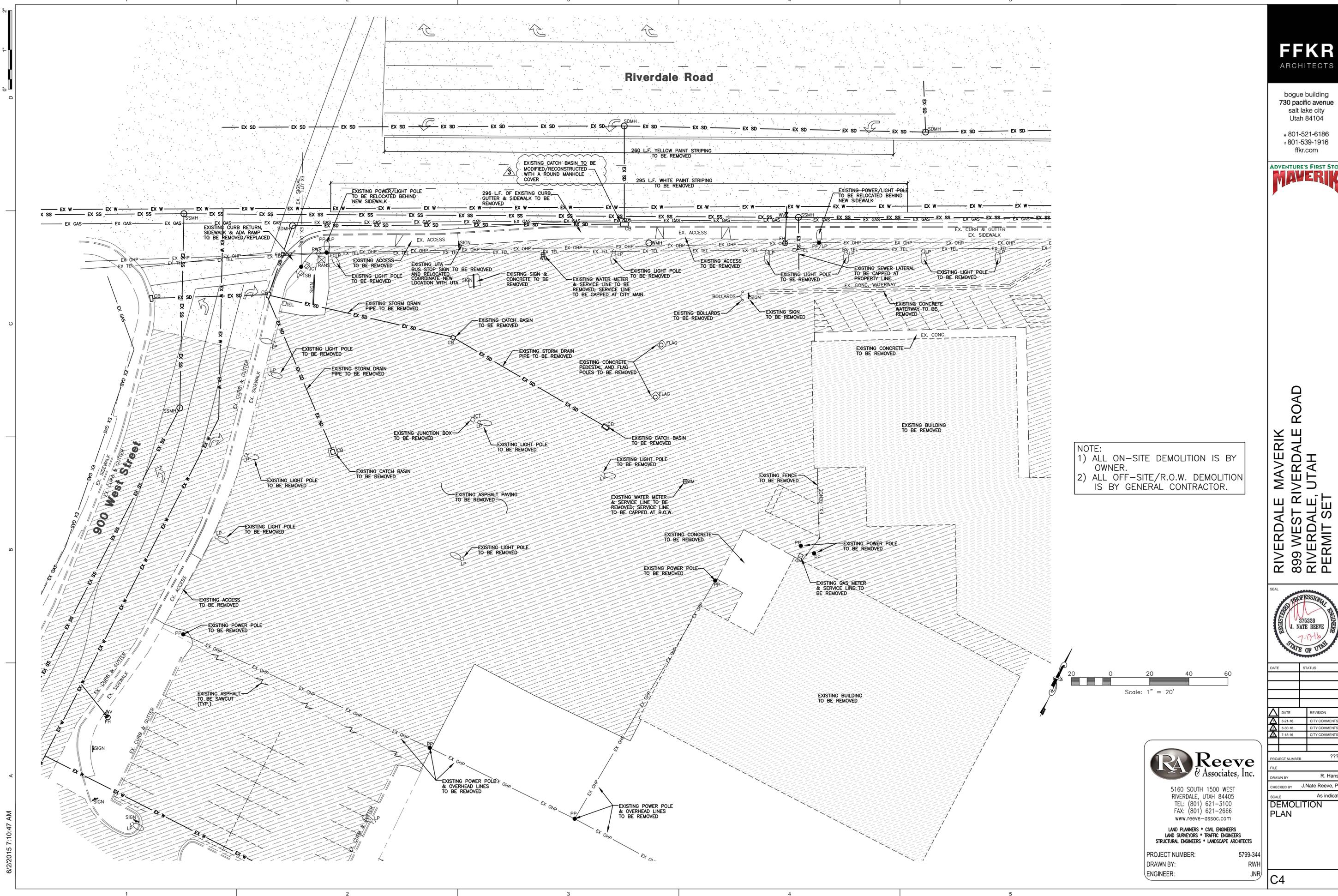
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FAX: (801) 621-2666
www.reeve-assoc.com

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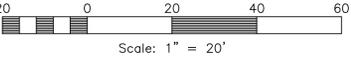
PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR

6/2/2015 7:10:47 AM

C2



NOTE:
 1) ALL ON-SITE DEMOLITION IS BY OWNER.
 2) ALL OFF-SITE/R.O.W. DEMOLITION IS BY GENERAL CONTRACTOR.



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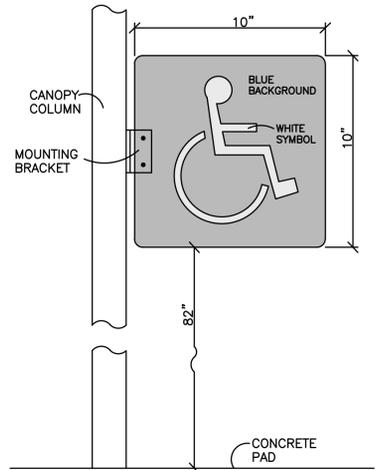
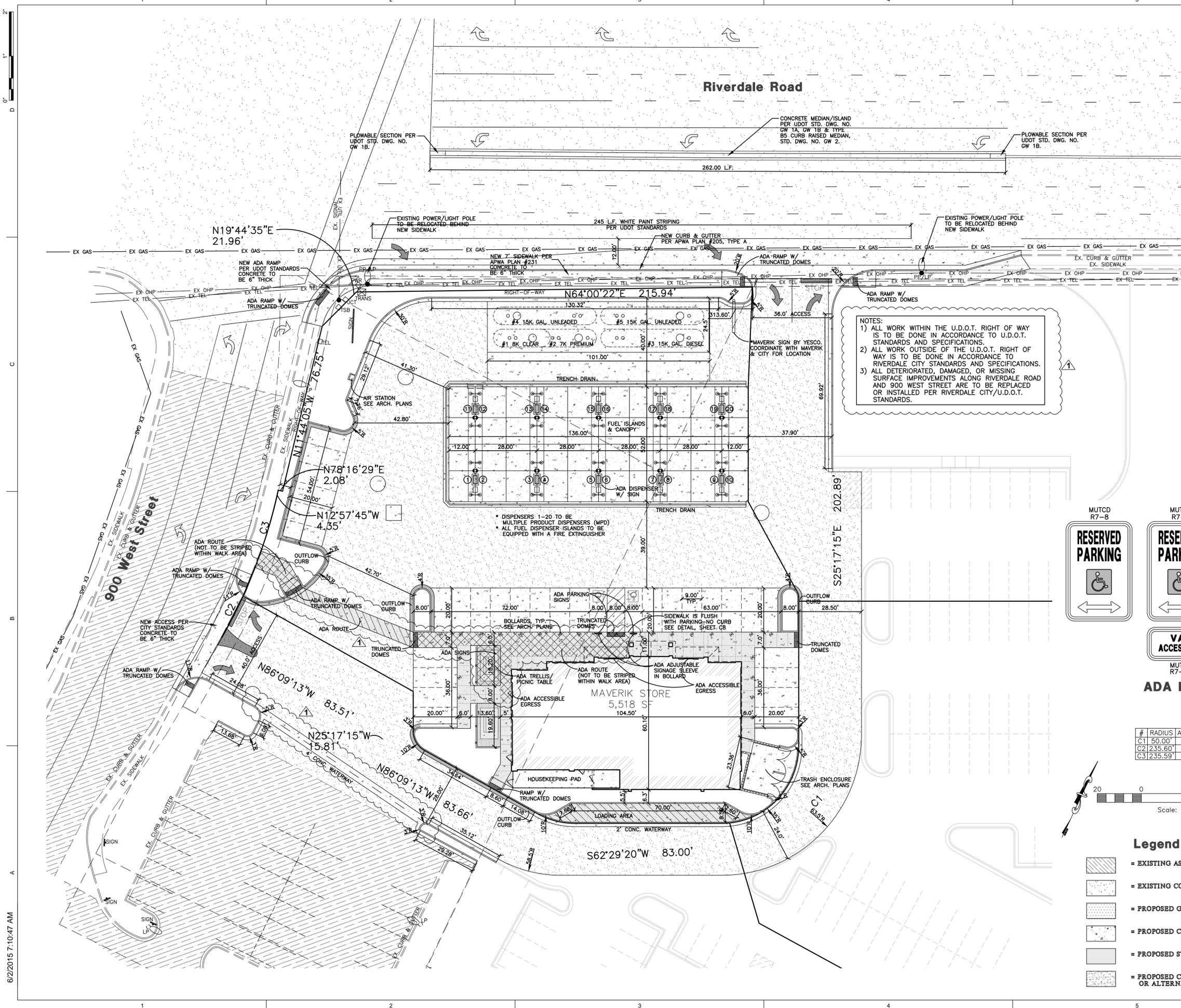
PROJECT NUMBER	?????
FILE	
DRAWN BY	R. Hansen
CHECKED BY	J. Nate Reeve, P.E.
SCALE	As indicated

DEMOLITION PLAN

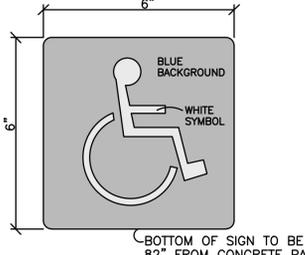
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PROJECT NUMBER: 5799-344
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 ENGINEER: JNR

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ADA Dispenser Sign



ADA Trellis Sign

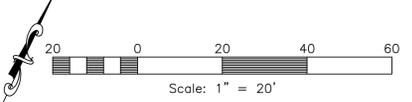
NOTES:
 1) ALL WORK WITHIN THE U.D.O.T. RIGHT OF WAY IS TO BE DONE IN ACCORDANCE TO U.D.O.T. STANDARDS AND SPECIFICATIONS.
 2) ALL WORK OUTSIDE OF THE U.D.O.T. RIGHT OF WAY IS TO BE DONE IN ACCORDANCE TO RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
 3) ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS ALONG RIVERDALE ROAD AND 900 WEST STREET ARE TO BE REPLACED OR INSTALLED PER RIVERDALE CITY/U.D.O.T. STANDARDS.



ADA Parking Signage

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	50.00'	76.60'	69.33'	48.10'	S18°36'03"W	87°46'35"
C2	235.60'	30.98'	30.96'	15.51'	N00°41'21"E	7°32'03"
C3	235.59'	36.27'	36.23'	18.17'	N07°29'16"W	8°49'13"



- Legend**
- = EXISTING ASPHALT PAVEMENT
 - = EXISTING CONCRETE PAVEMENT
 - = PROPOSED GRAVEL AREA
 - = PROPOSED CONCRETE
 - = PROPOSED STAMPED CONCRETE
 - = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING

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CHECKED BY: J. Nate Reeve, P.E.

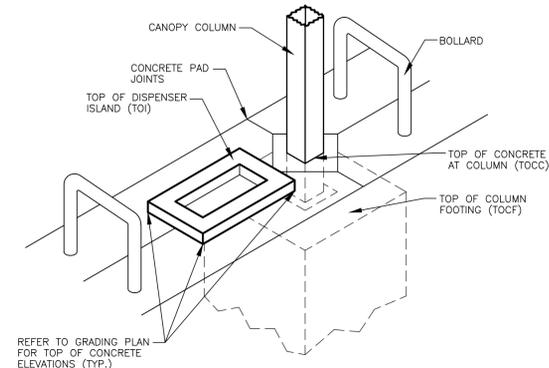
SCALE: As indicated

PROPOSED SITE PLAN

C5

NOTE: CONTRACTOR TO VERIFY VOID RATIO FOR SUMP ROCK MATERIAL WILL MEET DESIGN PARAMETERS AND PROVIDE CALCULATIONS TO CITY.

Riverdale Road



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ADVENTURE'S FIRST STOP
MAVERIK

FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN	TOP OF COL. FTG.
D1	4368.59	4368.17	4365.17
D2	4368.59	4368.17	4365.17
D3	4368.73	4368.31	4365.31
D4	4368.73	4368.31	4365.31
D5	4368.87	4368.45	4365.45
D6	4368.87	4368.45	4365.45
D7	4368.73	4368.31	4365.31
D8	4368.73	4368.31	4365.31
D9	4368.59	4368.17	4365.17
D10	4368.59	4368.17	4365.17

NOTE:
8" RAISED VERTICAL CONCRETE ISLAND WITH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUF.).
AFTER THE 5'-0" x 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS.
ALL DISPENSERS TO BE EQUIPPED WITH AN EXTINGUISHER.

Fuel Dispenser Elevations

Storm Runoff Calculations
Maverik, Inc
Riverdale City, UT
7/13/2016

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Riverdale, UT. New Utah code requires to manage rainfall on-site and prevent the off-site discharge of all rainfall events less than or equal to the 90th percentile rainfall event. For the Ogden-Hinckley area, this requires that 0.7" of stormwater generated onsite be retained and percolate into the ground at its historical rate of 0.5 mpy.

In the event of a storm larger than the 90th percentile storm, the basin has been designed with an emergency spillway pipe which will be placed at the top of the gravel sump and flow into the existing Storm Drain System located in 900 West.

The calculations are as follows:
1. Drainage Area:
Runoff Coefficients
Paved Area 37,347 C = 0.95
Landscape Area 5,362 C = 0.20
Roof 5,518 C = 0.95
Weighted Runoff Coefficient C = 0.87

2. Retention Basin is designed to hold the first 0.70" of all areas:
48,227 sq. ft. of area
2813 c.f. required for retention

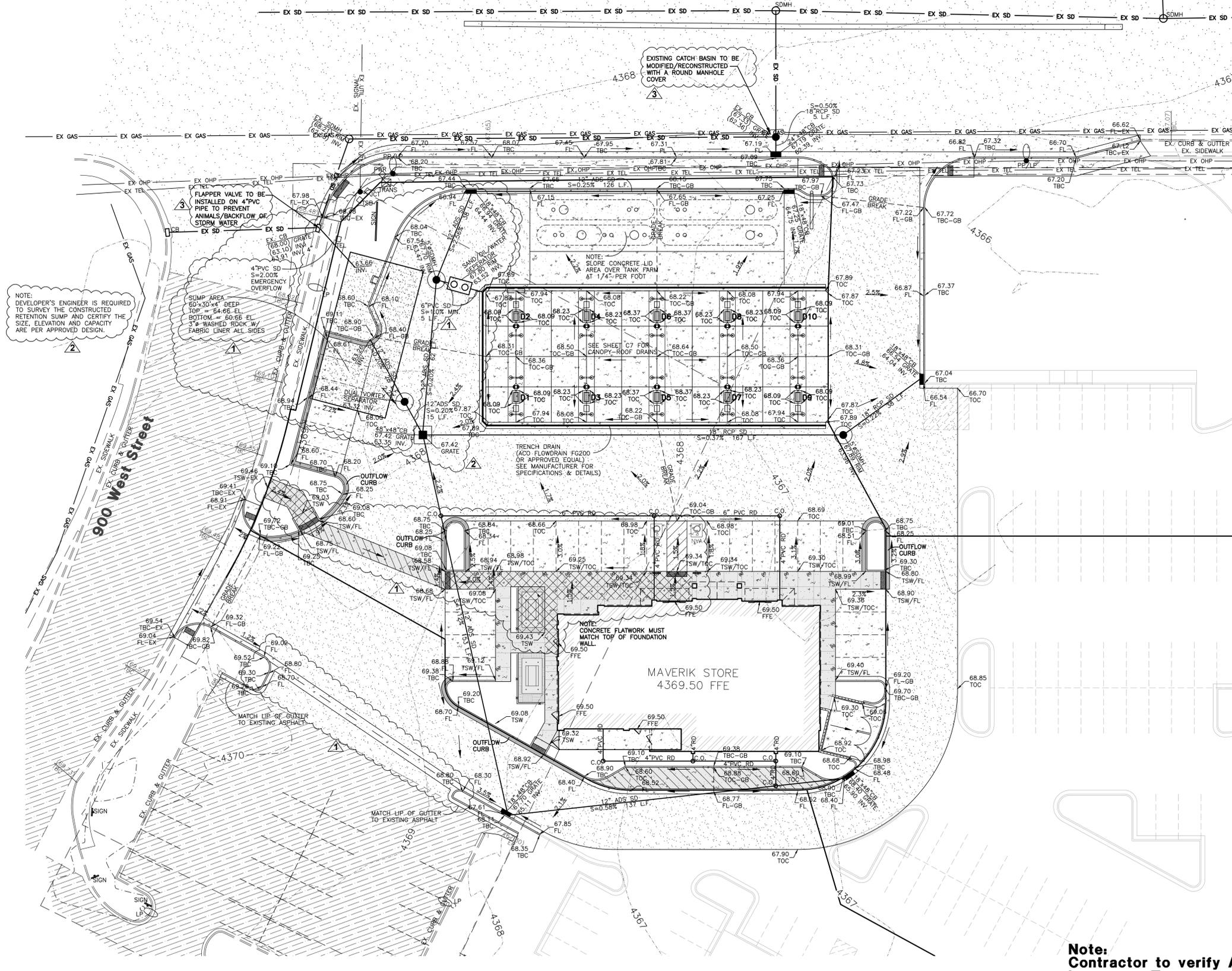
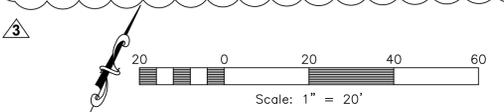
SUMMARY:
The required volume of the retention basin is **2813 cubic feet**

Area of Sump
Length 30 ft Equation Length x Width **1800 s.f.**
Width 60 ft

Void Volume of Sump
Depth 4 ft Equation Area x Depth x Void Ratio **2880 c.f.**
Void Ratio 0.4

Percolation out
Perc. Rate 2 min/in Equation (1/Perc. Rate) x (1/12) x (1min/60sec) x Area **1.25 cfs**

Check 2880 cubic feet > 2813 cubic feet **OK**



Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

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ENGINEER: JNR

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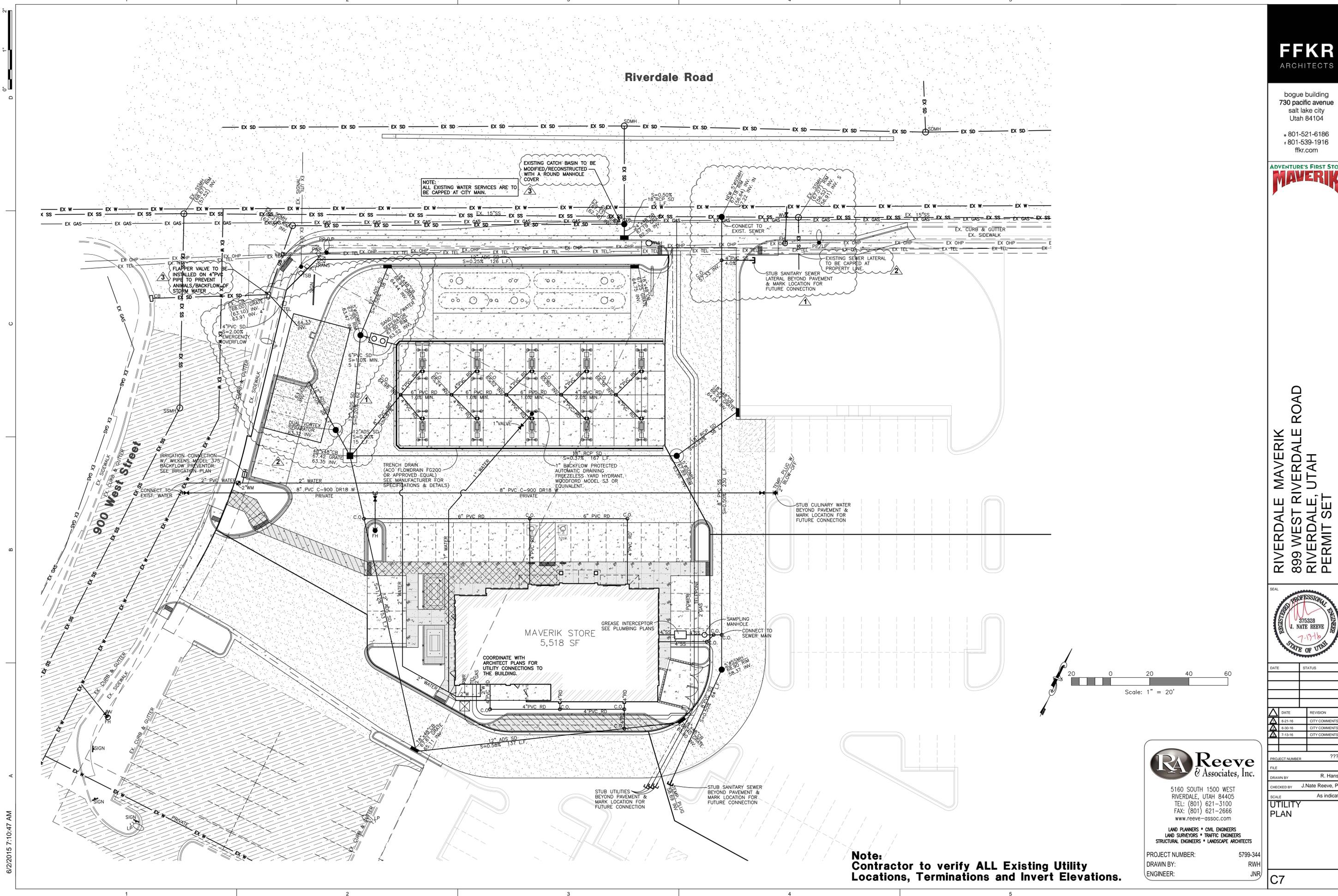
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6-30-16	CITY COMMENTS
7-13-16	CITY COMMENTS

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FILE: R. Hansen
DRAWN BY: R. Hansen
CHECKED BY: J. Nate Reeve, P.E.
SCALE: As indicated

GRADING PLAN

C6



Riverdale Road

900 West Street

MAVERIK STORE
5,118 SF

NOTE:
ALL EXISTING WATER SERVICES ARE TO
BE CAPPED AT CITY MAIN.

EXISTING CATCH BASIN TO BE
MODIFIED/RECONSTRUCTED
WITH A ROUND MANHOLE
COVER

EXISTING SEWER LATERAL
TO BE CAPPED AT
PROPERTY LINE

FLAPPER VALVE TO BE
INSTALLED ON 4\"/>

TRENCH DRAIN
(ACO FLOWDRAIN F6200
OR APPROVED EQUAL)
SEE MANUFACTURER FOR
SPECIFICATIONS & DETAILS

1\"/>

STUB CULINARY WATER
BEYOND PAVEMENT &
MARK LOCATION FOR
FUTURE CONNECTION

COORDINATE WITH
ARCHITECT PLANS FOR
UTILITY CONNECTIONS TO
THE BUILDING.

GREASE INTERCEPTOR
SEE PLUMBING PLANS

STUB SANITARY SEWER
BEYOND PAVEMENT &
MARK LOCATION FOR
FUTURE CONNECTION

STUB UTILITIES
BEYOND PAVEMENT &
MARK LOCATION FOR
FUTURE CONNECTION

Note:
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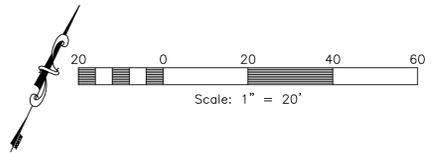


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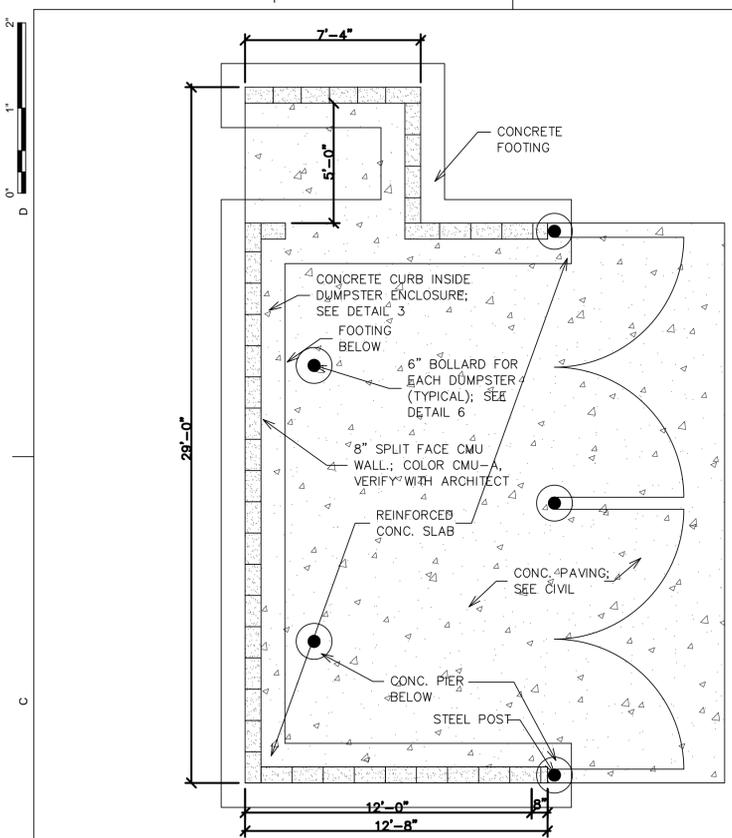
UTILITY PLAN

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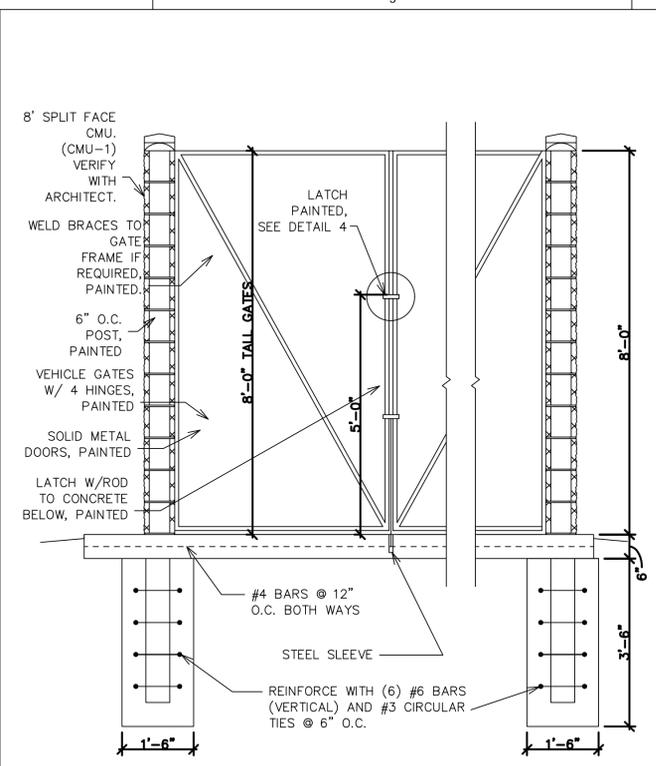


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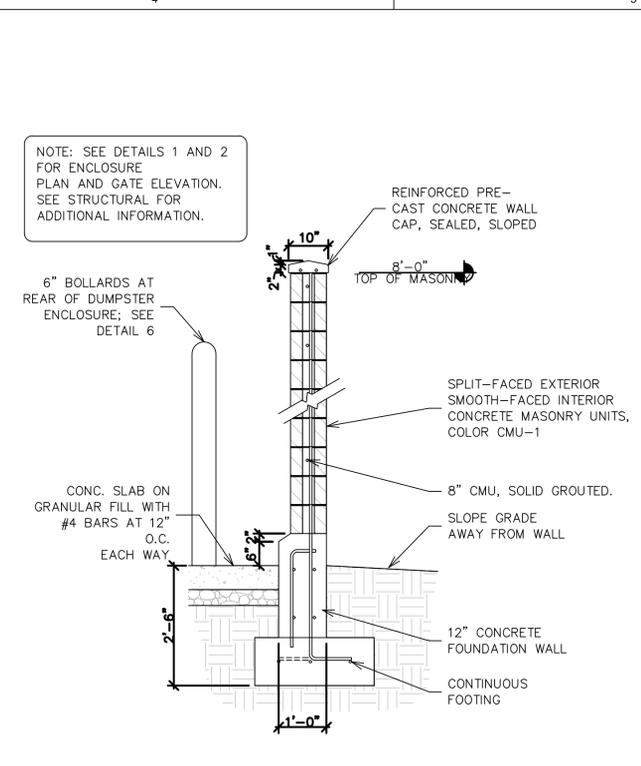
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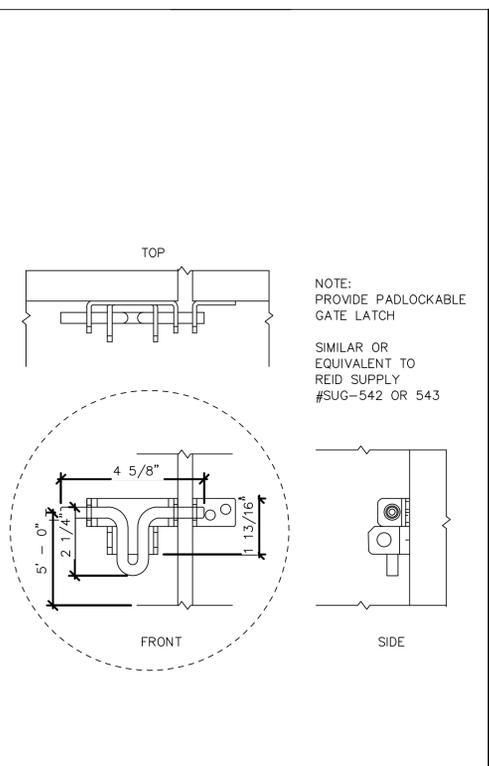
1 Trash Enclosure Plan
SCALE: NONE



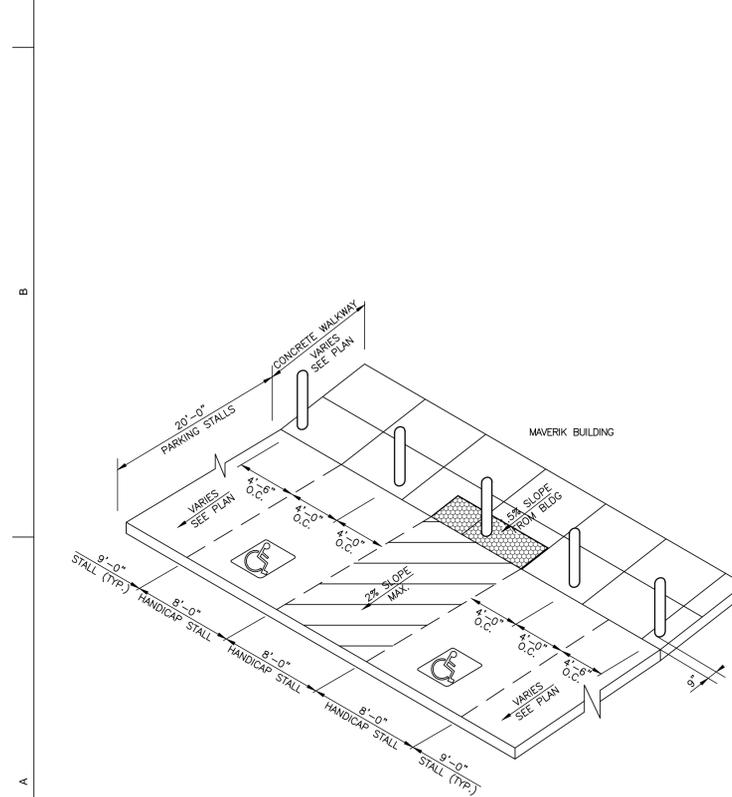
2 Trash Enclosure Gate Detail
SCALE: NONE



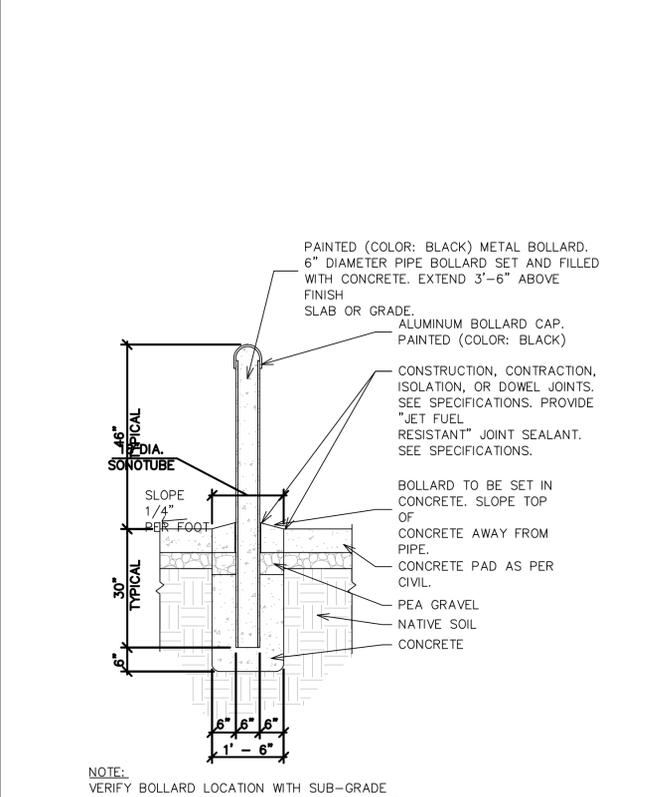
3 Trash Enclosure Wall Section
SCALE: NONE



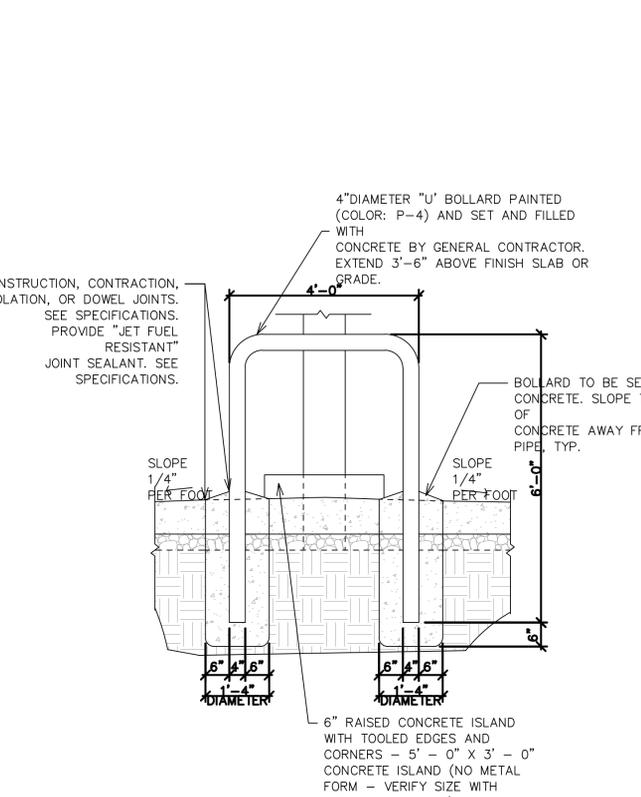
4 Trash Enclosure Gate Latch Detail
SCALE: NONE



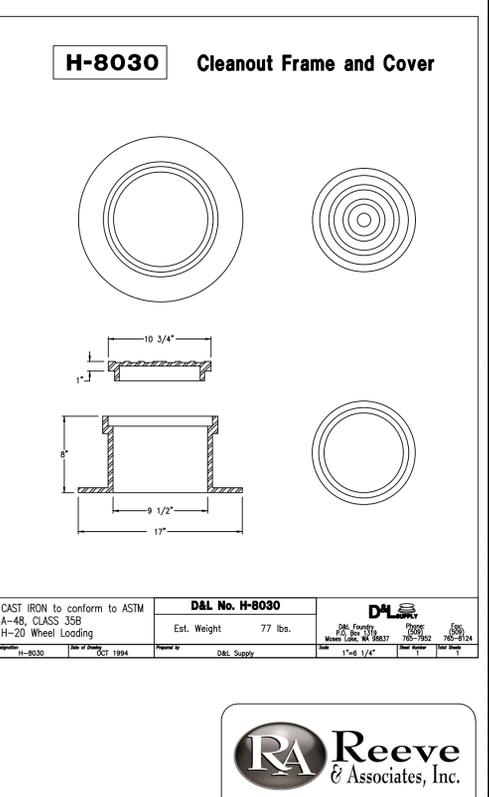
5 Typical Bollard Spacing
SCALE: NONE



6 Pipe Bollard Detail
SCALE: NONE



7 'U' Bollard Detail
SCALE: NONE



8 Clean-Out Frame & Cover
SCALE: NONE

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PERMIT SET

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
7-17-16
STATE OF UTAH

DATE: _____ STATUS: _____

PROJECT NUMBER: ??????

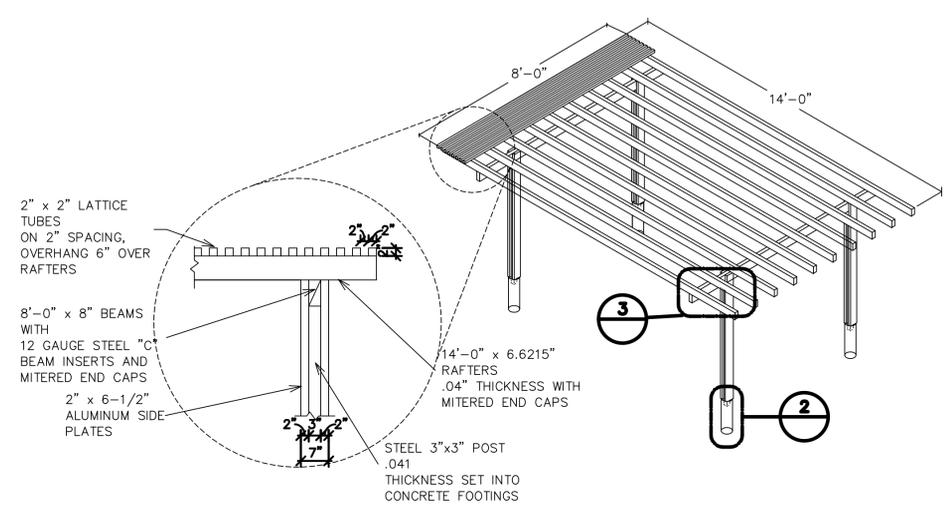
FILED: _____
DRAWN BY: R. Hansen
CHECKED BY: J. Nate Reeve, P.E.
SCALE: As indicated

CIVIL DETAILS

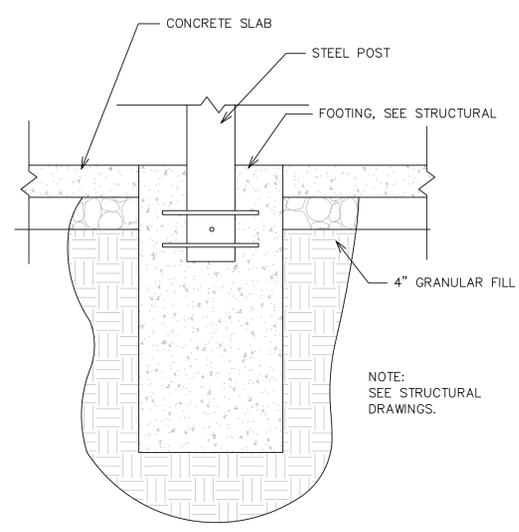
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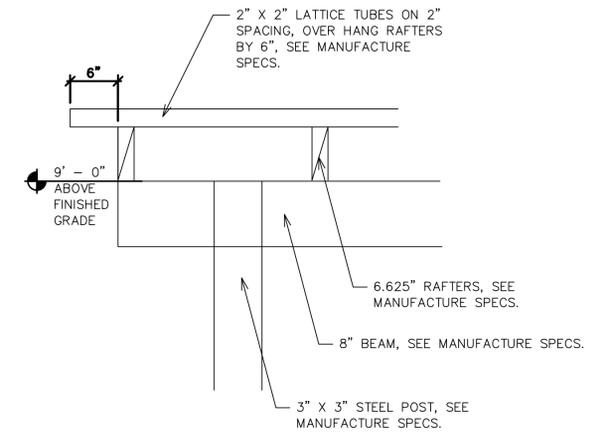
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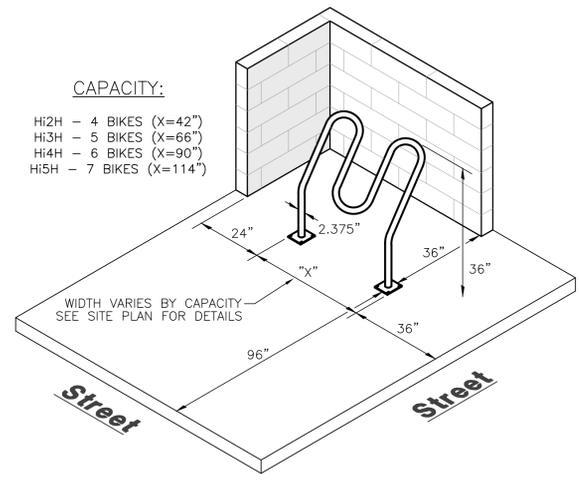
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2 Trellis Footing Detail
SCALE: NONE



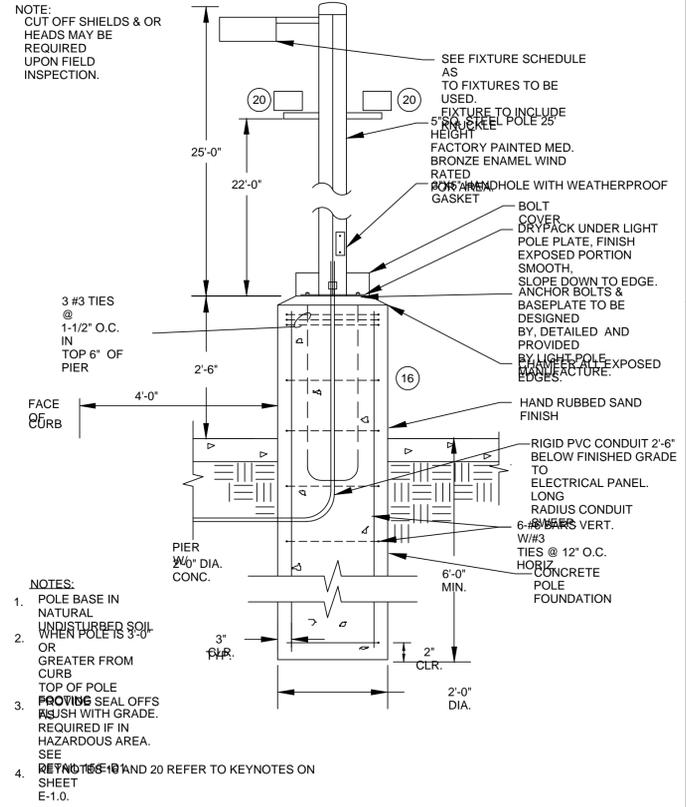
3 Trellis Lattice Detail
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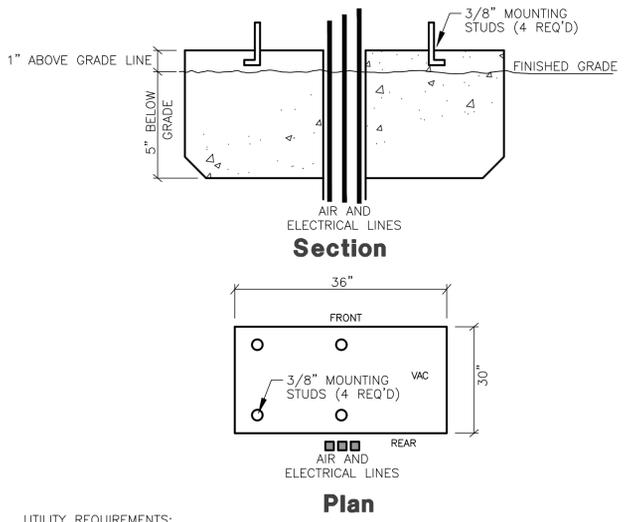
5 'Hi-Roller' Bike Rack Detail
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6 Not Used
SCALE: NONE

7 Not Used
SCALE: NONE



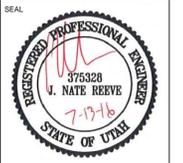
4 Typical Light Pole & Base
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8 XactAir Air Station Foundation
SCALE: NONE

9 Not Used
SCALE: NONE

10 Not Used
SCALE: NONE



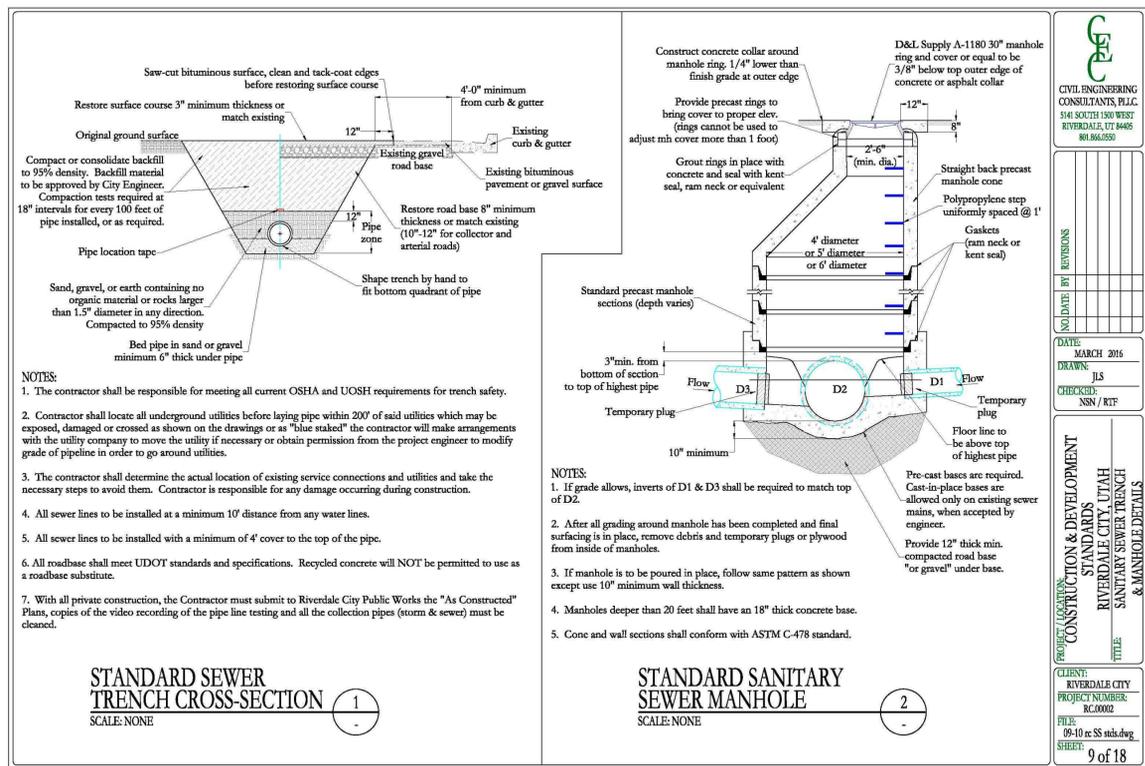
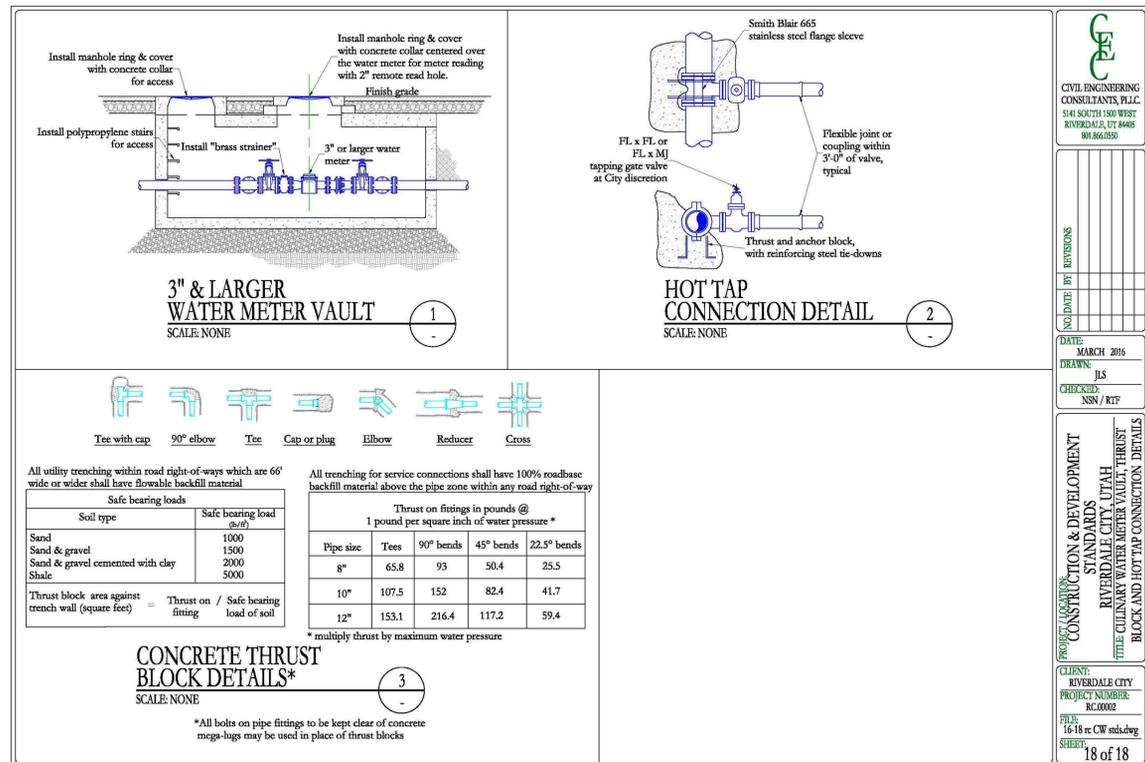
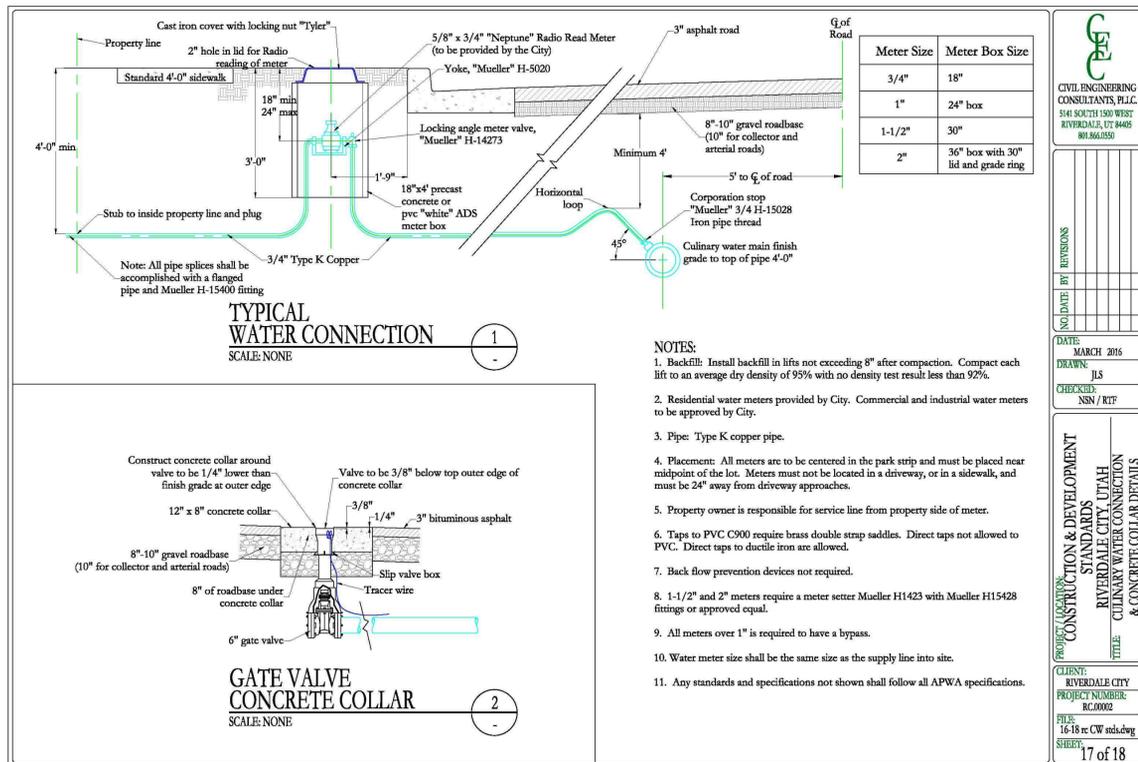
DATE	STATUS

DATE	REVISION
6-21-16	CITY COMMENTS
6-30-16	CITY COMMENTS
7-13-16	CITY COMMENTS

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PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR



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Storm Runoff Calculations

Maverik, Inc
Riverdale City, UT

7/12/2016 AHK

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Riverdale, UT area taken from data compiled by NOAA Atlas 14. The stormwater design is to detain the additional stormwater caused by the improvements. The design storm is a 100-year storm event.

Runoff storm water has been calculated for two different sets of conditions, one being the existing pre-improvement land and the other with land fully improved. The difference between the two quantities will be detained in a subsurface holding pond where the storm water will be released at its historical rate into the city Storm Drain system.

In case of a greater storm event, an Emergency Overflow system has been designed to discharge the overflow into the City Storm Drain System.

The calculations are as follows:

1. Pre-Improvement Time of Concentration:

Using Storm Water Run-Off "Overland Flow Time"
Tc from Project Site = 15 minutes

2. Rainfall Intensities:

Rainfall Intensities were obtained from data compiled by NOAA Atlas 14. These can be seen in section 6 below.

Rainfall Intensity for a 15 min. Time of Concentration 4.14 in/hr

3. Pre-Improvement Project Site Drainage Area:

Runoff Coefficients		
Paved Area	0	C = 0.95
Landscaped Area	48,227	C = 0.20
Roof	0	C = 0.95

Weighted Runoff Coefficient C = 0.20

4. Pre-Improvement Peak Run-off & Allowable Release Rate:

Runoff Coefficient	C =	0.20 (pre-improvement)
Rainfall Intensity	i =	4.14 IN./HR. (pre-improvement TOC)
Acreage	A =	1.11 ACRES
Runoff Quantity	Q =	CIA

Q (total) Q = 0.92 cfs

5. Post Improvement Project Site Drainage Area:

Runoff Coefficients		
Paved Area	37,347	C = 0.95
Landscaped Area	5,362	C = 0.20
Roof	5,518	C = 0.95

Weighted Runoff Coefficient C = 0.87

6. Post Improvement Volume of Run-off for 100-year event.

C =	0.87 (post-improvement runoff coefficient)
A =	1.11 acres
Q(out sump area)	1.25 cfs (sump bottom are percolation rate)

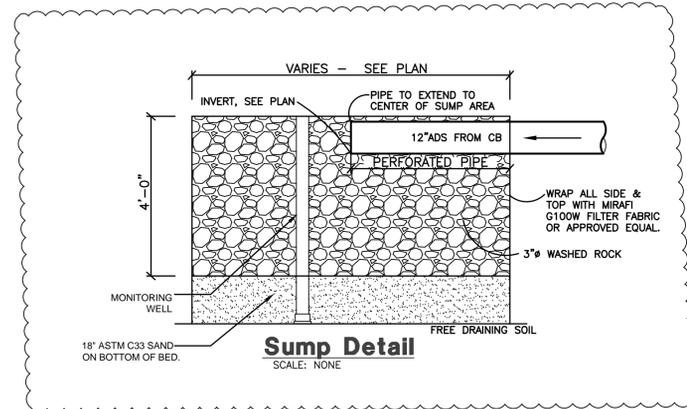
Q(out allowed) = 1.25 cfs

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
5	300	6.59	6.32	1,897	375	1,522
10	600	5.00	4.80	2,878	750	2,128
15	900	4.14	3.97	3,575	1,125	2,450
30	1800	2.79	2.68	4,818	2,250	2,568
60	3600	1.72	1.65	5,941	4,500	1,441
120	7200	0.94	0.91	6,521	9,000	-2,479

Required 100 YR Detention Volume = 2,568 c.f.
Retention Volume Provided 2,880 c.f.
Addition Volume Required = 0.00 c.f.

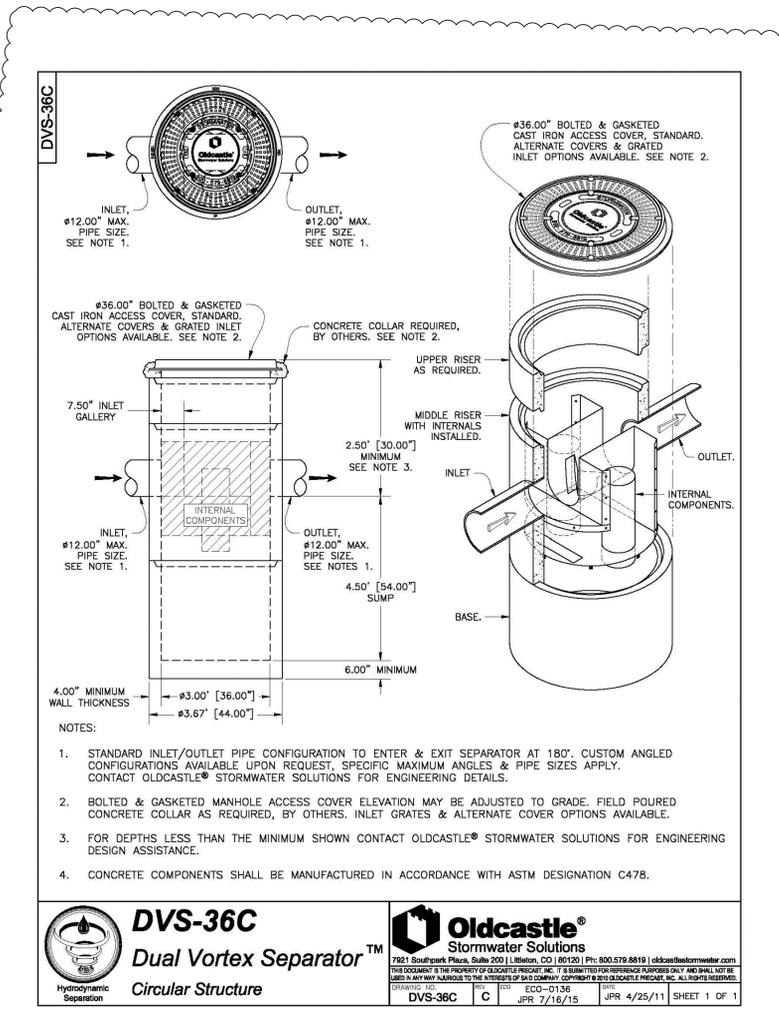
High Water in Sump Elevation = 64.23
Bottom of Sump Elevation = 60.66

Site Overflow Elevation = 67.22
Freeboard provided = 2.99 feet



Operations and Maintenance Plan Oil Water Separators

Facility Description. Oil/Water Separators are typically underground vaults with baffles or coalescing plates that trap sediments and retain floating oils before stormwater is discharged to sewer or storm lines.	
What To Look For	What To Do
Structural Components, including pipes and vaults.	
<ul style="list-style-type: none"> ➤ Clogged inlets or diminished capacity of vault ➤ Saturated absorbent pads or socks ➤ Missing elbow or "T" ➤ Cracked drain pipe or vault 	<ul style="list-style-type: none"> ➤ Remove sediment & oil from catch basins twice a year ➤ Vactor vault biannually or when sediment is 4" deep/oil 2" deep ➤ Close effluent shutoff valve before cleaning facility. Clean coalescing plates upstream or in the facility. Use low pressure, cool temperature, and biodegradable chemicals (if necessary). ➤ Change absorbent pads quarterly ➤ Install elbow or T on outlet ➤ Fill or replace when cracks are greater than 1"
Vegetation, including nearby plantings.	
➤ Large shrubs and trees	➤ Remove to prevent large root systems from damaging subsurface structural components.
Growing/Filter Medium NA	
Maintenance Schedule:	
Summer. Check shut off valve is operating. Make necessary structural repairs.	
Fall. Clean vault and/or coalescing plates. Change absorbent pads.	
Winter. Monitor.	
Spring. Clean vault and/or coalescing plates. Change absorbent pads.	
Maintenance Records. Record date, description, and contractor (if applicable) for all structural repairs and facility cleanout activities.	
Monitoring Log.	
Access. Maintain ingress/egress to design standards.	
Pollution Prevention. All sites should implement best management practices to prevent hazardous or solid wastes, or excessive oil and sediment from contaminating stormwater.	
Vectors (mosquitoes & rodents). Stormwater facilities shall not harbor mosquito larvae or rats that pose a threat to public health or that undermine the facility structure. Monitor standing water for mosquito larvae that look like small sticks perpendicular to the water's surface. Note holes/burrows in and around facilities.	



DVS-36C Dual Vortex Separator™
Hydrodynamic Separation

Oldcastle Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO 80120 | PH: 800.579.8816 | oldcastlestormwater.com
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DRAWING NO. DVS-36C | ECO-0136 | DATE JPR 7/16/15 | JPR 4/25/11 | SHEET 1 OF 1

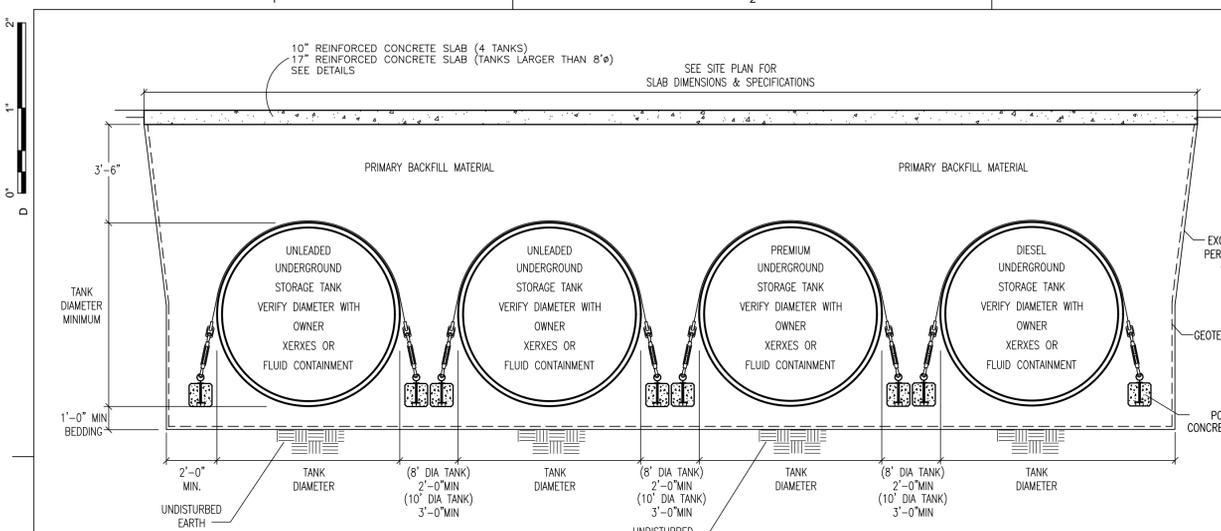


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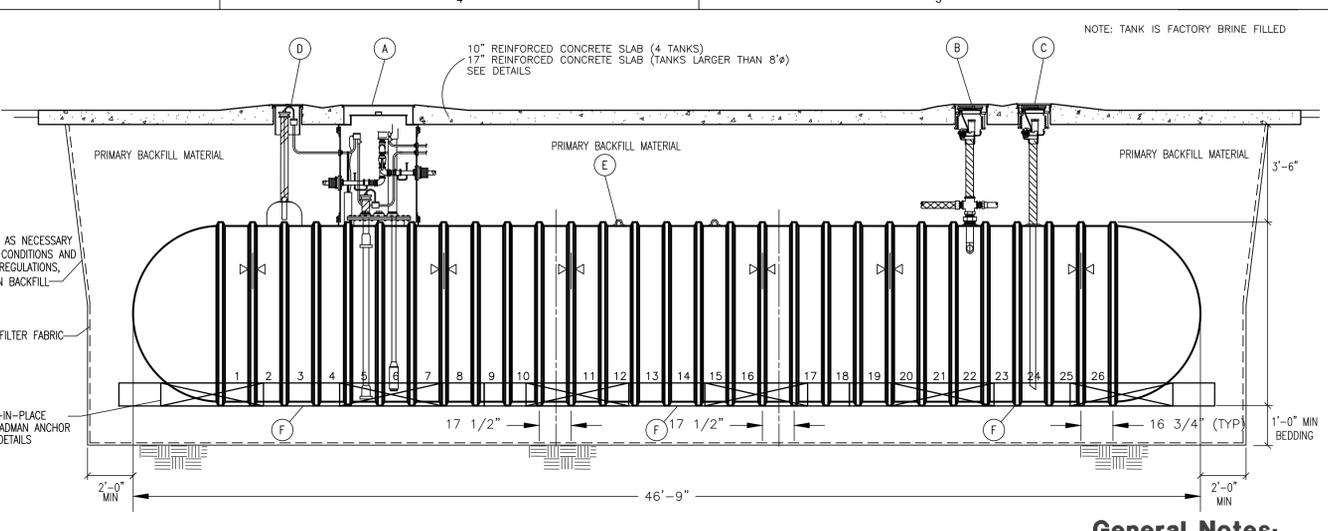
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SCALE: As indicated
DRAINAGE DETAILS

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ENGINEER: JNR



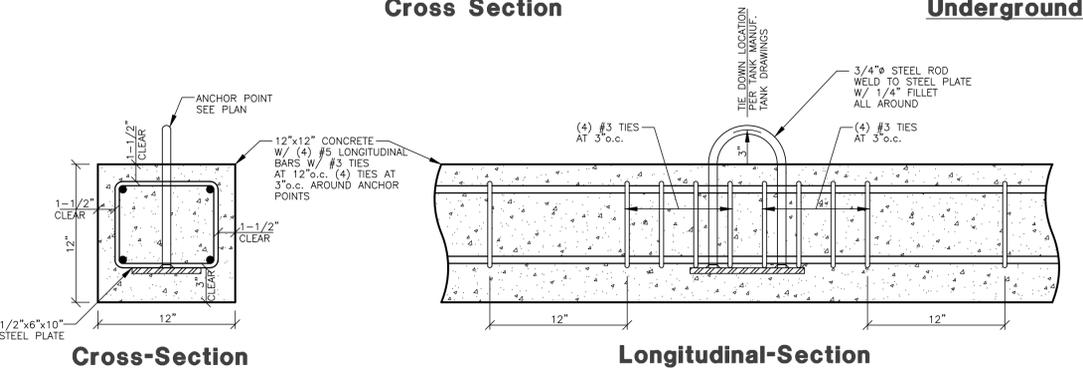
Cross Section



Longitudinal Section (15,000 gal.)

General Notes:

- INSTALL TANKS PER MANUFACTURER RECOMMENDATIONS AS SPECIFIED WITHIN THE "INSTALLATION MANUAL & OPERATING GUIDELINES FOR FIBERGLASS UNDERGROUND STORAGE TANKS."
- CONTRACTOR TO BE RESPONSIBLE FOR PROTECTING THE FUEL FARM PIT FROM WATER RUN-OFF. PROVIDE BERMS AND WATER/SILT FENCING.
- TANK SLAB BY CONTRACTOR, SEE CIVIL SITE PLAN FOR DIMENSIONS & DESIGN. CONCRETE SLAB TO EXTEND A MINIMUM 12" BEYOND TANK IN ALL DIRECTIONS.
- SEE GRADING PLAN FOR SLOPES & GRADES OF CONCRETE.
- SEE CIVIL SITE PLANS FOR GRADING ENSURING THAT THE FUEL DISPENSERS WILL BE INSTALLED ON A MINIMUM 6" HIGH CONCRETE ISLAND.
- PRIMARY BACKFILL:
 - PRIMARY BACKFILL MATERIAL MUST MEET THE FOLLOWING SPECIFICATIONS:
 - MATERIAL IS TO BE CLEAN, FREE-FLOWING, AND FREE OF DIRT, SAND, LARGE ROCKS, ROOTS, ORGANIC MATERIALS, DEBRIS, ICE AND SNOW.
 - BACKFILL MATERIAL SHALL NOT BE FROZEN OR CONTAIN LUMPS OF FROZEN MATERIAL AT ANY TIME DURING PLACEMENT.
 - AN IMPORTANT CHARACTERISTIC OF GOOD BACKFILL MATERIAL IS HARDNESS OR STABILITY WHEN EXPOSED TO WATER OR LOADS. MOST MATERIALS HAVE NO PROBLEM MEETING THE HARDNESS REQUIREMENT.
 - MATERIALS LIKE SOFT LIMESTONE, SANDSTONE, SEA SHELLS OR SHALE SHOULD NOT BE USED AS BACKFILL BECAUSE THEY MAY BREAK DOWN OVER TIME.
 - WHEN USING SELECT ROUNDED STONES, THEY MUST CONFORM TO THE SPECIFICATIONS OF ASTM C-33, SIZE NUMBERS 6, 67 OR 7.
 - WHEN USING SELECT CRUSHED STONES, THEY MUST CONFORM TO THE SPECIFICATIONS OF ASTM C-33, SIZE NUMBERS 7 OR 8.
- TEST MANFOLD FOR EACH AIR-TESTABLE TANK OR COMPARTMENT; TEST AT 6 PSIG (4 PSIG FOR 12-FOOT DIAMETER TANKS) PER SECTION 1.3.1.7 & .8 OF THE "INSTALLATION MANUAL AND OPERATING GUIDELINES FOR FIBERGLASS UNDERGROUND STORAGE TANKS."
- ALWAYS LIFT TANKS BY USING THE LIFTING LUGS PROVIDED WITH THE TANK. DISTRIBUTE THE LIFTING LOAD EVENLY BETWEEN THE LIFTING LUGS. USE SPREADER BARS AND EQUAL LENGTH SLINGS AS REQUIRED. USE A CRANE FOR PROPER MOVEMENT OF THE TANKS, PER SECTION 2.1.3 OF THE "INSTALLATION MANUAL AND OPERATING GUIDELINES FOR FIBERGLASS UNDERGROUND STORAGE TANKS."
- ALL EXCAVATED PETROLEUM LINE TRENCHES ARE TO BE BACKFILLED WITH PRIMARY BACKFILL MATERIAL.
- TANKS ARE TO BE LOCATED A MINIMUM OF 3 FEET FROM PROPERTY LINES.
- GEOTEXTILE FILTER FABRIC:
 - COVER OVER THE ENTIRE SURFACE OF BACKFILL MATERIAL.
 - ALL JOINTS IN THE FILTER FABRIC MUST BE OVERLAPPED A MINIMUM OF 12".
 - GEOTEXTILE FABRIC ALLOWS THE PASSAGE OF WATER IN AND OUT OF THE EXCAVATION BUT PREVENTS THE MIGRATION AND MIXING OF IN SITU SOIL AND THE SELECT BACKFILL MATERIAL. GEOTEXTILE HELPS PRESERVE THE INTEGRITY OF THE SELECT BACKFILL ENVELOPE THAT SURROUNDS AND SUPPORTS THE TANK.
 - USE FILTER FABRIC PER XERXES SPECIFICATIONS.
- PRECAST DEADMAN TANK ANCHOR TO BE SPECIFIED BY WATER TABLE REQUIREMENTS AND GEOTECHNICAL REPORT. PLACE DEADMAN ON TANK PIT BEDDING. DEADMAN LENGTH SHALL MEET OR EXCEED TANK LENGTH. PETROLEUM CONTRACTOR SHALL PROVIDE ALL EQUIPMENT I.E. CRANE AND ETC. FOR INSTALLING AND SETTING TANK ANCHOR SYSTEM.
- TANK HOLD DOWN SYSTEM TO BE INSTALLED WITH DEADMAN ANCHORS AS SPECIFIED BY WATER TABLE AND GEOTECHNICAL REPORT. VERIFY QUANTITY AND SPACING OF STRAPS WITH TANK MANUFACTURER PRIOR TO INSTALLATION. INSTALL PER MANUFACTURERS INSTRUCTIONS. IF DEADMAN EYE BOLTS SLOTS ARE LOCATED IN THE PROPER POSITION USE TURNBUCKLE SHACKLE METHOD, OTHERWISE, USE WIRE CABLE AND TRIPLE CLAMPS.



Poured-in-Place Concrete Deadman Anchor

Deadmen Installation Instructions for Fiberglass Underground Storage Tanks

- GENERAL
 - These instructions supplement the Anchoring Tanks section of the Xerxes Installation Manual and Operating Guidelines (subsequently referred to as "Installation Manual").
 - It is important to follow the procedures and instructions in the Installation Manual in order to safely and properly install a Xerxes underground storage tank and accessories. Failure to follow those instructions may void the tank warranty and cause tank failure, death, serious personal injury or property damage.
 - Deadmen help anchor tanks in installations in which there is potential for a high water table or trapped water.
 - Deadmen come in various lengths. Generally, there are 1 to 4 deadman sections per side of tank, with both sides having an equal number.
- ANCHORING TANKS
 - Placement of Deadmen
 - The minimum spacing between tanks must be increased as needed to accommodate deadmen.
 - Always provide sufficient clearance to allow the deadmen to be set outside of the tank "shadow." See Tank Spacing subsection in the Excavation Parameters section of the Installation Manual. (See FIGURE 2-1.)
 - When multiple sections are used, the deadmen are to be butted together end to end on each side of the tank.
 - Positioning of anchor points
 - Deadmen are constructed with 3/8-inch diameter anchor points.
 - Use only one strap per anchor point.
 - Align the anchor points with the hold-down strap locations on the tank (marked by arrowhead >> symbols). See Anchoring Tanks section of the Installation Manual.
 - When using deadmen in man-out-of-hole strapping applications, align the anchor points with the proper ribs before setting the deadmen in the hole.
 - Care should be taken to keep backfill from entering the alignment slots until final adjustment is made. Placing something (for example, a piece of wood) over the slots during during backfill placement may help keep backfill from entering the alignment slots.
 - Installation of deadmen
 - The top of the deadman should be aligned to the bottom of the tank.
 - The deadmen are typically placed directly on the excavation floor.
 - Make sure the anchor points are positioned correctly.
 - Some contractors use the deadmen as a guide for proper depth of bedding.
 - TURNBUCKLES
 - General
 - Xerxes offers a turnbuckle (See FIGURE 3-1) that will connect the deadman anchor point to the Xerxes FRP hold-down strap. See Hold-down Straps subsection in the Anchoring Tanks section of the Installation Manual for more detail. (Also see FIGURE 2-1.)

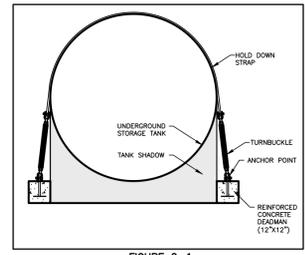
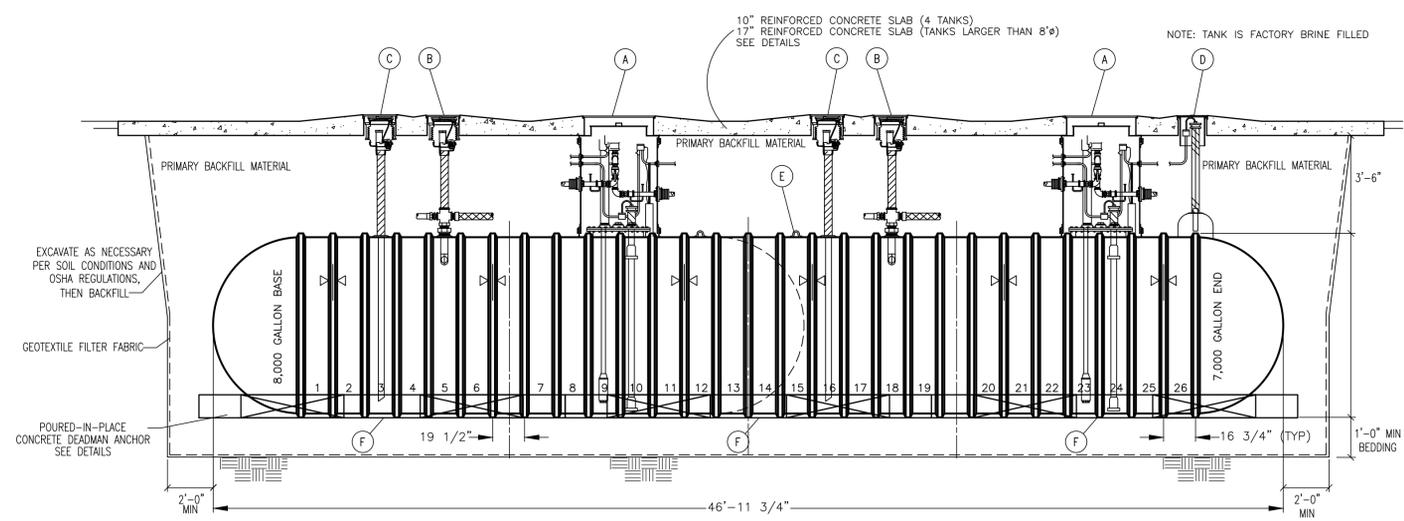


FIGURE 2-1



FIGURE 3-1



Longitudinal Section (15,000 gal./Dual Compartment)

- A SUBMERSIBLE PUMP AND TANK SUMP
- B STAGE 1 VAPOR RECOVERY
- C TANK FILL TUBE
- D HYDROSTATIC INTERSTITIAL SENSOR
- E LIFTING LUG (2 EXTRA (15,000 gal.) AND (1 EXTRA (12,000 gal.))
- F POURED IN PLACE CONCRETE DEADMAN (IF REQUIRED) 18' LONG FOR 12,000 GAL. TANKS 16' LONG FOR 15,000 GAL. TANKS 12' LONG FOR 8,000 GAL. TANKS

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 ENGINEER: JNR

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 salt lake city
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 SCALE: As indicated
UNDERGROUND STORAGE TANK DETAILS

MAVERIK, INC.

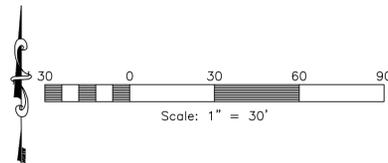
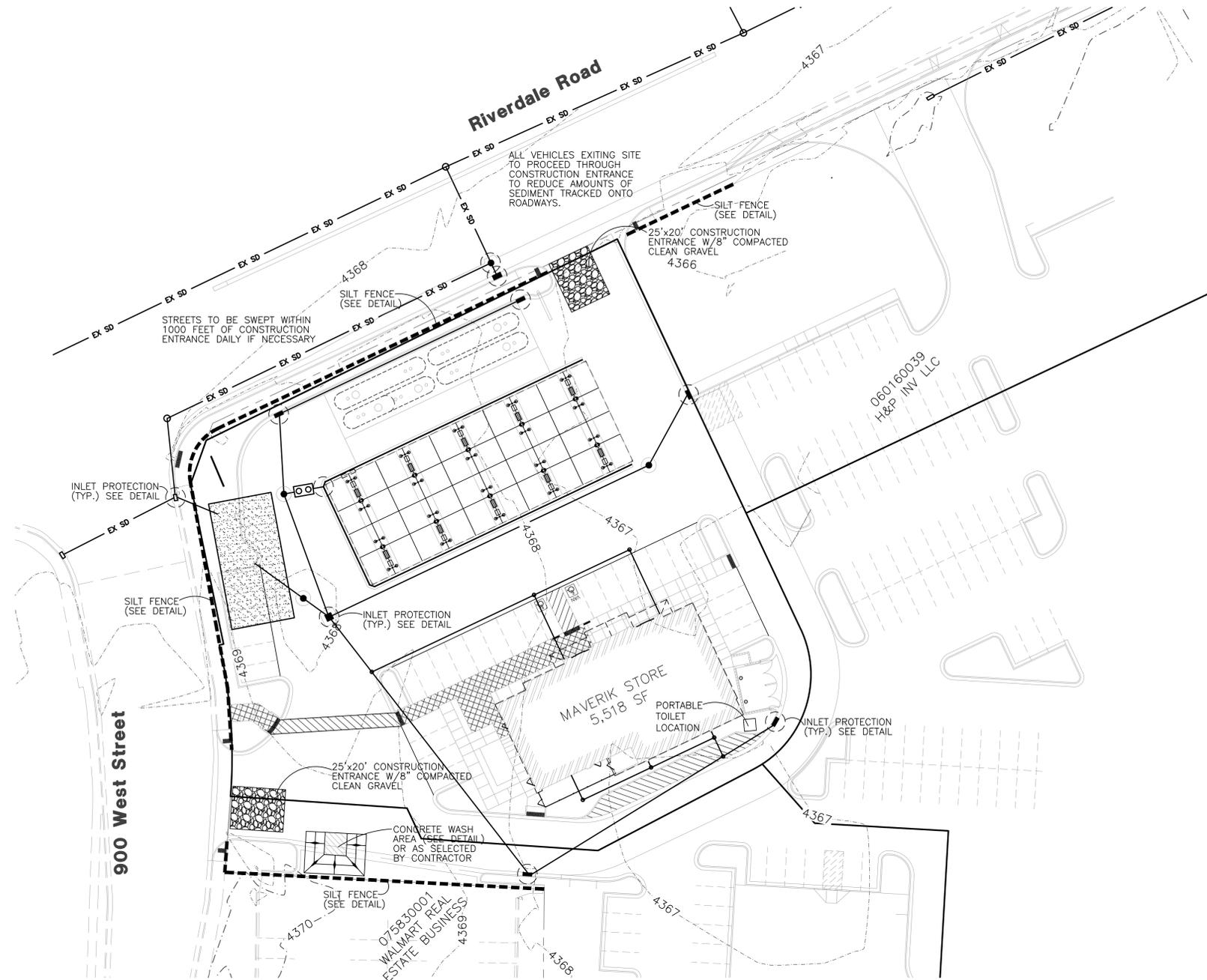
899 West Street Riverdale Road

Storm Water Pollution Prevention Plan Exhibit

RIVERDALE, WEBER COUNTY, UTAH
APRIL 2016



Vicinity Map
NOT TO SCALE



Construction Activity Schedule

- PROJECT LOCATION.....RIVERDALE, WEBER COUNTY, UT
- PROJECT BEGINNING DATE.....APRIL 2016
- BMP'S DEPLOYMENT DATE.....APRIL 2016
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TROY JORGENSEN @ MAVERIK (877) 936-5557 UNTIL GENERAL CONTRACTOR IS HIRED
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

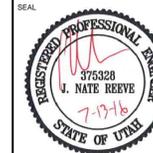
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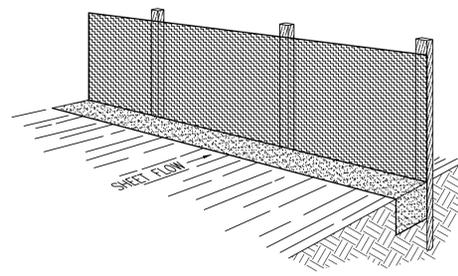
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CHECKED BY: J. Nate Reeve, P.E.

SCALE: As indicated

STORM WATER POLLUTION PREVENTION PLAN EXHIBIT

1. Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2. Describe BMP's to eliminate/reduce contamination of storm water from:
 - a. Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - b. Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - c. Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - d. Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - e. Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - f. Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - g. Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - h. Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - i. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - j. Service areas:
To be performed in designated areas only and surrounded with silt fence.
3. Construction Vehicles and Equipment:
 - a. Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - b. Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - c. Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
5. Spill Prevention and Control
 - a. Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6. Post Roadway / Utility Construction
 - a. Maintain good housekeeping practices.
 - b. Enclose or cover building material storage areas.
 - c. Properly store materials such as paints and solvents.
 - d. Store dry and wet materials under cover, away from drainage areas.
 - e. Avoid mixing excess amounts of fresh concrete or cement on-site.
 - f. Perform washout of concrete trucks offsite or in designated areas only.
 - g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes
 - a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
 - h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
 - i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - j. Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.



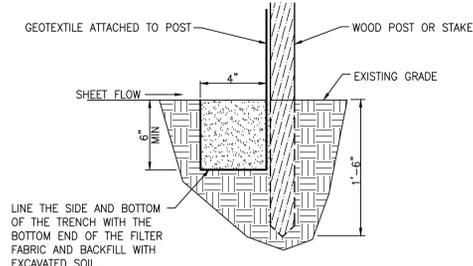
Perspective View

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

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

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

FIELD ASSEMBLY:
 *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
 *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing



Section

INSTALLATION
 The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.
 should generally be less than three (3) times the height of the fence.
 *If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
 *Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
 *The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

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

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

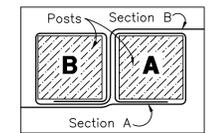
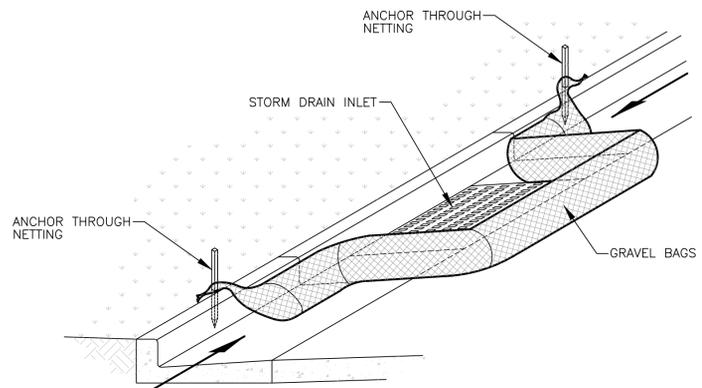
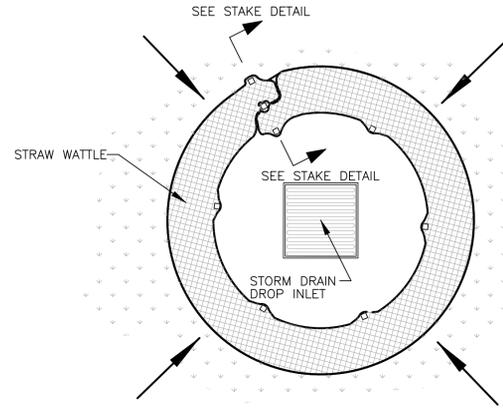


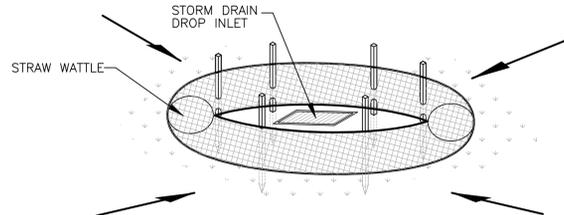
Figure 1:
Top View of Roll-to-Roll Connection



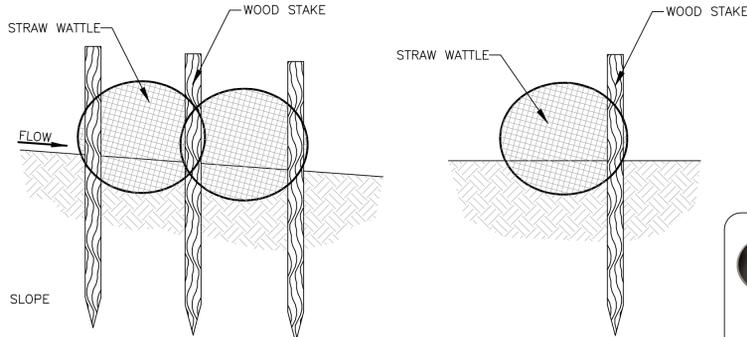
Inlet Box Protection



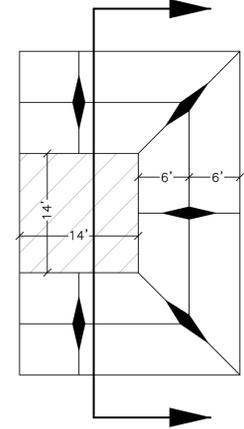
Plan View



Drop Inlet Protection

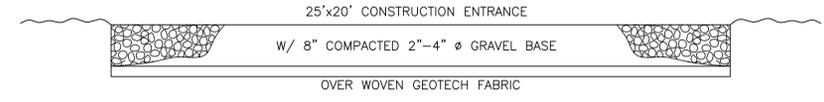


Stake Detail



**Concrete Washout Area
w/ 10 mil Plastic Liner**

SCALE: NONE



Cross Section 25' x 20' Construction Entrance



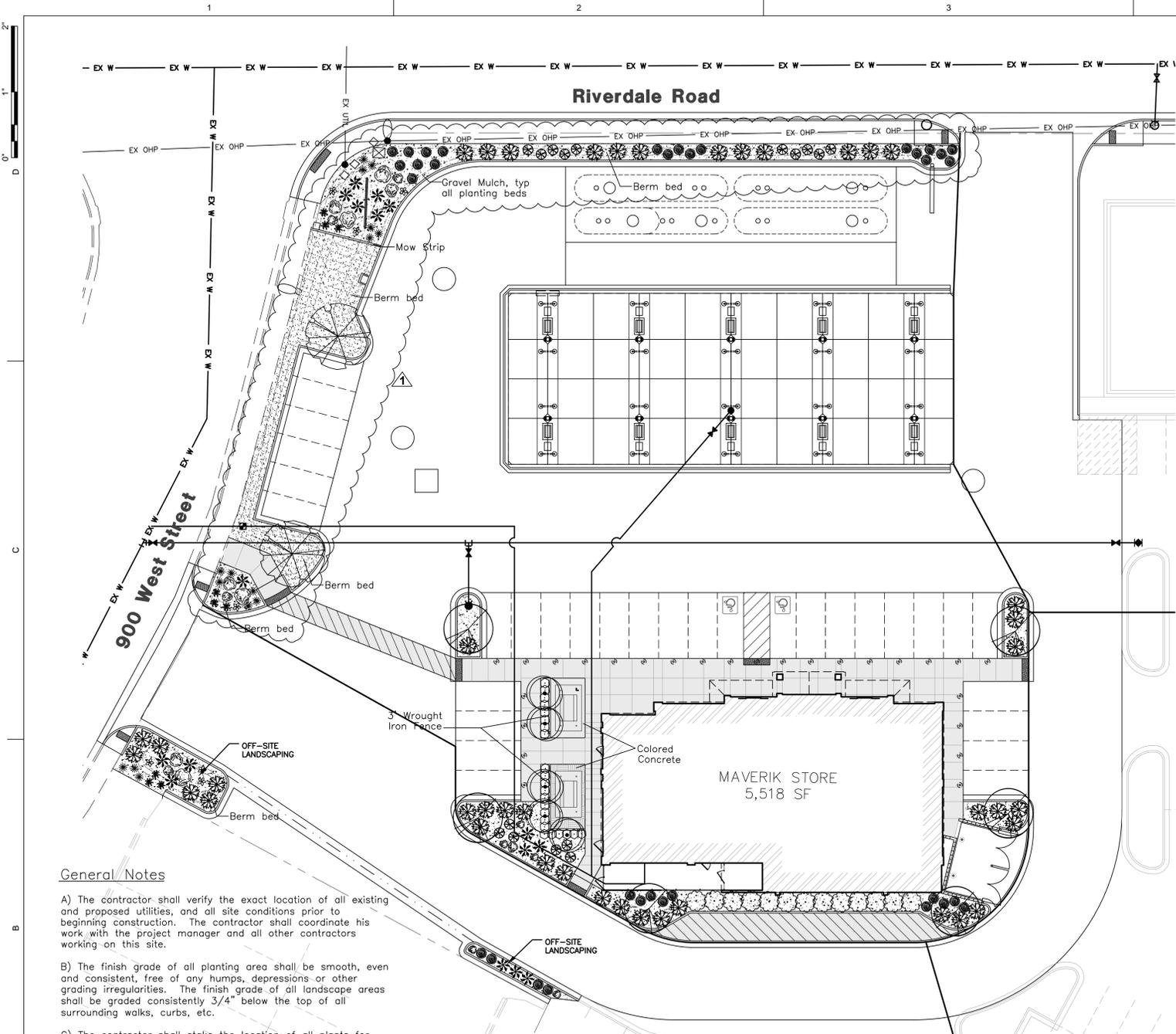
DATE	STATUS

DATE	REVISION
6-21-16	CITY COMMENTS
6-30-16	CITY COMMENTS
7-13-16	CITY COMMENTS

PROJECT NUMBER: ??????
 FILE: R. Hansen
 DRAWN BY: R. Hansen
 CHECKED BY: J. Nate Reeve, P.E.
 SCALE: As indicated

STORM WATER POLLUTION PREVENTION PLAN DETAILS

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 PROJECT NUMBER: 5799-344
 DRAWN BY: RWH
 ENGINEER: JNR



Plant Table

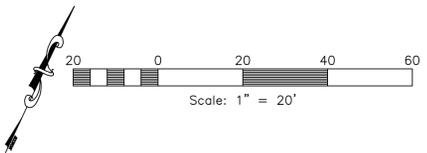
Quantity	Symbol	Scientific Name	Common Name	Planting Size
5	(Symbol)	<i>Carpinus betulus</i> 'Fastigiata'	Columnar Hornbeam	2" cal.
2	(Symbol)	<i>Malus</i> 'Prairie Fire'	Prairie Fire Crabapple	2" cal.
6	(Symbol)	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13	(Symbol)	<i>Euonymus alatus</i> 'Compacta'	Dwarf Burning Bush	5 gal.
41	(Symbol)	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	5 gal.
23	(Symbol)	<i>Ligustrum v.</i> 'Lodense'	Lodense Privet	5 gal.
16	(Symbol)	<i>Potentilla</i> 'Gold Drop', or equal	Gold Drop Potentilla, or equal	5 gal.
34	(Symbol)	<i>Spiraea japonica</i> 'Magic Carpet'	Magic Carpet Spirea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13	(Symbol)	<i>Calamagrostis</i> 'Karl Foerster'	Karl Foerster Grass	5 gal.
9	(Symbol)	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	1 gal.
15	(Symbol)	<i>Iris pallida</i> 'Variegata'	Variegated Sweet Iris	1 gal.
7	(Symbol)	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	1 gal.

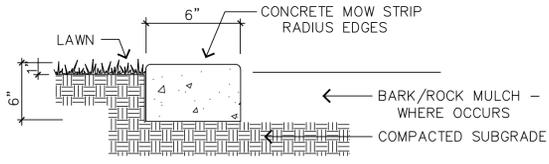
- (Symbol) Decorative Boulders
- (Symbol) Turf Grass - To be sodded.
- (Symbol) 3" Layer of 2" minus crushed rock mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.
- (Symbol) Stamped Concrete

NOTE: Beds along 900 West and Riverdale Road shall be bermed, with 1' contour interval.

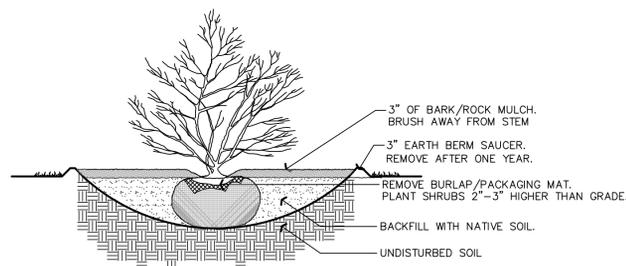


General Notes

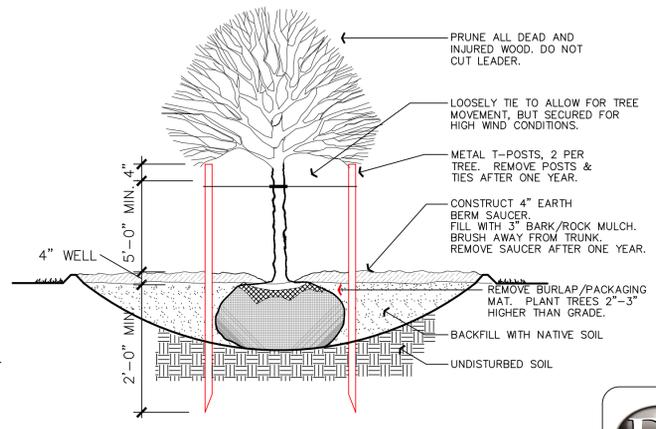
- A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.
- B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
- D) The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.
- E) The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.
- I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.
- J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
- K) Maverik Corporation shall be responsible for landscape maintenance beyond construction period.



CONCRETE MOW STRIP
SCALE: NOT TO SCALE



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.
SHRUB PLANTING
SCALE: NOT TO SCALE



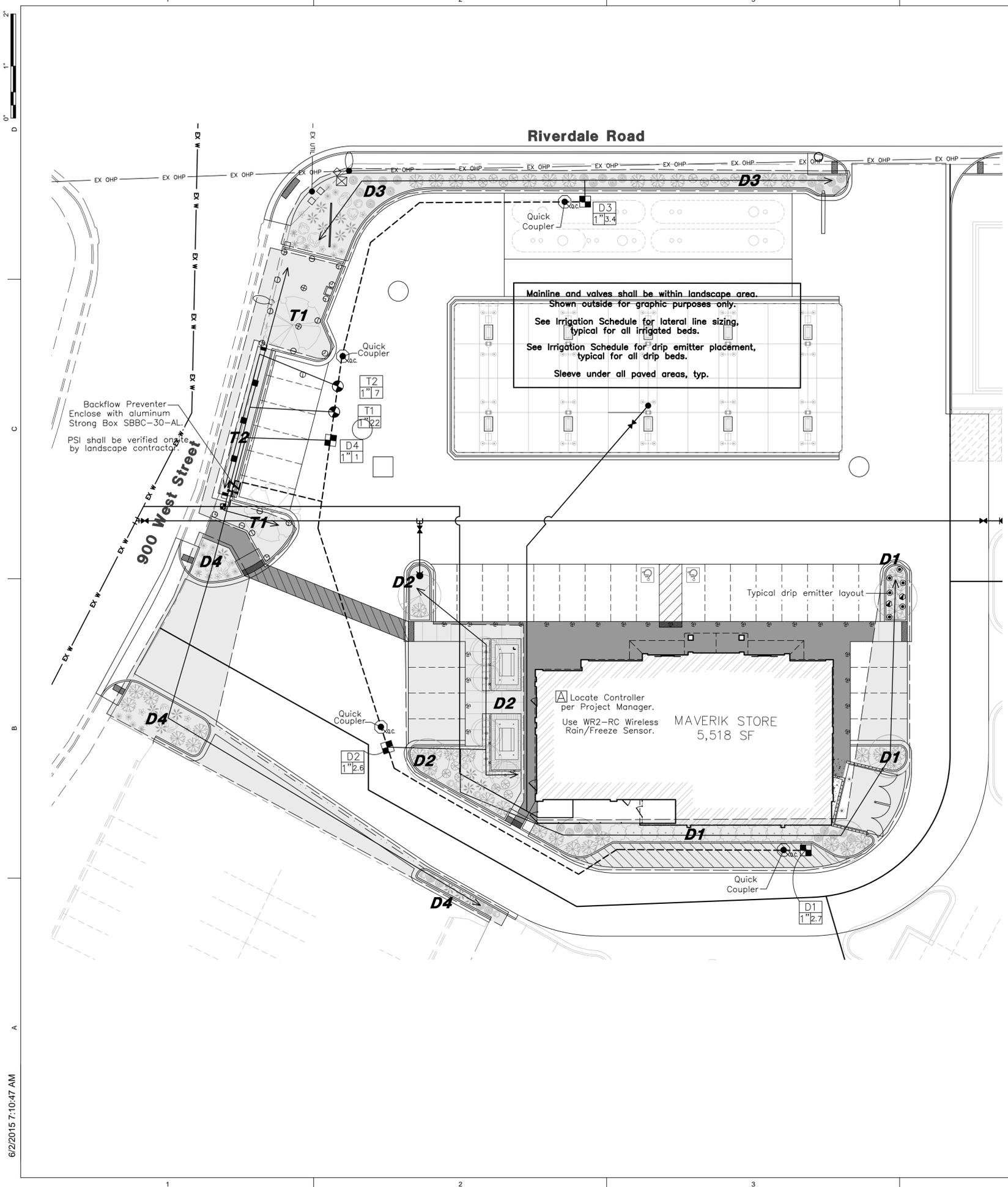
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.
DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

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PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR

DATE	REVISION
6-21-16	CITY COMMENTS
6-30-16	CITY COMMENTS
7-13-16	CITY COMMENTS



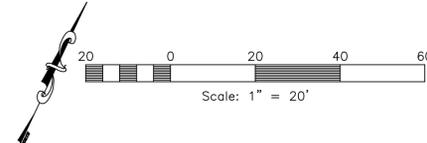
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
■	RAINBIRD	RD-1800-SAM-PRS-STRIP SERIES	15'-30' TRAJECTORY
⊙⊙⊙⊙	RAINBIRD	RD-1800-SAM-PRS-SERIES U12 SERIES	1800 SERIES SPRAY BODY 12'R PLASTIC NOZZLE
⊙	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
⊙	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
■	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
⊙	RAINBIRD	PEB SERIES	PRESSURE REGULATING PLASTIC VALVE
⊙	VALVE NO & CONTROLLER		VALVE ID BOX
---			1-1/2" MAINLINE - SCHEDULE 40 PVC
→			LATERAL LINE - CLASS 200 PVC, SIZED AS FOLLOWS 3/4" (0-10 gpm), 1" (10-16 gpm), 1 1/4" (16-26 gpm), 1 1/2" (26-35 gpm), 2" (35-55 gpm)
△	RAINBIRD	ESP 8 LXME:120 VAC	INDOOR/OUTDOOR MOUNT BASE CONTROLLER.
---			SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
⊥			GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
Z	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
⊙ _{acc}	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
---			IRRIGATION ZONES

NOTE: USE RAINBIRD HE-VAN SERIES VARIABLE ARC NOZZLES WHERE NECESSARY, FOR AREAS LESS THAN 15' RADIUS, TO MAINTAIN PROPER COVERAGE. USE R-VAN ROTARY NOZZLES FOR AREAS UP TO 24' RADIUS. DO NOT USE BOTH HE-VAN AND R-VAN NOZZLES IN THE SAME IRRIGATION ZONE.

NOTE: USE STRONG BOX SBBC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.

NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.



RIVERDALE MAVERIK
 899 WEST RIVERDALE ROAD
 RIVERDALE, UTAH
 PERMIT SET



DATE	REVISION
6-21-16	CITY COMMENTS
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7-13-16	CITY COMMENTS

PROJECT NUMBER	?????
FILE	
DRAWN BY	R. Hansen
CHECKED BY	J. Nate Reeve, P.E.
SCALE	As indicated

IRRIGATION PLAN

PROJECT NUMBER: 5799-344
 DRAWN BY: RWH
 ENGINEER: JNR

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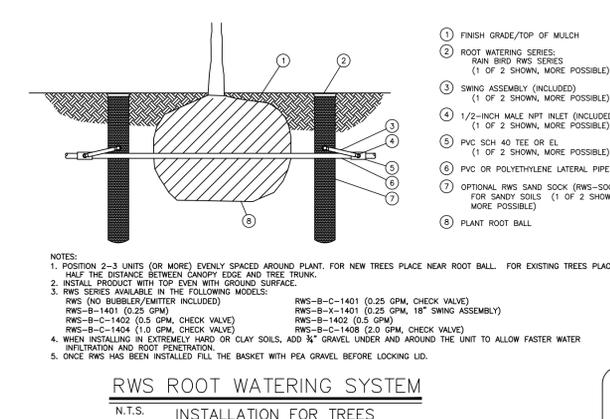
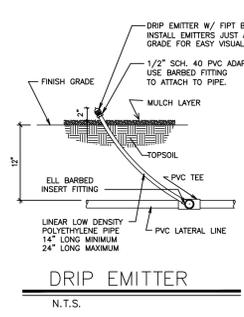
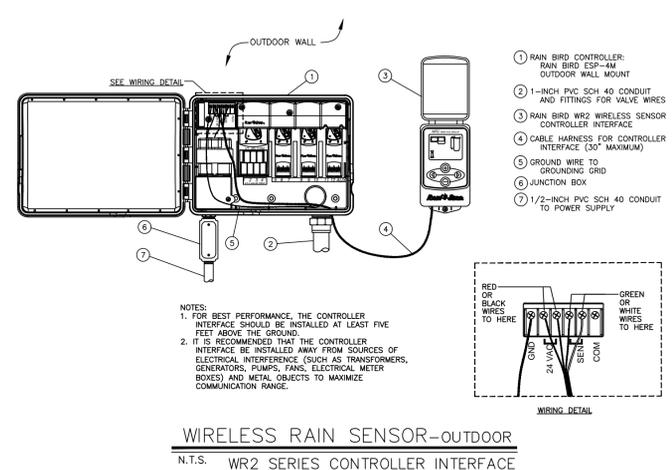
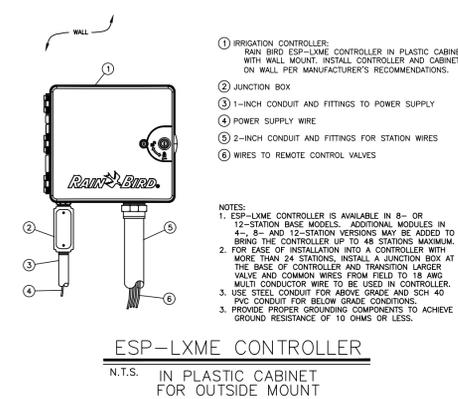
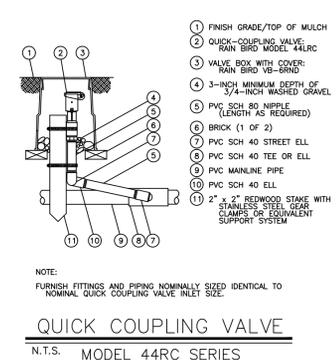
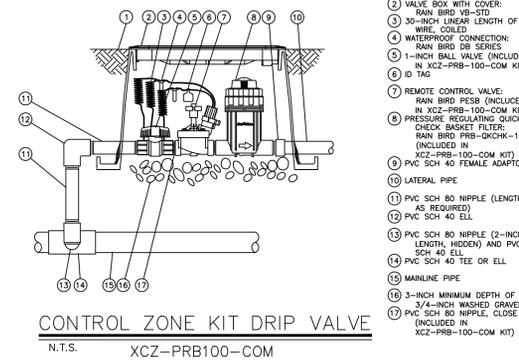
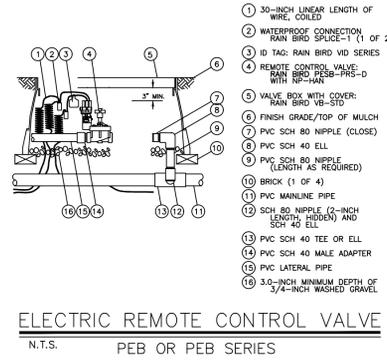
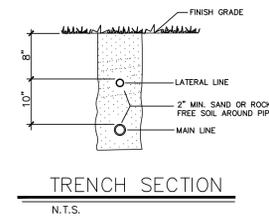
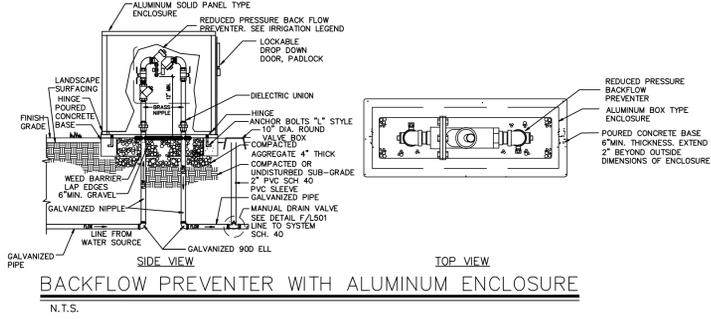
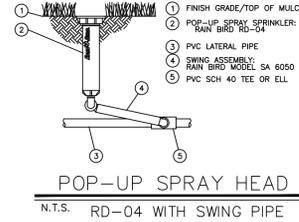
SPRINKLER NOTE

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

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

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

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



DATE	REVISION
6-21-16	CITY COMMENTS
6-30-16	CITY COMMENTS
7-13-16	CITY COMMENTS

PROJECT NUMBER	?????
FILE	
DRAWN BY	R. Hansen
CHECKED BY	J. Nate Reeve, P.E.
SCALE	As indicated
IRRIGATION	
DETAILS	
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DRAWN BY:	RWH
ENGINEER:	JNR

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

AGENDA ITEM: G2a-b

- SUBJECT:**
- a. Consideration of Ordinance 880 adopting proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code)
 - b. Consideration of Ordinance 881 adopting proposed amendments to the proposed amendment to the Riverdale City Code, Title 10 Zoning and Subdivision Regulations (Multiple Chapters)

PRESENTER: Mike Eggett, Community Development Director

- INFORMATION:**
- a. [Executive Summary for Ordinance 880](#)
 - b. [Ordinance 880](#)
 - c. [Code Amendments for Title 9 & Title 4](#)
 - d. [Executive Summary for Ordinance 881](#)
 - e. [Ordinance 881](#)
 - f. [Code Amendments for Title 10](#)
 - g. [Public Hearing Notice for ALL proposed code amendments](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 7-19-2016

Petitioner: Riverdale City

Summary of Proposed Action

Recently, the State Legislature has passed a bill updating the building codes for the State and, as a result, the City should update these building codes. A public hearing was held with the Planning Commission on June 28, 2016 to consider these proposed Code changes, and advertised accordingly to the public per State Law. Following the public hearing, the Planning Commission discussed the proposed Code changes and provided a favorable recommendation to the City Council for approval of the proposed changes.

Following the public hearing, the City Council may discuss the proposed language amendments and then determine how to proceed. City Staff would recommend that the City Council decide whether to approve the proposed City Code changes, approve the proposed changes with the addition of other amendments to the proposed language, or not approve the proposed changes with the appropriate findings of fact to support the decision.

Legal Comments - City Attorney

These are updates/revisions we generally approve every 3 or 4 years to comply w/ national standards

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



ORDINANCE NO. 880

AN ORDINANCE ADOPTING CURRENT EDITIONS OF THE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE AND OTHER MISCELLANEOUS CODES, PROVIDING A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council of Riverdale City has previously adopted earlier editions of the various Building, Electrical, Plumbing, Mechanical, Fire and other miscellaneous Codes; and

WHEREAS, from time to time it becomes necessary to amend the various codes in order to stay current with national standards, common practices and safety issues; and

WHEREAS, in the judgment of the City Council of the City of Riverdale, adopting the current editions of the various Codes would contribute to safety, assist in preserving the health, promoting the prosperity and improving the peace, order, comfort and convenience of the inhabitants of and visitors to the City of Riverdale and in protecting and preserving their property and well-being;

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

Section 1. Title 9, Chapter 1, Section 1 of the Riverdale Municipal Ordinance Code is hereby amended by adopting current versions of the various codes.

The amended Section 9-1-1 shall read as follows:

9-1-1. BUILDING CODES ADOPTED:

Those certain documents, two (2) copies of which are on file in the office of the community development administrator, being marked and designated as the International Building Code, ~~2012~~ 2015 edition (including Appendix J); International Residential Code, ~~2012~~ 2015 edition (including Appendix E); International Energy Conservation Code, ~~2012~~ 2015 edition; and International Fuel Gas Code, ~~2012~~ 2015 edition; International Existing Building Code, ~~2012~~ 2015 edition (including all Appendixes); **NFPA 225 Model Manufactured Home Installation Standard, 2005 edition;** are hereby adopted as the building codes of the city for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city; providing for issuance of permits and collection of fees therefore; providing penalties for violation of such codes, declaring and establishing fire zones, and each and all of the regulations, provisions, penalties, conditions and terms of said codes published by the International Conference of Building Officials, on file in the office of the community development administrator, are hereby referred to, adopted, and made a part of this chapter as if fully set out in this chapter; provided, however, that the penalty for any violation of the above cited codes is a class B misdemeanor, punishable as is provided in section 1-4-1 of this code. (Ord. ~~854~~ 880, ~~5-6-2014~~ July, 2016)

Section 2. Title 9, Chapter 2, Section 1 of the Riverdale Municipal Ordinance Code is hereby amended by adopting the 2014 edition of the National Electrical Code. The amended Section 9-2-1 shall read as follows:

9-2-1: **ELECTRICAL CODE ADOPTED:**

The National Electrical Code (NEC), ~~2014~~ **2014** including the appendices thereto, establishing rules and regulations for the conduct of the business or trade of electricians and the installation, alteration, or repair of electric systems and other matters relating thereto, which has been printed as a code in book form, and copies of which have been filed for use and examination by the public in the office of the community development administrator (also available on the NFPA website), and the whole thereof, is hereby referred to, adopted, and made a part of this chapter as if fully set out herein. (Ord. ~~854~~ **880**, ~~5-6-2014~~ **July, 2016**)

Section 3. Title 9, Chapter 3, Section 1 of the Riverdale Municipal Ordinance Code is hereby amended by adopting the 2015 edition of the International Plumbing Code. The amended Section 9-3-1 shall read as follows:

9-3-1: **PLUMBING CODE ADOPTED:** The international plumbing code, ~~2012~~ **2015** edition, including the appendices thereto, establishing rules and regulations for the conduct of the business or trade of plumbing and the installation, alteration, or repair of plumbing and drainage systems and other matters relating thereto, which has been printed as a code in book form, and two (2) copies of which have been filed for use and examination by the public in the office of the community development administrator and the whole thereof, is hereby referred to, adopted, and made a part of this chapter as if fully set out herein. (Ord. ~~841~~ **880**, ~~5-6-2014~~ **July, 2016**)

Section 3. Title 9, Chapter 4, Section 1 of the Riverdale Municipal Ordinance Code is hereby amended by adopting the 2015 edition of the International Mechanical Code. The amended Section 9-4-1 shall read as follows:

9-4-1: **MECHANICAL CODE ADOPTED:** The international mechanical code, ~~2012~~ **2015** edition, including the appendices thereto, establishing rules and regulations for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances within this city, three (3) copies of which are on file in the office of the community development administrator, is hereby adopted as the mechanical code of this city the same as if set out fully in this chapter. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat producing appliances within this city. (Ord. ~~841~~ **880** ~~5-6-2014~~, **July, 2016**)

Section 4. Title 4, Chapter 2, Section 1 of the Riverdale Municipal Ordinance Code is hereby amended by adopting the 2015 edition of the International Fire Code. The amended Section 4-2-1 shall read as follows:

4-2-1: **FIRE CODE ADOPTED:** A certain document, ~~three (3)~~ **two (2)** copies of which are on file in the office of the community development director, being marked and designated as the international fire code, ~~2012~~ **2015** edition, including appendix chapters, as published by the International Code Council, be and is hereby adopted as the code of Riverdale City for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings or premises in Riverdale City and providing for the issuance of permits for hazardous uses or operations; and each and all

of the regulations, provisions, conditions and terms of such international fire code, published by the International Code Council, on file in the office of the community development director, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter; provided, however, that any person who violates this code shall be guilty of a class B misdemeanor and upon conviction such person shall be punished as provided in section 1-4-1 of this code. (Ord. 854 880, 5-6-2014 July, 2016)

Section 5. Repealer. Any provision of the Riverdale Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

Section 6. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 7. All other terms and conditions as previously adopted remain in full force and effect unless specifically amended hereby.

Section 8. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED AND ORDERED POSTED this ____ day of July, 2016.

Norm Searle, Mayor

Attest:

Jackie Manning, City Recorder

Title 9, Chapter 1

BUILDING CODE AND REGULATIONS

9-1-1: BUILDING CODES ADOPTED:

Those certain documents, two (2) copies of which are on file in the office of the community development director, being marked and designated as the international building code, 2012-2015 edition (including appendix J); international residential code, 2012-2015 edition (including appendix E); international energy conservation code, 2012-2015 edition; international fuel gas code, 2012-2015 edition; international existing building code, 2012-2015 edition (including all appendices); NFPA 225 Model Manufactured Home Installation Standard, 2005 edition; international property maintenance code, 2006 edition; and uniform code for the abatement of dangerous buildings, 1997 edition; are hereby adopted as the building codes of the city for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city; providing for issuance of permits and collection of fees therefor; providing penalties for violation of such codes, declaring and establishing fire zones, and each and all of the regulations, provisions, penalties, conditions and terms of said codes published by the International Conference Of Building Officials, on file in the office of the community development director, are hereby referred to, adopted, and made a part of this chapter as if fully set out in this chapter; provided, however, that the penalty for any violation of the above cited codes is a class B misdemeanor, punishable as is provided in section 1-4-1 of this code. (Ord. 854, 5-6-2014)

Chapter 2

ELECTRICAL CODE

9-2-1: ELECTRICAL CODE ADOPTED:

The national electrical code (NEC), 2011-2014, including the appendices thereto, establishing rules and regulations for the conduct of business or trade of electricians and the installation, alteration or repair of electric systems and other matters relating thereto, which has been printed as a code in book form, and copies of which have been filed for use and examination by the public in the office of the community development director (also available on the NFPA website), and the whole thereof, is hereby referred to, adopted and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

Chapter 3

PLUMBING CODE

9-3-1: PLUMBING CODE ADOPTED:

The international plumbing code, 2012-2015 edition, including the appendices thereto, establishing rules and regulations for the conduct of the business or trade of plumbing and the installation, alteration, or repair of plumbing and drainage systems and other matters relating thereto, which has been printed as a code in book form, and two (2) copies of which have been filed for use and examination by the public in the office of the community development director and the whole thereof, is hereby referred to, adopted, and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

Chapter 4 MECHANICAL CODE

9-4-1: MECHANICAL CODE ADOPTED:

The international mechanical code, 2012-2015 edition, including the appendices thereto, establishing rules and regulations for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances within this city, two (2) copies of which are on file in the office of the community development director, is hereby

adopted as the mechanical code of this city the same as if set out fully in this chapter. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat producing appliances within this city. (Ord. 854, 5-6-2014)

Chapter 2 FIRE CODE

4-2-1: FIRE CODE ADOPTED:

A certain document, ~~three (3)~~two (2) copies of which are on file in the office of the community development director, being marked and designated as the international fire code, 2012-2015 edition, including appendix chapters, as published by the International Code Council, be and is hereby adopted as the code of Riverdale City for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings or premises in Riverdale City and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such international fire code, published by the International Code Council, on file in the office of the community development director, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter; provided, however, that any person who violates this code shall be guilty of a class B misdemeanor and upon conviction such person shall be punished as provided in section 1-4-1 of this code. (Ord. 854, 5-6-2014)



City Council Executive Summary

For the Council meeting on: 7-19-2016

Petitioner: Riverdale City

Summary of Proposed Action

City Staff has been approached regarding properties throughout the City and City ordinances that are impacting those properties. Finally, there have been some issues in the past relative to site plan approvals and final subdivision approvals relative to the timing of the project's vesting rights/viability. As a result of these three above-noted matters, a packet of information has been provided to discuss suggested code revisions relative to the above-noted matters. In order to consider amending the City Code, Utah State Law requires that we hold a public hearing regarding proposed changes to the City Code. Therefore, a public hearing was held with the Planning Commission on June 28, 2016 to consider these proposed Code changes, and advertised accordingly to the public per State Law. Following the public hearing, the Planning Commission discussed the proposed Code changes and provided a favorable recommendation to the City Council for approval of the proposed changes.

Following the public hearing, the City Council may discuss the proposed language amendments and then determine how to proceed. City Staff would recommend that the City Council decide whether to approve the proposed City Code changes, approve the proposed changes with the addition of other amendments to the proposed language, or not approve the proposed changes with the appropriate findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

Nondwelling parking standards are regulated under City Code 10-15 "Parking, Loading Space; Vehicle Traffic and Access", specifically section 3. Site development standards for higher density residential areas (i.e. apartment complexes) are regulated under City Code 10-9F "Multiple-Family Residential Zone (R-5)", specifically section 4. All building codes are found within Title 9 "Building Regulations". Fire code regulations are found within City Code 4-2 "Fire Code". Subdivision review and approval is regulated under City Code 10-21 "Subdivisions". Site plan review and approval is regulated under City Code 10-25 "Development in All Zones".

Following this executive summary document is the proposed City Code amendment language, as reflected in the respective titles and chapters of City Code. Additionally, City Attorney Steve Brooks has reviewed the proposed City Code amendments and is in support of the proposed amendments as attached to this executive summary document.

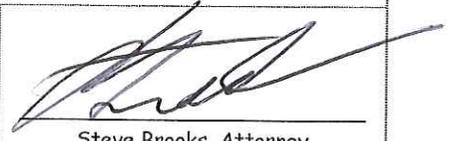
Following the public hearing and any follow-up discussion, City Staff would recommend that the City Council decide whether to approve the proposed City Code changes, approve the proposed changes with the addition of other amendments to the proposed language, or not approve the proposed changes with the appropriate findings of fact to support the decision.

General Plan Guidance (Section Reference)

Not applicable in this matter.

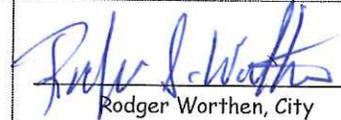
Legal Comments - City Attorney

This one on site plans is long over-due. Long delays are not in anyone's best interest, especially the city —



Steve Brooks, Attorney

Administrative Comments - City Administrator



Rodger Worthen, City Administrator

ORDINANCE NO. 881

AN ORDINANCE AMENDING RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 10, CHAPTERS 9, 25 AND 21, TO AMEND SAID SECTIONS TO BETTER CLARIFY, DEFINE AND IMPLEMENT SECTIONS CONCERNING PROPERTY LINES, PARKING AND SITE PLANS AND TO PROVIDE FOR SEVERABILITY 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 June 28, 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 9F, MULTIPLE FAMILY RESIDENTIAL ZONE, SECTION 4, SITE DEVELOPMENT STANDARDS, is hereby amended as outlined in Attachment 1, starting on page 1, attached hereto and incorporated hereby.

Section 3. 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, is hereby amended as outlined in Attachment 1, starting on page 3, attached hereto and incorporated hereby.

Section 4. The Riverdale Municipal Ordinance, TITLE 10, ZONING AND SUBDIVISIONS, CHAPTERS 25, DEVELOPMENT IN ALL ZONES, SECTION 5, PRELIMINARY PLAN REQUIRED, is hereby amended as outlined in Attachment 1, starting on page 6, attached hereto and incorporated hereby.

Section 5. The Riverdale Municipal Ordinance, TITLE 10, ZONING AND SUBDIVISIONS, CHAPTERS 21, SUBDIVISIONS, SECTION 7, FINAL PLAT, is hereby amended as outlined in Attachment 1, starting on page 7, attached hereto and incorporated hereby.

Section 6. All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

Section 7. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 8. Effective date. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED AND ORDERED POSTED this ____ day of July, 2016.

Norm Searle, Mayor

Attest:

Jackie Manning, City Recorder

ARTICLE F. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5)

10-9F-4: SITE DEVELOPMENT STANDARDS:

Minimum lot area:		
One-building dwelling:		
	Single-family	5,000 square feet plus 750 square feet for each additional dwelling
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Group dwelling:		
	Multiple-family	5,000 square feet for first building plus 2,000 square feet for each additional building plus 750 square feet for each dwelling in excess of 1 in each building
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Other main building:		
	Nursing home	7,500 square feet plus 500 square feet for each guest or patient in excess of 4
	Hospital, fraternal and beneficial society, mortuary, or wedding chapel	20,000 square feet
Minimum lot width		50 feet
Minimum yard setbacks:		
	Front:	20 feet except average of existing dwelling where 50 percent frontage is developed but not less than 15 feet
	Side:	

	Any dwelling, nursery school, office, clinic, fraternity, sorority, boarding house, or lodging house	6 feet with total of 2 side yards not less than 16 feet, plus 1 foot each side for each 2 feet the main building is over 35 feet high
	Other main building	20 feet each side, plus 1 foot each side for each 2 feet main building is over 35 feet high
	Accessory building	8 feet except 1 foot if located at least 6 feet from rear of main building, but not closer than 8 feet to dwelling on adjacent lot
	Zero side yards	In accordance with subsection 10-14-4J of this title
	Side; facing street on corner lot	15 feet except average when 50 percent frontage is developed but not less than 10 feet
	Rear:	
	Main building	30 feet <u>if rear property line is adjacent to a residential zone; 10 feet if rear property line is adjacent to a commercial zone. Any structure located closer than 30 feet to the rear property line shall meet all requirements of the current Building and Fire Codes and receive construction approval from the Riverdale City Fire Chief.</u>
	Accessory building	1 foot except 6 feet where an accessory building located on a corner lot rears on side yards of adjacent lots
		If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access
	Building height:	
	Minimum	1 story
	Maximum	None

Lot coverage	No building or group of buildings with their accessory building shall cover more than 60 percent of the lot area
Open green space	At least 20 percent of the lot area
Special regulations	In no case shall the ratio of floor area in the main building to total lot area exceed 3:1

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	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, <u>public and private</u>	<u>2 spaces per 3 student capacity, plus 1 space per staff member. Elementary and junior high schools (K-9 grades): 2 spaces per classroom and other teaching stations; High schools and trade schools: 4 spaces per classroom and other teaching stations; Colleges and Universities: 2 spaces per 3 student capacity, plus 1 space per staff member.</u>
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)

TITLE 10, Chapter 25 and TITLE 10, Chapter 21

10-25-5: PRELIMINARY PLAN REQUIRED:

- A. Submission: Each person who proposes to develop land in the city shall prepare a preliminary plan of such development and shall submit eight (8) prints thereof to the planning commission and show compliance with the requirements of the site plan standards checklist which shall be obtained from the community development director. Preliminary plans must be received by the community development director seven (7) days prior to the scheduled planning commission meeting in order to allow sufficient review time.

B. Planning Commission Action: The planning commission may approve or reject the preliminary plan, or grant approval on conditions stated. Approval of the preliminary plan by the planning commission shall not constitute final acceptance of the development by the planning commission. One copy of the approved preliminary plan, signed by the chairman of the planning commission, shall be retained in the office of the planning commission. One signed copy shall be given to the developer. Receipt of this signed copy shall be authorization for the developer to proceed with the preparation of plans and specifications and with the preparation of the final plan. Prior to the construction of any improvements or the submission of any bond, the developer shall furnish to the city engineer all plans, information and data necessary for review of said improvements for conformance with this chapter. These plans shall be reviewed by the city engineer and shall be accepted if he determines them to be in accordance with the requirements of this chapter. No construction of buildings or additions shall begin until after a favorable recommendation of the final plan by the planning commission and approval by the city council. Amendments to the site plan shall be favorably recommended by the planning commission and approved by the city council. (Ord. 701, 5-6-2008)

C. Time Limit Of Preliminary Site Plan Approval: Approval of the preliminary site plan by the planning commission shall be valid for a maximum period of ~~twelve (12) months~~ one (1) year, unless, upon application of the developer, the planning commission grants an extension. After compliance with the requirements of the planning commission, city engineer, fire marshal, police chief, public works director and community development director, a final site plan shall be prepared and submitted to the planning commission for recommendation to the city council for final approval. The final site plan shall be in conformance with city ordinances and design standards and if applicable, a development agreement. (Ord. 815, 9-25-2012)

D. Expiration of Final Site Plan Approval; Extension of Final Site Plan Approval:

1. Failure to obtain a building permit within one (1) year of the Final Site Plan approval by the City Council, of any site plan, shall terminate and cancel the prior site plan approval given, and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new site plan be submitted and approval obtained pursuant to this section. Once the application has expired, in order to reintroduce the proposed site plan development, the owner or developer must submit a new application with all applicable fees.

2. A written request may be submitted to the Planning Commission prior to expiration of the Final Site Plan approval for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown.

10-21-7: FINAL PLAT:

A. Planning Staff Committee Review: Prior to the submission of the final plat to the planning commission for review, the subdivider/developer's engineer shall submit the proposed final plat, with any changes and modifications as directed at the preliminary review by the planning commission, along with a letter of certification that all lots meet the requirements of this title to the city planning staff committee. The planning staff committee shall, after reviewing the proposed final plat and confirming that all the above fees and financing guarantees have been satisfied, shall present the final plat to the planning commission for appropriate action.

B. Preparation Of Plat: After compliance with the provisions of subsection A of this section, and sections 10-21-5 and 10-21-6 of this chapter, a final plat of the subdivision covering all or part of an approved preliminary plat shall be prepared by a licensed surveyor not in the employ of the city in

8

conformance with the design standards of section [10-21-9](#) of this chapter and submitted within one year from the date of preliminary plan approval unless the time is extended by the planning commission; otherwise, such approval shall be deemed to have been withdrawn. Two (2) black and white prints of the final plat shall be submitted to the planning commission at least seven (7) days prior to the date of the planning commission meeting at which time such plat is to be considered.

C. Drawing: The final plat shall consist of a sheet of approved tracing linen, to the outside or trim line dimensions of nineteen inches by thirty inches (19" x 30") and the border line of the plat shall be drawn in heavy lines leaving a space of at least one-half inch (1/2") margin on all four (4) sides. The plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions and markings shall be made on the tracing linen with approved waterproof black India drawing ink. The plat shall be made to a scale large enough to clearly show all details, in any case not smaller than one hundred feet to the inch (1" = 100'), and workmanship on the finished drawing shall be neat, clean-cut and readable. The plat shall be signed by all parties listed in subsection C5 of this section, who are duly authorized and required to sign and shall contain the following information:

1. A subdivision name, approved by the County Recorder, and the general location of the subdivision, in bold letters at the top of the sheet.
2. A north point and scale of the drawing, and the date.
3. Accurately drawn boundaries, showing the proper bearing and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.
4. The names, widths, lengths, bearings and curve data on center lines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots and blocks are to be numbered consecutively under a definite system approved by the planning commission. All proposed streets shall be named or numbered in accordance with and in conformity with the adopted street naming and numbering system of the city and Weber County¹.
5. The standard forms approved by the planning commission lettered for the following:
 - a. Description of land to be included in the subdivision.
 - b. Registered professional engineer and/or land surveyor's "certificate of survey".
 - c. Owner's dedication.
 - d. Notary public's acknowledgment.
 - e. Planning commission's certificate of approval.
 - f. City engineer's certificate of approval.
 - g. City council certificate of acceptance attested by the city recorder.
6. A three inch by three inch (3" x 3") space in the lower right-hand corner of the drawing for recording information.

7. After approving and signing the final plat, the planning commission shall submit the plat for approval to the city engineer, who shall collect a checking fee from the subdivider, and shall check the engineering requirements of the drawing. After approval and signature by the city engineer, the plat shall be submitted to the city council for approval and certificate of acceptance. The final plat, bearing all official approvals as above required, shall be returned to the subdivider for recording at the expense of the subdivider. No subdivision shall be recorded in the office of the County Recorder and no lot included in such subdivision shall be sold or exchanged and no offer shall be made to sell or exchange any such lot unless and until the plat is so approved and accepted. (1985 Code § 19-40-6)

D. Expiration of Final Subdivision Plat Approval; Extension of Final Subdivision Plat Approval:

1. After the Final Subdivision Plat has been recorded in the Office of the Weber County Recorder, the applicant(s) may apply for building permits consistent with the approved and recorded Final Subdivision Plat and consistent with the City requirements for a building permit. The approval of a Final Subdivision application shall be effective for a period of one (1) year from the date the Final Subdivision application is approved by the City Council, at the end of which time the Final Subdivision Plat shall have been recorded in the Office of the Weber County Recorder.

2. If the approved Final Subdivision Plat is not recorded within the one (1) year period of date of approval, and the Planning Commission has not extended the approval of the Final Subdivision Plat, the Final Subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the Planning Commission prior to expiration of the Final Subdivision Plat for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees.



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

June 8, 2016

Notice of Public Hearing For Riverdale Planning Commission

Tuesday, June 28, 2016

Riverdale City gives notice that on Tuesday, **June 28, 2016**, during the regular Planning Commission Meeting, which begins at 6:30PM, located at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters).

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during regular office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday any time prior to the hearing. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed action at the aforesaid designated times and place.

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

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted on this 17th day of June, 2016 at the following places: the Riverdale City Hall Noticing Board and the Public Notice Website: <http://www.utah.gov/pmn/index.html>. This notice is scheduled to appear in the Standard Examiner on Sunday June 19, 2016. A copy of this notice will be available on the City Website on June 17, 2016.

Jackie Manning
Riverdale City Recorder