

**RIVERDALE CITY RDA BOARD**  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY FEBRUARY 16, 2016

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**Board Meeting** (Time approximate following City Council meeting which starts 6 p.m.)

A. **Welcome & Roll Call**

B. **Open Communications**

(This is an opportunity to address the Riverdale Redevelopment Agency regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. **Consent Items**

1. Review of January 19, 2016 RDA Meeting Minutes – For open portion of the meeting only.

D. **Action Items**

1. Public Hearing: Consideration of Resolution R2016-01 consider comment regarding proposed expenditure(s) not specifically listed in the Fiscal Year 2015-2016 RDA budget for 550 West RDA.  
*Presenter: Rodger Worthen, City Administrator*
2. Consideration of Resolution R2016-02, boundary line agreement between the Riverdale City RDA and Valley West, LLC  
*Presenter: Rodger Worthen, RDA Executive Director and Mike Eggett, Community Development*
3. Consideration of Resolution R2016-03, to create a Community Development Area and Plan by Lewis, Young, Robertson & Burningham Consulting Firm.  
*Presenter: Rodger Worthen, RDA Executive Director*

E. **Reports**

1. Report on 550 West RDA  
*Presenter: Dee Hansen*

F. **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).

**G. Discretionary Items**

**H. Adjournment**

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

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 11<sup>th</sup> day of February at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on February 11, 2016.

Jackie Manning  
Riverdale City Recorder

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
February 16, 2016**

**AGENDA ITEM: C1**

**SUBJECT:** RDA Minutes

**PETITIONER:** City Recorder

**ACTION REQUESTED BY PETITIONER:** Review and Approve.

**INFORMATION:** [January 19, 2016 015 RDA Meeting Minutes](#)

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

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, January 19, 2016, held after the Regular City Council Meeting which began at 7:18 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Board Members: Norm Searle, Chairman  
Brent Ellis  
Gary E. Griffiths  
Braden Mitchell  
Alan Arnold  
Cody Hansen

City Employees: Rodger Worthen, Executive Director  
Steve Brooks, City Attorney  
Mike Eggett, Community Development  
Jackie Manning, City Recorder

Visitors: Lori Fleming Cody Deeter Dee Hansen John Hansen

**A. Welcome & Roll Call**

The RDA Board meeting began at 7:19 PM. Chairman Searle called the meeting to order and stated for the record that all board members were present.

**B. Open Communications**

There were no open communications.

**C. Consent Items**

**1. Meeting Minutes for RDA Meeting December 15, 2015**

Chairman Searle invited discussion regarding the December 15, 2015 RDA Meeting Minutes, to which there were no requested changes.

**MOTION:** Mr. Mitchell made a motion to approve the consent items as proposed. Mr. Ellis seconded the motion. There was no discussion regarding this motion, and all voted in favor.

**D. Action Items**

**1. Request approval of contracted professional services provided by Lewis, Young, Robertson and Burningham, Inc. (LYRB) for RDA services.**

Mr. Worthen introduced Cody Deeter. Mr. Deeter discussed the three types of project areas under the Community Development and Renewal Agencies Act: Community Development Areas (CDAs), Economic Development Areas (EDAs) and Urban Renewal Areas (URAs).

Mr. Deeter explained the purpose of a CDA, to encourage community enhancement and assistance. Mr. Deeter explained the several ways a CDA may be used and the limitations therein. He clarified CDAs are not the result of a tax increase. Mr. Deeter explained, "A portion of property taxes in excess of the base year are redirected to the redevelopment agency for use within a defined geographic area in the community." He discussed the negotiations process in regards to taxes and the affected entities. Mr. Deeter explained their company would represent the city during the negotiations, alongside with City Staff.

A CDA may be used to enhance existing businesses, new development, infrastructure, improvements, affordable housing/relocation, crime reduction, expanded employment opportunities, community concerns and priorities.

There was a brief discussion regarding the success of these projects as seen in other communities, such as North Ogden. Mr. Deeter discussed the process of creating a CDA and showed a map with proposed areas within Riverdale City.

Mr. Deeter discussed the first steps in establishing a CDA; which begins with a resolution indicating the board members desire to move forward with a draft of a project plan area, as well as establishing a budget discussing project funding. He also discussed the noticing requirements of property owners, including a public hearing before the RDA board and the City Council.

There was a brief discussion regarding the benefits of having a CDA. There was a general consensus to move forward.

There was a discussion regarding the low income housing ratio that would need to be maintained. Mr. Mitchell asked if this development would potentially impact those numbers. Mr. Eggett stated Riverdale City has an over-abundance of low income housing. Mayor Searle asked City Staff to review the low income numbers to ensure full compliance.

Mr. Arnold commented on the proposed CDA area and indicated he would like it to expand to Interstate 84. The idea

69 received a general consensus of approval.

70  
71 **MOTION:** Mr. Arnold made motion to approve the request for contracted professional services  
72 provided by Lewis Young Robertson and Burningham, Inc. (LYRB) for RDA services  
73 for \$15,000, but not to exceed \$25,000. Mr. Griffiths seconded the motion.

74  
75 There was no discussion regarding this motion.

76  
77 **ROLL CALL VOTE:** Board Members: Mitchell, Hansen, Ellis, Griffiths, and Arnold all voted in favor.

78  
79 **E. Reports:**

80 **1. Report on 550 West RDA Area activity and progress discussion.**

81 Dee Hansen presented a map of the proposed property discussion/progression. He discussed the new parcels  
82 recently purchased by the RDA. He discussed the process of acquiring homes and the demolition there of.

83 Mr. Hansen stated the next step for development for this RDA would be to receive approval from UDOT (Utah  
84 Department of Transportation) for an additional access on Riverdale Road. He discussed the locations of access points  
85 along Riverdale Road for optimal development.

86 Mr. Hansen discussed the negotiation with surrounding property owners in working together to integrate a plan that  
87 would benefit the property owners and the City of Riverdale.

88 Mr. Hansen discussed the process of geological testing, to which they are seeking bids along the hillside, water, etc.  
89 He briefly discussed the topography of the area. Mr. Eggett clarified the RDA areas affected for this plan; the 550 West  
90 RDA (located east of discount tire and pep boys in Riverdale) and Riverdale Road RDA, which is to the west of the area.  
91 Each has their own budget. There was a brief discussion regarding the expiration of each RDA.

92  
93 **MOTION:** Mr. Mitchell motion to adjourn into the Closed Executive Session  
94 pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for  
95 the purpose of discussing the purchase, exchange, or lease of real property. Mr. Ellis  
96 seconded the motion.

97  
98 There was no discussion regarding this motion.

99  
100 **ROLL CALL VOTE:** Board members: Hansen, Ellis, Griffiths, Arnold, and Mitchell all voted in favor.

101  
102 **F. Executive Closed Session.**

103  
104 **Persuant to Section 52-4-206(6), a sworn statement may be used in lieu of detailed meeting minutes as long**  
105 **as the meeting was to discuss the purposes described under subsection 52-4-205(1)(a), (1)(f), of (2). A record was**  
106 **made by tape recording and Sworn Statement.**

107  
108 Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the  
109 Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call  
110 vote).

111  
112 **MOTION:** Mr. Griffiths made motion to adjourn out of the Closed Executive Session pursuant to the  
113 provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of  
114 discussing the purchase, exchange, or lease of real property. Mr. Mitchell seconded the  
115 motion.

116  
117 There was no discussion regarding this motion.

118  
119 **CALL THE QUESTION:** All board members voted in favor.

120  
121 **G. Discretionary Items**

122 There were no discretionary Items.

123  
124 **H. Adjournment Mitchell, Ellis**

125  
126 **MOTION:** Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was  
127 seconded by Mr. Hunt; all voted in favor. The meeting was adjourned at 8:25 PM

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131 \_\_\_\_\_  
Norm Searle, Chairman

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

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133 **Date Approved: February 16, 2016**

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
February 16, 2016**

**AGENDA ITEM: D1**

**SUBJECT:** Public Hearing and Consideration of Resolution R2016-01 consider comment regarding proposed expenditures not specifically listed in the Fiscal Year 2015-2016 RDA budget for 550 West RDA.

**PETITIONER:** Rodger Worthen, Executive Director and Mike Eggett, Community Development.

**ACTION REQUESTED BY PETITIONER:** Receive public comment and consideration of approval

**INFORMATION:** [Executive Summary](#)  
[Resolution R2016-01](#)  
[Budget Information](#)

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



## RDA Board Executive Summary

For the RDA meeting on:  
Feb. 16, 2016

Presenter:  
RDA Exec. Director Rodger Worthen

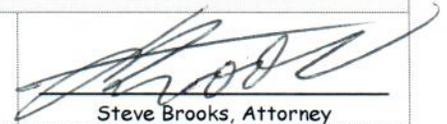
### Summary of Proposed Action

Approve budget amendments for two expenditures not within the 2015-2016 General RDA adopted budget. The two expenditures are for the professional consulting services recently approved for the 700 West CDA and secondly, the demolition costs for the 550 West RDA residential home sites.

### Summary of Supporting Facts & Options

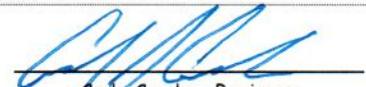
On January 19, 2016 the RDA board approved via consensus consulting work needed to create a new CDA area in Riverdale City. The cost for this work is not to exceed \$25,000, which cost needs to be amended in the General RDA fund of the City. Secondly, the RDA board approved work to execute demolition of residential homes within the 550 West RDA area at a cost of \$64,912.00; these budget adjustments account for expenses not originally within the City RDA. Staff recommends the RDA budget(s) be amended accordingly by holding a public hearing and proper resolution of approval by the RDA Board.

### Legal Comments - City Attorney



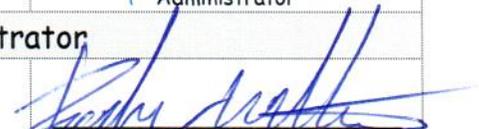
Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer



Cody Cardon, Business  
Administrator

### Administrative Comments - City Administrator



Rodger Worthen, City  
Administrator

## **RESOLUTION R2016-01**

### **A RESOLUTION APPROVING AN AMENDMENT OF THE BUDGET FOR THE 550 WEST REDEVELOPMENT AGENCY BUDGET OF THE CITY OF RIVERDALE FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016**

**WHEREAS**, the Board of Directors of the Redevelopment Agency of Riverdale adopted by resolution the budget for the City of Riverdale for the fiscal year beginning July 1, 2015 and ending June 30, 2016, in accordance with the requirements of the state statute; and

**WHEREAS**, the Executive Director of the Redevelopment Agency has prepared and filed with the City Recorder a proposed amendment to the adopted budget for consideration by the Board of Directors; and

**WHEREAS**, said proposed amendment reflects changes in the budget from an increase in revenues and expenditures; and

**WHEREAS**, the proposed amendments have been duly noticed and public hearings were held on February 16, 2016; and

**WHEREAS**, all conditions precedent to the amendment of the Redevelopment Agency's budget have been accomplished; and

**WHEREAS**, the Board of Directors of the Redevelopment Agency received all competent evidence offered in support of and opposed to said proposed budget amendments and determines that amending the fiscal year 2015-2016 budget for the 550 West Redevelopment Agency is in the best interest of the health, safety, and welfare of the citizens of the City of Riverdale, Utah.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Agency of the City of Riverdale, Utah as follows:

#### **SECTION 1 - BUDGET ADOPTION**

The budget amendment(s) attached hereto as Exhibit A and made a part of this Resolution is hereby adopted and incorporated in the budget of the 550 West Redevelopment Agency of the City of Riverdale, Utah for the fiscal year beginning July 1, 2015, and ending June 30, 2016, in accordance with the requirements of state law.

#### **SECTION 2 - CERTIFICATION**

The City Recorder is hereby directed to have this Resolution certified by the Chairman of the Redevelopment Agency as Budget Officer.

#### **SECTION 3 - EFFECTIVE DATE**

This Resolution shall take effect immediately upon posting.

PASSED AND APPROVED this 16<sup>th</sup> day of February, 2016.

REDEVELOPMENT AGENCY OF RIVERDALE CITY

\_\_\_\_\_  
By: Norm Searle, Chairman

[SEAL]

ATTEST:

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

**ATTACHMENT A  
BUDGET AMENDMENT  
FISCAL YEAR 2016**

<b>RDA GENERAL FUND EXPENDITURES</b>		<b>ADOPTED BUDGET 2016</b>	<b>PROPOSED AMENDMENT</b>	<b>AMENDED BUDGET 2016</b>
21-40-1500	PERFORMANCE INCENTIVES	10,000	-	10,000
21-40-2000	BUSINESS & ECONOMIC DEVELOPMNT	5,000	-	5,000
21-40-2100	SUBSCRIPTIONS AND MEMBERSHIPS	500	-	500
21-40-2200	PUBLIC NOTICES	500	-	500
21-40-2300	TRAVEL & TRAINING	1,000	-	1,000
21-40-2400	OFFICE SUPPLIES	100	-	100
21-40-3300	ATTORNEY SERVICES	3,000	-	3,000
21-40-3400	PROFESSIONAL SERVICES	3,000	<b>25,000</b>	28,000
21-40-4100	INSURANCE	1,500	-	1,500
21-40-4600	MISCELLANEOUS	500	-	500
21-40-5600	INCREASE IN RESERVE ACCOUNTS	1,900	-	1,900
<b>TOTALS</b>		<b>27,000</b>	<b>25,000</b>	<b>52,000</b>
<b>550 WEST RDA FUND EXPENDITURES</b>				
25-40-5300	INCREMENT PAYMENTS	250,000	-	250,000
25-40-5400	IMPROVEMENTS	8,000	-	8,000
25-40-5500	LAND	-	<b>64,912</b>	64,912
25-40-9000	INCREASE IN RESERVES	42,000	-	42,000
<b>TOTALS</b>		<b>300,000</b>	<b>64,912</b>	<b>364,912</b>

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
February 16, 2016**

**AGENDA ITEM: D2**

**SUBJECT:** Consideration of Resolution R2016-02, boundary line agreement between the Riverdale City RDA and Valley West, LLC

**PETITIONER:** Rodger Worthen, Executive RDA Director

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

**INFORMATION:** [Executive Summary](#)  
[Resolution R2016-02](#)  
[Boundary Location Map](#)  
[Engineer Letter](#)  
[Utah Code 10-9a-523](#)  
[Utah Code 10-9a-524](#)  
[Survey](#)  
[Boundary Line Agreement](#)

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



# RDA Board of Riverdale City Executive Summary

For the RDA Board meeting on: 2-16-2016

Petitioner: Valley West LLC Representatives

## Summary of Proposed Action

The representatives of Valley West LLC (Valley West Apartments) have submitted a boundary line agreement document requesting that the RDA Board approve the attached Boundary Agreement for properties located in the 550 West RDA along the shared southern fence line of the Valley West Apartments (as reflected on attached documentation). In order to accomplish this Boundary Agreement shift, the Riverdale City Council and the Riverdale City RDA (as property owners along the fence line impacted by the proposed agreement) would need to execute the proposed Agreement in support of the boundary line adjustment. The fence line is off between 0.2 feet off (on the west end) and up to 4.4 feet off (on the east end) of the correct property line placement and has been this way for many prior years.

The City Engineer has reviewed the attached documentation and has provided a report following this summary. Additionally, the City Attorney and City Administrator have reviewed the Boundary Agreement and have represented no concerns regarding this request.

Following discussion of the request, the RDA Board may act to approve the requested Boundary Agreement as submitted, approve the request with any additional conditions and requirements, or not approve the proposed Boundary Agreement document with sufficient findings of fact to support the action.

## Title 10 Ordinance Guidelines (Code Reference)

This boundary line adjustment request is regulated under the Utah State Code in section 10-9a-523 and 10-9a-524. The appropriate supporting documentation has been submitted and provided for your review.

Staff would encourage the RDA Board to discuss this matter and then act accordingly to approve the Boundary Agreement request as submitted, approve the request with any additional conditions and requirements, or not approve the request with sufficient findings of fact to support the action.

## General Plan Guidance (Section Reference)

The General Plan is not applicable to this request other than this area is Master Planned for "Planned Commercial - High" use.

## Legal Comments - City Attorney

Steve Brooks, Attorney

## Administrative Comments - City Administrator

Rodger Worthen, City Administrator

**RESOLUTION NO. R2016-02**

**A RESOLUTION OF THE GOVERNING BODY OF THE RIVERDALE CITY REDEVELOPEMENT AGENCY AUTHORIZING THE CHAIRMAN TO SIGN A BOUNDARY LINE AGREEMENT BETWEEN VALLEY WEST, LLC. AND RIVERDALE CITY RDA TO CLARIFY OR CORRECT DIFFERENCES IN LEGAL DESCRIPTIONS RELATIVE TO THE BOUNDARIES OF THE VALLEY WEST APARTMENTS (APPROXIMATELY 4185 SOUTH 300 WEST) AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The Riverdale City Redevelopment Agency (RDA) is the owner of real property adjacent to the Valley West Apartments located at approximately 4185 South 300 West, that have adjacent boundary lines which are uncertain or in dispute and are separated by existing lines or fences recognized by the parties as being the boundaries between their properties but which may not necessarily be on the record as the same boundary lines in the deed; and

**WHEREAS**, a land survey was recently completed by Valley West, LLC, wherein it was discovered that the commonly recognized boundary lines (old fence) between the two properties may not accurately reflect the actual or recorded boundaries; and

**WHEREAS**, it is the intent of the parties that the record titles as recorded in the office of the Weber County Recorder be amended and corrected by the execution and recordation of the Boundary Line Agreement to accurately reflect the boundary lines and to make the record title the same as the possessory lines; and

**WHEREAS**, all parties agree to the proposed boundary line adjustments; and

**WHEREAS**, the Board of the Riverdale City Redevelopment Agency finds that it is in the best interests of the citizens of Riverdale to resolve the uncertain boundary lines by mutual agreement and avoid the expense of litigation.

**NOW, THEREFORE, BE IT RESOLVED** by the Riverdale City RDA Board, Riverdale, Utah, as follows:

**SECTION 1.**

The Chairman is authorized to sign, after review by the City Engineer and City Attorney, a Boundary Line Agreement between Riverdale City RDA and Valley West LLC. (Owners of Valley West Apartments), a map of which is attached hereto as Exhibit "A," to correct adjacent boundary lines to match the recorded deed.

**SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED** BY THE BOARD OF THE RIVERDALE CITY RDA, this, 16<sup>th</sup> day of February, 2016.

ATTEST: (SEAL)

\_\_\_\_\_  
Norm Searle, Chairman

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





4 February 2016

Redevelopment Agency of Riverdale City  
4600 South Weber River Drive  
Riverdale, Utah 84405

Attn: Mike Eggett  
Proj: **Valley West LLC of Utah**  
Subj: Boundary Line Adjustment

Dear Mike,

I have reviewed the ALTA / ACSM Land Title Survey drawing prepared by Anderson Wahlen & Associates for “Valley West LLC of Utah” and have the following comments for consideration by the Redevelopment Agency:

1. The “Boundary Agreement” needs to be corrected to reference the “Redevelopment Agency (RDA) of Riverdale City” and remove all references to Riverdale City, A Municipal Corporation, since the property is owned only by the RDA.
2. I would suggest requesting from “Valley West” a new individual property (parcel) description for each separate property affected with the boundary exchange (in short a new description for each Tax ID parcel).

#### Riverdale City Engineering Concerns

From the position as City Engineer and looking into the future to allow future approvals to move smoothly, I would recommend immediate discussion with the “Valley West” owners, of the following issues:

1. There is property outside the “As-Surveyed Description” which is within the 300 West Street right-of-way which should be deeded to the City prior to any future site plan changes to the Valley West Apartments.
2. The “As-Surveyed Description” being presented in the “Boundary Agreement” is adjacent the sidewalk and is incorrectly placed and should be corrected.

3. All property line issues should be resolved prior to any future land use changes or site plan changes.
4. It appears that the "As-Surveyed Description" will create a subdivision (with different owners) having additional parcels which are or should be within the right-of-way of 300 West Street. These need to be deeded to Riverdale City.
5. It is my opinion that the cleanest solution to move forward and resolve the many property boundary issues is for the Valley West developers to immediately prepare a subdivision plat, following the boundary line adjustment with the Redevelopment Agency.

If you have, any questions feel free to contact our office at 866-0550.

Sincerely,  
**CEC, Civil Engineering Consultants, PLLC.**

A handwritten signature in black ink, appearing to read "N. Scott Nelson", written in a cursive style.

N. Scott Nelson, PE.  
*City Engineer*

**10-9a-523 Parcel boundary adjustment.**

(1) A property owner:

- (a) may execute a parcel boundary adjustment by quitclaim deed or by a boundary line agreement as described in Section 57-1-45; and
- (b) shall record the quitclaim deed or boundary line agreement in the office of the county recorder.

(2) A parcel boundary adjustment is not subject to the review of a land use authority.

Enacted by Chapter 334, 2013 General Session

**10-9a-524 Boundary line agreement.**

- (1) As used in this section, "boundary line agreement" is an agreement described in Section 57-1-45.
- (2) A property owner:
  - (a) may execute a boundary line agreement; and
  - (b) shall record a boundary line agreement in the office of the county recorder.
- (3) A boundary line agreement is not subject to the review of a land use authority.

Enacted by Chapter 334, 2013 General Session

**Narrative**

This Survey was requested by Garden Towns 1, LLC prerequisite to financing of this property.

This Survey retraces and honors a previous 1999 Survey by Great Basin Engineering North which established the property line of the adjacent property to the West to be along the existing boundary line fence.

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the Weber County Survey bearing of South 89°26'02" East as the Basis of Bearings to retrace and honor the previous Survey.

Most of the surrounding deed descriptions reviewed do not specify the basis of bearings and were placed geometrically from the section corner monuments that were referenced without interpretation.

The adjoining deed descriptions to the West of this site call for the existing fence and were honored to match the boundary line fence as established by the 1999 survey and as retraced and measured on the ground.

The record description for this site makes no mention of fences or physical boundaries to help establish the intent and does not mathematically form a closed geometric figure. The description is also tied from a section corner monument that was not recovered.

Best evidence for the intent of this description was to interpret the point of beginning onto the existing fence corner and rotate onto the existing fences which then covers the improvements onsite.

No monuments or right-of-way markers were recovered for the alignment of 300 West Street. UDOT highway plans were acquired but the plans provided do not cover the portion of 300 West Street fronting this site. UDOT no longer has the plans for the highway project number referenced in the record description and the plans have not been made available from the underlying city officials as yet.

The deeds adjoining to the South of this site overlap Northerly over the existing fence line and the Southeasterly asphalt portion on this site, needing a boundary line agreement to clear ownership.

The best evidence found for the old alignment of 300 West Street to date is placing the old 1942 court order geometry for the road to match the 1988 GBE, Inc. Survey alignment as shown (PS-88-91) and then aligning the new road widening descriptions onto that alignment.

No Property Corners were placed with this Survey.

**Title Information**

This survey was completed using Title Report Commitment No. 15-020121 dated December 9, 2015 from Stewart Title Guaranty Company issued by Founders Title Company.

The following survey related items circled from Schedule B of the title report are plotted on the survey:

The following survey related items not circled from Schedule B of the title report could not be plotted:

- 12 Notice of adoption of 550 West redevelopment Project Area Plan recorded July 20, 2005 as Entry No. 2116997 includes this site along with more land but contains nothing to plot.
- 13 Easement to Mountain States Telephone and Telegraph Company recorded June 6, 1972 as Entry No. 572363 in Book 995 at Page 773 blankets this site but cannot be plotted due to undisclosed size and location.
- 14 Lease to Web Service Company, Inc. recorded August 4, 1987 as Entry No. 1020549 in Book 1523 at page 554 and Re-recorded November 16, 1987 as Entry No. 1031043 in Book 1529 at Page 2382.
- 15 Lease to Web Service Company Inc. recorded August 8, 2013 as Entry No. 1487399 in Book 1876 at Page 316 of Official Records matches legal description but contains nothing to plot.
- 19 Perpetual Slope Easement to Riverdale City recorded October 3, 2005 as Entry No. 2133170 in unspecified book and page.

**Notes**

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

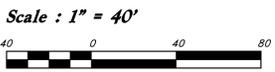
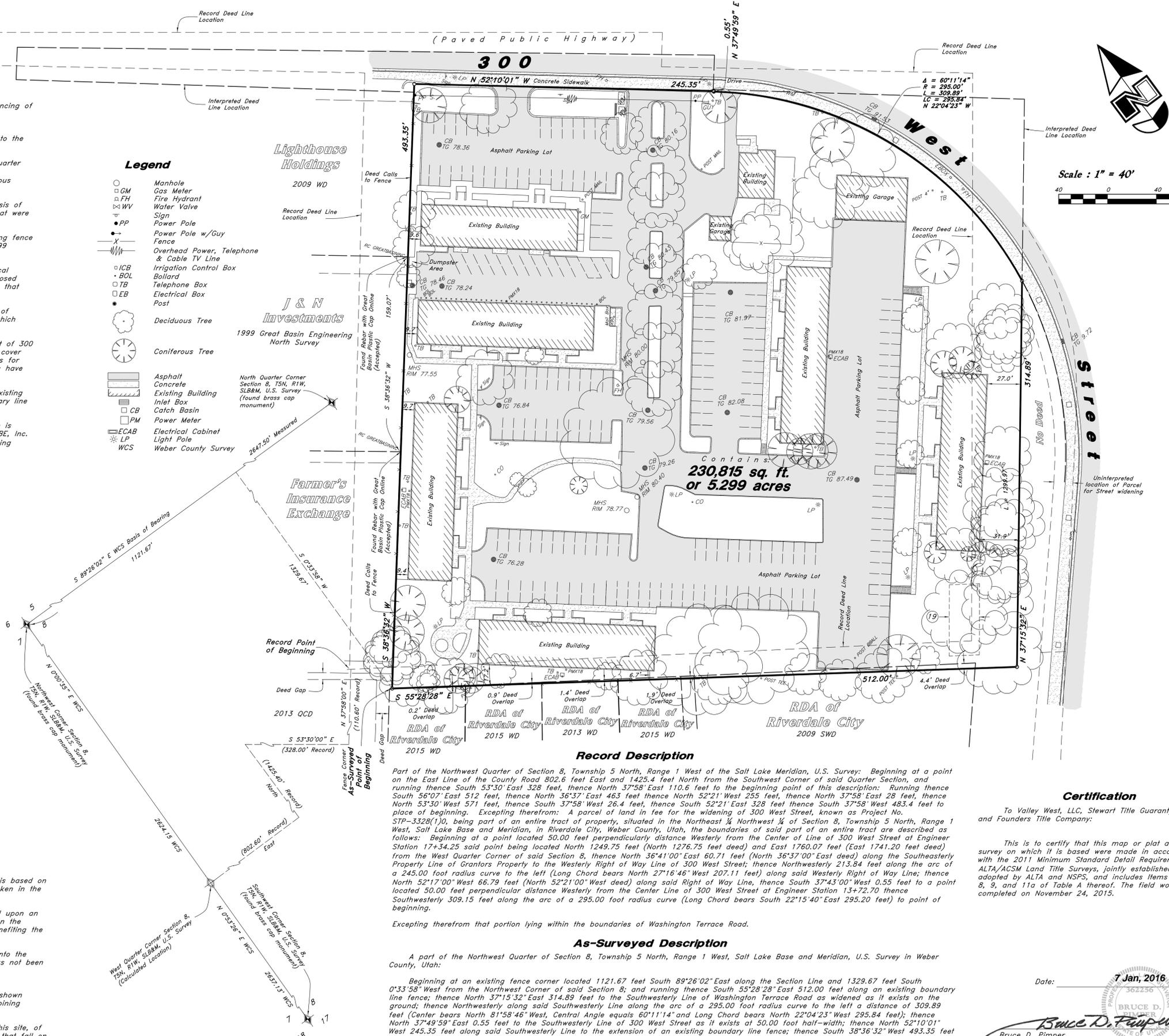
Building walls intended to be constructed along property lines encroach onto the adjoining Parcels by minor amounts as shown on this survey. The Surveyor has not been able to discern which building measurements are structure and which may be architectural facade around the exterior of the building.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA requirement No. 9: there are 176 parking stalls on this site, of which 1 is designated for handicap parking and access. Partial parking stalls that fall on Lot Lines are not included within this stall count.

**Legend**

- GM Manhole
- FH Gas Meter
- ⊠ WV Fire Hydrant
- ⊠ WV Water Valve
- ⊠ WV Sign
- PP Power Pole
- Power Pole w/Guy
- Fence
- Overhead Power, Telephone & Cable TV Line
- Irrigation Control Box
- Bollard
- TB Telephone Box
- EB Electrical Box
- Post
- Deciduous Tree
- Coniferous Tree
- Asphalt
- Concrete
- Existing Building
- Inlet Box
- Catch Basin
- Power Meter
- ECAB Electrical Cabinet
- LP Light Pole
- WCS Weber County Survey



**Record Description**

Part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West of the Salt Lake Meridian, U.S. Survey: Beginning at a point on the East Line of the County Road 802.6 feet East and 1425.4 feet North from the Southwest Corner of said Quarter Section, and running thence South 53°30' East 328 feet, thence North 37°58' East 110.6 feet to the beginning point of this description: Running thence South 56°07' East 512 feet, thence North 36°37' East 463 feet thence North 52°21' West 255 feet, thence North 37°58' East 28 feet, thence North 53°30' West 571 feet, thence South 37°58' West 26.4 feet, thence South 52°21' East 328 feet thence South 37°58' West 483.4 feet to place of beginning. Excepting therefrom: A parcel of land in fee for the widening of 300 West Street, known as Project No. STP-3328(1)0, being part of an entire tract of property, situated in the Northeast ¼ Northwest ¼ of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, in Riverdale City, Weber County, Utah, the boundaries of said part of an entire tract are described as follows: Beginning at a point located 50.00 feet perpendicularly distance Westerly from the Center Line of 300 West Street at Engineer Station 17+34.25 said point being located North 1249.75 feet (North 1276.75 feet deed) and East 1760.07 feet (East 1741.20 feet deed) from the West Quarter Corner of said Section 8, thence North 36°41'00" East 60.71 feet (North 36°37'00" East deed) along the Southeasterly Property Line of Grantors Properly to the Westerly Right of Way Line of 300 West Street; thence Northwesterly 213.84 feet along the arc of a 245.00 foot radius curve to the left (Long Chord bears North 27°16'46" West 207.11 feet) along said Westerly Right of Way Line; thence North 52°17'00" West 66.79 feet (North 52°31'00" West deed) along said Right of Way Line, thence South 37°43'00" West 0.55 feet to a point located 50.00 feet perpendicular distance Westerly from the Center Line of 300 West Street at Engineer Station 13+72.70 thence Southwesterly 309.15 feet along the arc of a 295.00 foot radius curve (Long Chord bears South 22°15'40" East 295.20 feet) to point of beginning.

Excepting therefrom that portion lying within the boundaries of Washington Terrace Road.

**As-Surveyed Description**

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at an existing fence corner located 1121.67 feet South 89°26'02" East along the Section Line and 1329.67 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence South 55°28'28" East 512.00 feet along an existing boundary line fence; thence North 37°15'32" East 314.89 feet to the Southeasterly Line of Washington Terrace Road as widened as it exists on the ground; thence Northwesterly along said Southeasterly Line along the arc of a 295.00 foot radius curve to the left a distance of 309.89 feet (Center bears North 81°58'46" West, Central Angle equals 60°11'14" and Long Chord bears North 22°04'23" West 295.84 feet); thence North 37°49'59" East 0.55 feet to the Southeasterly Line of 300 West Street as it exists at 50.00 foot half-width; thence North 52°10'01" West 245.35 feet along said Southeasterly Line to the extension of an existing boundary line fence; thence South 38°36'32" West 493.35 feet along said boundary line fence to the point of beginning.

Contains 230,815 sq. ft. or 5.299 acres

**Certification**

To Valley West, LLC, Stewart Title Guaranty Company, and Founders Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 9, and 11a of Table A thereof. The field work was completed on November 24, 2015.

Date: 7 Jan, 2016

BRUCE D. PLIMPER  
STATE OF UTAH  
PLS No. 362256

REV.	DATE	DESCRIPTION

Designed by: ---  
Drafted by: np  
Client Name: ---

15-126as

**ALTA**

**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Richards Road, Salt Lake City, Utah 84116  
801-521-8529 - andersengroup.com

**ALTA / ACSM Land Title Survey**

**Valley West Apartments**  
4189 South 300 West  
Riverdale City, Davis County, Utah  
A Part of the NW 1/4 of Section 8, T5N, R1W, SLB&M, U.S. Survey

24 Nov, 2015

SHEET NO.

## BOUNDARY AGREEMENT

THIS AGREEMENT made and entered into on the \_\_\_\_ day of \_\_\_\_\_, 2016, by and between VALLEY WEST LLC, a Utah limited liability company, hereinafter referred to as "VALLEY WEST", and RIVERDALE CITY, A MUNICIPAL CORPORATION and REDEVELOPMENT AGENCY OF RIVERDALE CITY and RDA OF RIVERDALE CITY, hereinafter referred to as "RIVERDALE CITY".

All property hereinafter affected being located in WEBER County, State of Utah.

### WITNESSETH:

WHEREAS, on or about November 24, 2015, a survey of the subject properties was made by Anderson Wahlen & Associates, a licensed land surveyor. Said survey revealed a discrepancy between the physical location of the fence of the subject property, and the deed description pertaining thereto, copies of which are attached hereto. (See attached Exhibit "A").

WHEREAS, it is the desire of the above named parties to reduce said agreement to writing in order that the records may show the agreed boundary line.

NOW THEREFORE, in consideration of the premises, it is hereby agreed and covenanted, as follows:

1. That the fence line as shown in the following description is acknowledged as being a true and accurate boundary between the subject properties, to wit:

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at an existing fence corner located 1121.67 feet South 89°26'02" East along the Section Line and 1329.67 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence South 55°28'28" East 512.00 feet along an existing boundary line fence and said fence line extended.

(Affects Tax ID no's 06-028-0001, 06-030-0005, 0006, 0007, 0008 & 0004)

2. In order to establish the above described fence as the boundary, and in consideration of this agreement, VALLEY WEST conveys and Quit-Claims all right, title and interest in and to the property lying Southwesterly and beyond the fence line described above in No. 1 to RIVERDALE CITY .

3. To further establish the above described fence as the boundary, and in consideration of this agreement, the above named Grantees, RIVERDALE CITY, convey and Quit-Claim to VALLEY WEST, all right title and interest in and to the property lying Northeasterly of the fence line described above in No. 1.

4. The as-surveyed description of the VALLEY WEST property is attached hereto as Exhibit "B". This description shall be noted as the new record description of the VALLEY WEST property.

5. This Agreement shall be binding upon the heirs, executors, administrators or assigns of the parties hereto.

---

VALLEY WEST, LLC, a Utah limited liability  
Company

By: \_\_\_\_\_  
Its: \_\_\_\_\_

---

RIVERDALE CITY, a Municipal Corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

---

REDEVELOPMENT AGENCY OF RIVERDALE CITY  
aka RDA OF RIVERDALE CITY

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH)  
COUNTY OF )

On the \_\_\_\_ day of \_\_\_\_\_ 2016, before me, the undersigned Notary Public, personally appeared \_\_\_\_\_, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ Residing at: \_\_\_\_\_

STATE OF UTAH            )  
                                          SS.  
COUNTY OF                )

On the \_\_\_\_ day of \_\_\_\_\_, 2016, Personally appeared before me \_\_\_\_\_,  
known to be the \_\_\_\_\_ of Riverdale City, a municipal corporation, authorized agent for the  
corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and  
voluntary act and deed of the corporation

\_\_\_\_\_  
NOTARY PUBLIC

Commission Expires:

Residing at:

STATE OF UTAH            )  
                                          SS.  
COUNTY OF                )

On the \_\_\_ day of \_\_\_\_\_, 2016, Personally appeared before me \_\_\_\_\_, known to be the \_\_\_\_\_ of **Redevelopment Agency of Riverdale City aka RDA of Riverdale City**, authorized agent for the agency that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the agency

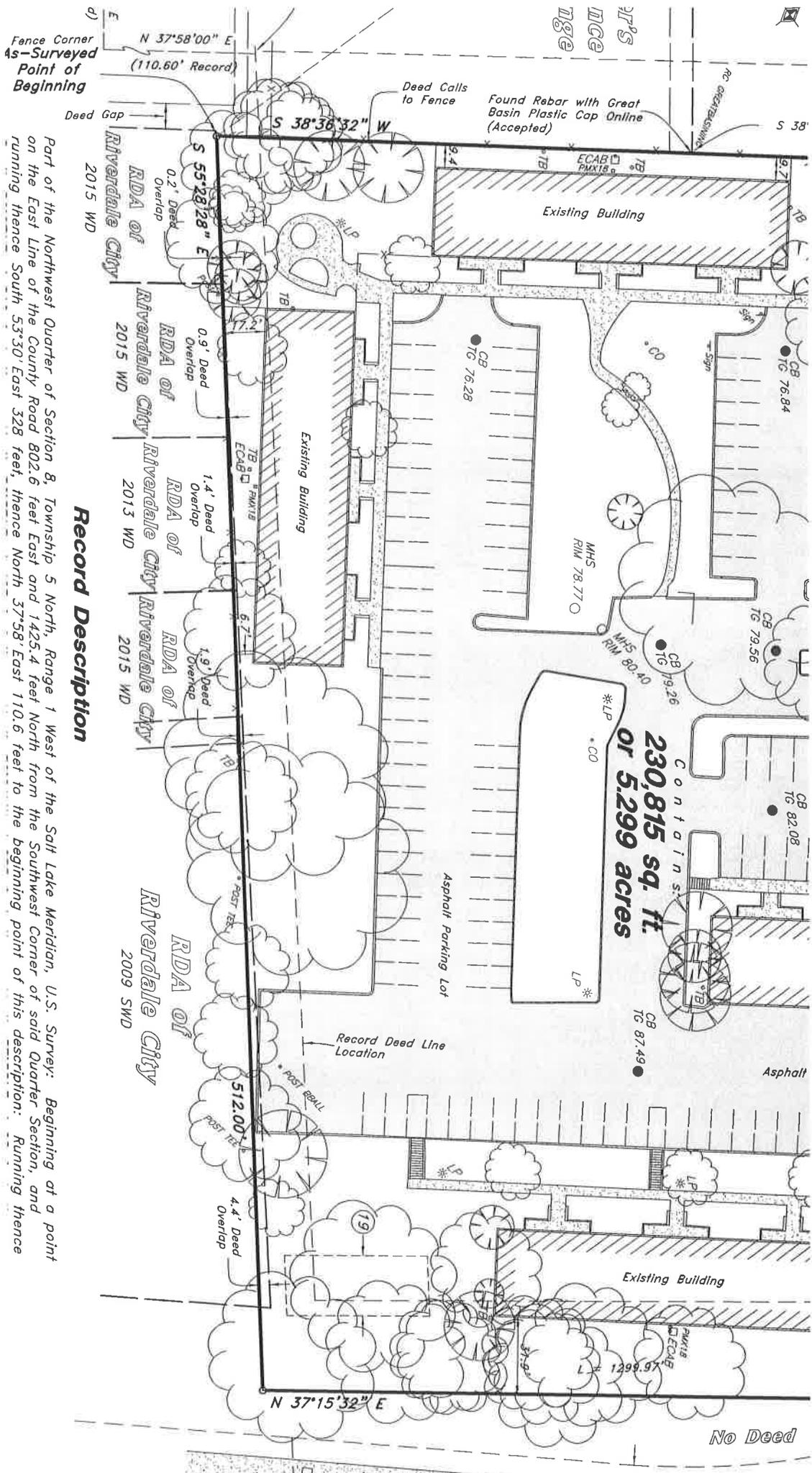
\_\_\_\_\_  
NOTARY PUBLIC

Commission Expires:

Residing at:



EXHIBIT "A"



**Record Description**

Part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West of the Salt Lake Meridian, U.S. Survey: Beginning at a point on the East Line of the County Road 802.6 feet East and 1425.4 feet North from the Southwest Corner of said Quarter Section, and running thence South 53°30' East 328 feet, thence North 37°58' East 110.6 feet to the beginning point of this description: Running thence

Exhibit "B"

*As-Surveyed Description*

*A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:*

*Beginning at an existing fence corner located 1121.67 feet South 89°26'02" East along the Section Line and 1329.67 feet South 0°33'58" West from the North west Corner of said Section 8; and running thence South 55°28'28" East 512.00 feet along an existing boundary line fence; thence North 37°15'32" East 314.89 feet to the Southwesterly Line of Washington Terrace Road as widened as it exists on the ground; thence Northwesterly along said Southwesterly Line along the arc of a 295.00 foot radius curve to the left a distance of 309.89 feet (Center bears North 81°58'46" West, Central Angle equals 60°11'14" and Long Chord bears North 22°04'23" West 295.84 feet); thence North 37°49'59" East 0.55 feet to the Southwesterly Line of 300 West Street as it exists at 50.00 foot half-width; thence North 52°10'01" West 245.35 feet along said Southwesterly Line to the extension of an existing boundary line fence; thence South 38°36'32" West 493.35 feet along said boundary line fence to the point of beginning.*

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
February 16, 2016**

**AGENDA ITEM: D3**

**SUBJECT:** Consideration of Resolution R2016-03, to create a Community Development Area and Plan by Lewis, Young, Robertson & Burningham Consulting Firm.

**PETITIONER:** Rodger Worthen, Executive RDA Director

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

**INFORMATION:** [Executive Summary](#)  
[Resolution R2016-03](#)  
[Map of Proposed Boundaries](#)

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



## RDA Board Executive Summary

For the RDA meeting on:  
Feb. 16, 2016

Presenter:  
LYRB and RDA Exec. Director Rodger Worthen

### Summary of Proposed Action

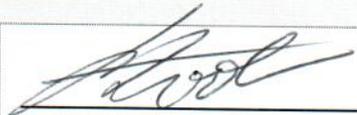
Approve RDA Resolution creating new CDA project area map and future plan document with associated work.

### Summary of Supporting Facts & Options

On October 21, 2014, the governing board of the Redevelopment Agency of Riverdale City authorized staff to move forward in the possible creation of a new Community Development Project Area (CDA). As such, on January 19, 2016 the RDA staff proposed and received board consensus to work with Lewis, Young, Robertson, & Burningham in this endeavor. One of the first steps is to identify a Project Area map and authorize creating an area plan via resolution as specified in Title 17C of Utah law.

A CDA Plan and Area Map are required to establish a CDA. The CDA Plan defines the project; provides specific description of the boundaries of the proposed project map area; describes the development goals and objectives of the area, and describes the public benefit that is broadly available to the City. Once these documents are created the public will have an opportunity for review and input 30-days prior to consideration by the City Council.

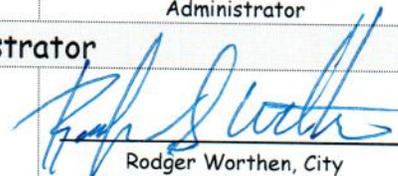
### Legal Comments - City Attorney

  
Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer

  
Cody Cardon, Business  
Administrator

### Administrative Comments - City Administrator

  
Rodger Worthen, City  
Administrator

**RESOLUTION NO. R-2016-03**

**A RESOLUTION DESIGNATING THE PROPOSED 700 WEST COMMUNITY DEVELOPMENT PROJECT AREA, AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, CONSULTANTS, STAFF, AND COUNSEL.**

**WHEREAS** the City of Riverdale, Utah (the “City”), created the Redevelopment Agency of the City of Riverdale (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Development and Renewal Agencies Act (the “Act”), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

**WHEREAS** the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct community development activities in the area depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference (the “Proposed Project Area”), pursuant to Section 17C-4-102(1) of the Act; and

**WHEREAS** the Agency desires to begin the process of adopting a project area plan for the Proposed Project Area by adopting this Resolution authorizing the preparation of a Draft Project Area Plan, pursuant to Section 17C-4-101(1) of the Act; and

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERDALE AS FOLLOWS:**

1. The Agency designates the Proposed Project Area as the proposed *700 West Community Development Project Area*, the boundaries of which are depicted on the map attached hereto as **Exhibit A**;
2. Agency consultants, counsel, and staff, as appropriate, are authorized and directed:
  - a. to make a preliminary determination as to whether the Proposed Project Area should be a community development project area under Title 17C, Chapter 4 of the Act, and to prepare the appropriate documents for presentation to, and final approval by, the Agency Board; and
  - b. to prepare a Draft Community Development Project Area Plan as provided under Section 17C-4-102(1)(a) of the Act;
  - c. to prepare a Draft Community Development Project Area Budget as provided under 17C-4-204(1) of the Act; and

- d. to take all other actions under the Act which may be necessary or proper for the successful establishment of the Proposed Project Area, including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.

3. This resolution takes effect upon adoption.

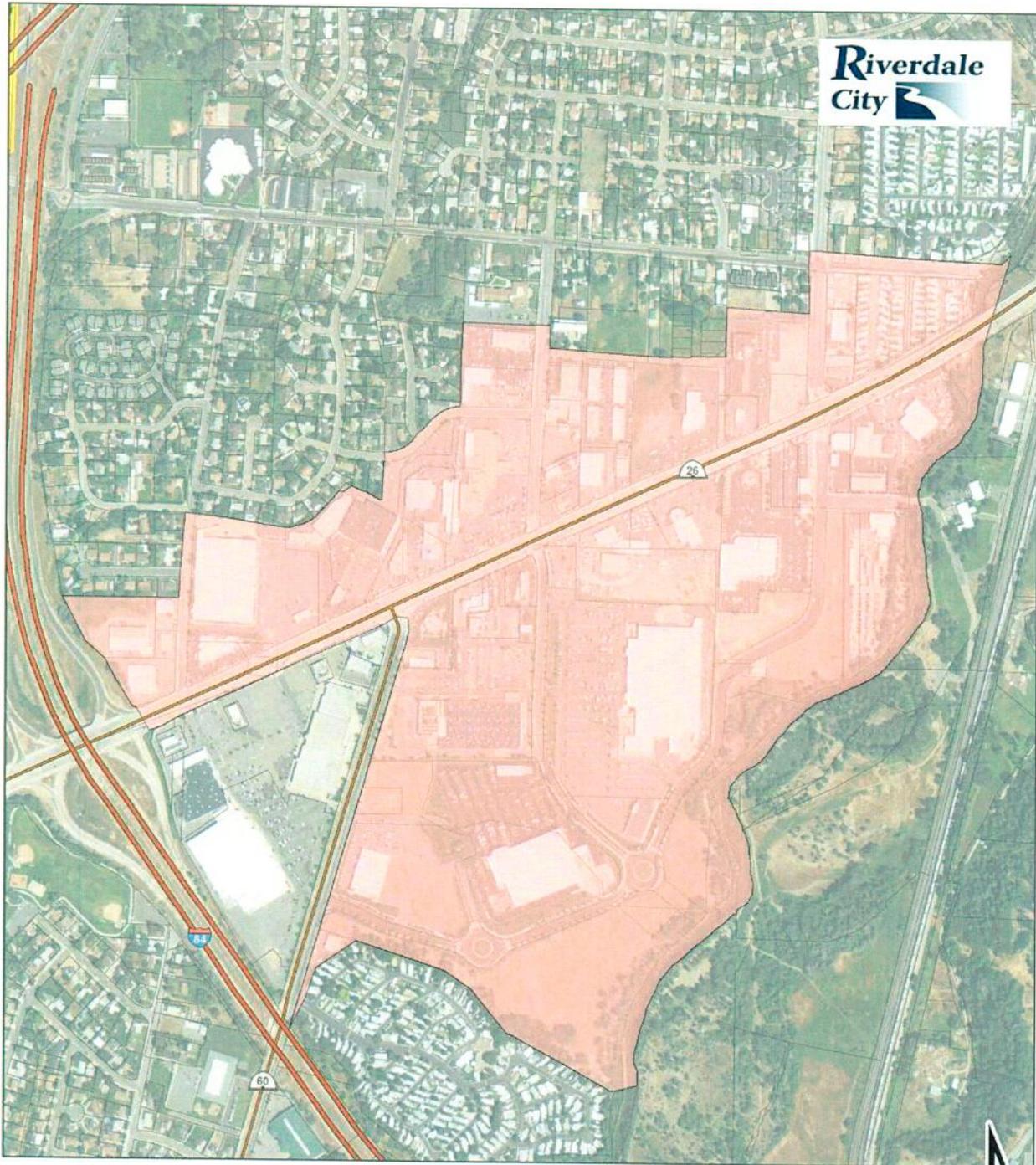
**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Norm Searle, Chair

*Attest:*

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

**EXHIBIT A**  
*MAP OF PROPOSED PROJECT AREA BOUNDARIES*



**PROPOSED 700 WEST CDA BOUNDARY**

**CJ** 700 West CDA Boundary

0 500 1,000 Feet



LEMS Uff. YOUNG  
ROBERTSON & BURNINGHAM, ...

