RIVERDALE CITY COUNCIL/RDA COMBINED AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MAY 7, 2024

5:30 p.m. – Work Session
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** – Cody Cardon
C. **Invocation** – TBA, by invitation

D. **Public Comment**
(This is an opportunity to address the City Council regarding your concerns or ideas. No action will be taken during public comment. Please try to limit your comments to three minutes.)

E. **Presentations and Reports**

1. Mayor's Report
2. City Council Assignment Reports
3. Special Recognition – Mayor Mitchell
4. RDA Presentation – Fred Philpot, RDA Attorney

F. **Consent Items**

1. Consideration to approve meeting minutes from:
   April 16, 2024 Council Work Session
   April 16, 2024 Council Meeting

G. **Action Items**

1. Consideration to approve Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.
Presenter: Brandon Cooper

2. Consideration of Resolution 2024-07 approving an amended Development Agreement between Riverdale City and GCH Riverdale I, LLC as requested by Gold Crest Homes.
Presenter: Brandon Cooper

3. Consideration of Resolution 2024-08 awarding a bid for the 2024 Roadway Chip Seal Project in an amount not to exceed $443,743.64.
Presenter: Shawn Douglas

4. Consideration of Resolution 2024-09 authorizing the continuation of the pick-up contribution for public safety and firefighter Tier II employee retirement contributions to the Utah Retirement System and a contribution to a 401k for non-public safety/firefighter Tier II participants.
Presenter: Cody Cardon

5. Tentative Budget Review of departments, funds, and RDA by department heads and administration.
Presenter: Cody Cardon

6. Consideration of Resolution 2024-10 adopting the Riverdale City tentative budget for Fiscal Year 2025.
Presenter: Cody Cardon

H. **Comments**

1. City Council
2. City Staff
3. Mayor

I. Adjournment

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 and agenda was posted within the Riverdale City limits on this 3rd day of May, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on May 7, 2024 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The Agenda for the meeting is also attached above. **

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday April 16, 2024, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:
Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Anne Hansen, Councilmember
Michael Richter, Councilmember
Stacey Haws, Councilmember

City Employees:
Steve Brooks, City Administrator/Attorney (via Webex)
Cody Cardon, Business Administrator
Brandon Cooper, Community Development Director
Casey Warren, Police Chief
Michelle Marigoni, City Recorder

Excused:

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that all Councilmembers were present. Members of city staff were also present.

Public Comment:

Presentations and Reports:

Mayor's Report

Mayor Mitchell mentioned there had been a meeting with Weber Human Services about senior centers.

5600 South Project Update – UDOT

Bonneville Communities That Care (CTC)

City Administration Report
a. Department Reports March
b. April Anniversaries Employee Recognition
c. Staffing Authorization Plans
d. Community Development Report

Consent Items

1. **Consideration to approve meeting minutes from:**
   March 19, 2024 Council Work Session
   March 19, 2024 Council Meeting

   No changes.

Action Items

1. **Consideration of Ordinance #980 amending Riverdale City Code Title 1, Chapter 7: Officers and Employees to clarify employment rights for certain employees.**

   Mr. Brooks explained both action items were housekeeping items. This code change will refer to the state statute so it will continue to reflect accurate information.

2. **Consideration of Ordinance #981 amending Riverdale City Code Title 2, Chapter 6: Design Review Committee to allow additional alternative members for the Design Review Committee.**

DRAFT

Mr. Brooks explained that this will allow the Design Review Committee to allow alternative members to ensure that there is always a quorum, avoiding setbacks for developers. The city recorder and public works assistant director would be the alternate members.

3. Discussion and consideration of amending employee health insurance benefits.

Mr. Cardon noted that he would have information in the main meeting. Mr. Brooks said the benefits have not been competitive, causing difficulties with hiring.

4. Discussion and presentation – Public Infrastructure Districts (PID).

Mr. Cooper noted that he would have a presentation for the main meeting, but nothing for the work session. Mr. Brooks said this presentation was going to be presented at the previous meeting but there was not time. The PID is an option to finance some projects on the West Bench.

5. Discussion and possible action regarding YCC Service Agreement proposal.

Mr. Brooks clarified that the agreement included in the packet was Ogden's, and Mayor Mitchell noted that Riverdale's requested amount was lower than Ogden's. The item will be discussion only, as the contract would need to be completed before a vote could take place. Councilor Arnold asked Chief Warren how often the police department used YCC's services. He explained they are used for all domestic violence cases as an option to get victims out of the situation quickly. The only required component for police is the YCC's lethality assessment.

6. Discussion regarding road projects.

Comments

1. City Council: Councilor Stevens asked Mr. Cooper about some items in his monthly report.
2. City Staff:
3. Mayor: Mayor Mitchell asked Mr. Brooks to reach out to Weber County about the 4400 S I-15 bridge potholes.

Adjournment

Having no further business to discuss, the Work Session was adjourned at 5:56 p.m.

Date Approved:

DRAFT

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, April 16, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Braden Mitchell, Mayor Alan Arnold, Councilmember Bart Stevens, Councilmember Anne Hansen, Councilmember Michael Richter, Councilmember Stacey Haws, Councilmember
	City Employees:	Steve Brooks, City Administrator/Attorney (via Webex) Cody Cardon, Business Administrator Brandon Cooper, Community Development Director Casey Warren, Police Chief Michelle Marigoni, City Recorder
	Visitors:	Brandie McDonald Mandi White Gypsi Nutt Elmer Acevedo Michelle Haggerty Rylee Weight Sarah Haggerty Sierra Jensen Sophie Hansen Brianna Ahlstrom Miriam Roper Khloie White Abrianna Zamora Ashley Windey Hardy Mckenzie White

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed those in attendance, including all Council Members, City Staff, and members of the public.

Pledge of Allegiance – Alan Arnold
Invocation – Anne Hansen

Public Comment

Mayor Mitchell invited members of the public to speak.

Khloie White, 12 years old, spoke about her best friend, Paige, who passed away at 11 years of age after a hoverboard accident. She said Paige loved to play at Golden Spike Park, and Khloie had started a fundraiser for a memorial bench in the park to have a place to remember Paige. Paige's family and all of the youth she suggested it to, agreed. She has been working with Public Works to get a bench installed and will be installed on June 7th, 2024. She invited Riverdale to come run or walk and asked for consideration to waive the special event fee of $125.00 and help with the insurance requirement. The park will be cleaned up by the youth before the fun run fundraiser.

Presentations and Reports

Mayor's Report

ULCT Conference April 17-19 in St. George
Friday April 19 – Lions Club spaghetti dinner. Mayor talked about Lions Club.

5600 South Project Update – UDOT – Brandie McDonald

Bonneville Communities That Care (CTC) – LeAnn Povey, Bonneville Students

Mr. Brooks thanked LeAnn Povey for her contribution to the CTC program, as she plans to retire.

City Administration Report

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a. **Department Reports March**
b. **April Anniversaries Employee Recognition –** Paul Flaig – 41 Years, Chief Warren – 20 Years, Angie Pierce – 8 Years, Sgt. Vasquez – 6 Years.
c. **Staffing Authorization Plans**
d. **Community Development Report**

Consent Items

1. **Consideration to approve meeting minutes from:**
   March 19, 2024 Council Work Session
   March 19, 2024 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. There were none.

MOTION: Councilmember Arnold moved to approve the meeting minutes. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

Action Items

1. **Consideration of Ordinance #980 amending Riverdale City Code Title 1, Chapter 7: Officers and Employees to clarify employment rights for certain employees.**

Mr. Brooks mentioned a lawsuit filed in another city, which led to an individual making claims to certain rights they weren't entitled to. As a result, the city is making efforts to update its statutes to align with state statutes and prevent similar issues in the future. Mr. Brooks recommended approving the updates to ensure compliance.

Motion: Councilmember Arnold moved to approve Ordinance #980 amending Riverdale City Code Title 1, Chapter 7: Officers and Employees to clarify employment rights for certain employees.
Second: Councilmember Richter

Councilor Hansen:	Yes
Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Stevens:	Yes
Councilor Haws:	Yes

Motion passes unanimously.

2. **Consideration of Ordinance #981 amending Riverdale City Code Title 2, Chapter 6: Design Review Committee to allow additional alternative members for the Design Review Committee.**

Mr. Brooks explained the purpose of amending the ordinance was to allow additional alternative members for the Design Review Committee. The proposal intends to prevent delays in project timelines by ensuring a sufficient quorum at meetings. Two alternates are proposed, the Public Works assistant director and the city recorder, both familiar with such matters. Mr. Brooks recommended approving the amendment to assist the Design Review Committee in its tasks.

Motion: Councilmember Arnold moved to approve Ordinance #981 amending Riverdale City Code Title 2, Chapter 6: Design Review Committee to allow additional alternative members for the Design Review Committee. Seconded by Councilmember Richter

Councilor Haws:	Yes
Councilor Stevens:	Yes
Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Hansen:	Yes

Motion passes unanimously.

3. **Discussion and consideration of amending employee health insurance benefits.**

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Mr. Cardon gave an overview of the current employee health insurance benefits. It was noted that Riverdale City currently employs an 80/20 split for health insurance costs. He presented data showing that many other entities provide more generous health insurance benefits, with some covering 100% of the costs for employees. There have been concerns about the competitiveness of Riverdale City's benefits package and its impact on recruitment and retention.

Mr. Cardon noted the proposed change to a 90/10 split would result in an estimated financial impact of about $82,000. There was brief discussion about other benefits offered by Riverdale City, such as 401(k) matching and incentives for high deductible health plans.

Councilor Arnold expressed concerns about the overall financial situation of the city, particularly in light of upcoming 2030 budget shortfalls. Councilors Haws and Hansen questioned whether this expenditure was the best use of funds.

There was recognition of the importance of employee morale and compensation, but also a desire to balance employee benefits with fiscal responsibility to the residents.
Council members requested information on trends in benefits offerings among other municipalities to understand if the proposed change was in line with industry standards.

Motion: Councilmember Hansen moved to table the item to talk about it during the budget process.
Second: Councilmember Arnold

Councilor Richter	Yes
Councilor Haws	Yes
Councilor Arnold	Yes
Councilor Hansen	Yes
Councilor Stevens	Yes

The item will be tabled for a future meeting.

4. **Discussion and presentation – Public Infrastructure Districts (PID).**
Mr. Cooper presented information on Public Infrastructure Districts (PIDs) as a tool for financing public infrastructure projects. He noted that many cities struggle to provide desired services solely through taxation and that PIDs offer a means to finance projects that the market may not otherwise support. He emphasized the collaboration between cities, private entities, and developers in utilizing PIDs for infrastructure development.

Senate Bill 228 in 2019 empowered cities and counties to establish PIDs under Utah Code 17d, providing a mechanism for financing infrastructure projects that might otherwise be challenging to undertake. While Tax Increment Finance (TIF) has been prevalent in Utah, PIDs offer additional options for financing infrastructure improvements. PIDs operate as independent entities, issuing their own debt and assessing property owners within the district.

The presentation outlined the process of creating and governing PIDs. Potential uses of PIDs were discussed, including incentivizing housing and commercial developments, as well as regional infrastructure projects. The financing mechanism involves issuing limited tax bonds, with assessments on properties within the district covering the bond repayment.

There was consideration given to how PIDs align with other financing tools like RDAs and TIFs, with the potential for overlapping use of tax increment revenues. The conversation highlighted the advantages of PIDs, including offloading the financial burden from taxpayers onto property owners within the district.

Questions were raised about the tax implications for property owners and corporations, with clarification provided regarding deductibility and limits on tax deductions. The discussion concluded with an acknowledgment of the potential benefits of PIDs, particularly in cases like America First's project, where a single landowner with substantial financial resources could bear the burden of infrastructure financing. There was support for exploring PIDs further as a viable financing option for specific infrastructure projects.

5. **Discussion and possible action regarding YCC Service Agreement proposal.**

Mayor Mitchell reported that Your Community Connection (YCC) reached out to partner financially, requesting funds annually from each city in the county based on population. This would be approximately $5200 for Riverdale City. They provide services assisting the Police Department with issues like domestic violence cases. Questions arose regarding the necessity of employing a victim advocate versus utilizing YCC's services, the statutory requirements for training, and the frequency of the training. Councilors expressed varying opinions, with some highlighting the value of YCC's services and others questioning the city's obligation to fund such social programs. Concerns were raised about the county's contribution and the reliance on city funding for these programs. The Mayor and councilors agreed to gather more information before making a decision, including reaching out to other mayors for their perspectives and clarifying the county's involvement. There was a consensus to seek more information before inviting the YCC director for a presentation.

6. Discussion regarding road projects.

The discussion on road projects included considerations for possible funding avenues and project prioritization. Various potential projects were discussed, including addressing road issues like curb and gutters and the installation of islands on Riverdale Road mandated by UDOT. The eligibility of certain projects for grants, particularly those involving roads not owned by the city, was discussed along with the potential removal of roundabouts and the need for traffic studies. Ideas were also floated about using funds for road improvements near the fire station and addressing parking concerns. Mayor Mitchell noted the disparity in road funding compared to other cities and emphasized the need to keep an eye out for funding opportunities while prioritizing projects that benefit the community.

Comments

Mr. Brooks reported the West Bench RDA had been triggered and that the Purin lawsuit was dismissed, which was unexpected but beneficial for the city. Councilor Hansen brought up Truth in Taxation, and addressing it more often was briefly discussed.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Hansen seconded the motion. The meeting was adjourned at 8:05 p.m.

Date Approved:

DRAFT

RIVERDALE CITY
CITY COUNCIL/RDA AGENDA
May 7, 2024

AGENDA ITEM: G1

SUBJECT: Consideration to approve Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.

PRESENTER: Brandon Cooper, Community Development

INFORMATION:
a. Transmittal/Executive Summary
b. Staff Report

BACK TO AGENDA

TRANSMITTAL

Body:	City Council
Topic:	Amended Site Plan – Wasatch Kia Dealership
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdalecity.com

Executive Summary

On March 26, 2024, Wasatch Front Kia, represented by Kord Cutrubus, applied for an Amended Site Plan approval for the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. The proposed project includes the construction of a 3,380 sq. ft. building addition on the north side of the main dealership, the construction of a new sidewalk on the north side of the property, and some alterations to the drainage of the site. The property is owned by H&P Investments, LLC. No additional parking lot improvements, or improvements to the existing building, are proposed. A public hearing is not required to consider this Amended Site plan proposal.

This Amended Site Plan review is regulated under Riverdale City Code 10-25 "*Development in All Zones*" and is affected by City Codes 10-10A "*Commercial Zones*)", 10-14 "*Regulations Applicable to All Zones*" and other regulations found in Title 8 "*Water and Sewer*".

This project was submitted in 2017 for review and received final approval by the City Council on February 25, 2017. It included an additional port cochere structure on the east side of the existing building, which is not part of this application. This application also includes revisions to the storm water retention system to accommodate the additional retention requirements made by the State and recognized in Riverdale City ordinances.

The Planning Commission reviewed this application on April 30, 2024 and voted unanimously to make a favorable recommendation for approval to the City Council.

TRANSMITTAL

Attached to this transmittal is the formal Staff Report associated with this review and documents related to the original February 21, 2017 approval of this project, with minor modifications found in the current application.

Requested Timeline:

Planning Commission Meeting – April 23, 2024
Special Planning Commission Meeting – April 30, 2024
City Council Meeting – May 7, 2024

Potential Actions:

Following the presentation and discussion of the proposal, the City Council may make:

1) a motion to approve
2) a motion to approve with modifications
3) a motion to table the matter to a later date
4) a motion to deny

Staff Recommendation

Based on the findings described in the attached Staff Report, it is recommended that the City Council approve the Wasatch Kia Amended Site Plan.

Planning Commission Recommendation

On April 30, 2024, the Planning Commission voted unanimously to recommend to the City Council approval of the Wasatch Kia Amended Site Plan

Attachments

Staff Report
February 21, 2017 related approval documents
Site Plan
Minutes from Planning Commission Meeting

TRANSMITTAL

ATTACHMENTS TO FOLLOW THIS PAGE

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 21, 2017, at 6:06 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:
Norm Searle, Mayor
Braden Mitchell, Councilor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor
Alan Arnold, Councilor-Participated Electronically
Cody Hansen, Councilor

City Employees:
Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Shawn Douglas, Public Works Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Rich Taylor, Community Services Director
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused:

Visitors:
Teresa Knight, Troy Cutrubus, Dave Pierson, Joseph Thompson, Gary Boatright Jr., Leon Poulsen, Richard Pfaff

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. It was noted Councilor Arnold participated electronically.

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.

Alexa Henry, Washington Terrace Resident, and Amanda Mammott, South Ogden City Resident, stated they are Senior Class Officers at Bonneville High School. They thanked the City Council for their prior donations which assists Bonneville High School in throwing a Senior School Party. She asked if the Council would consider donating for this years senior class party. Mayor Searle stated they are planning on donating again. He thanked them for their time.

E. Presentations and Reports

1. Mayors Report

Mayor Searle reminded the Council members of the upcoming Strategic Planning Meeting which will take place on Saturday, February 25, 2017, at the Riverdale Senior Center beginning at 8:00 AM. He noted City Staff will also be in attendance. This meeting is open to the public.

a. Youth Council Report

Mayor Searle invited the youth council to report. Megan Carey and Wendy Hone, discussed their first activity that occurred at the legislative session. They did a Valentine's themed activity where they provided cards and cookies to elementary students for decorating (in Riverdale and surrounding city schools). The next activity is the annual Easter Egg Hunt.

2. City Administration Report

Rodger Worthen referred to the department reports as seen in the packet and specifically thanked Stacey Comeau, the Human Resource Director. He discussed her various job responsibilities. He also commended the thoroughness of Cody Cardon, the Business Administrator.

The 2005 staffing authorization plan is still below the amount of allotted employees allowed per the plan. Mr. Worthen commented on the increase in sales tax revenue in comparison to the previous year.

Councilor Hansen liked the new layout of the finance report and felt it was more user friendly. Councilor Hansen asked about Mr. Douglas's efforts in establishing a new well location. Mr. Douglas stated there are two sites being considered, and he is comparing to see which site would be the best fit for the City.

F. Consent Items

1. Consideration of Planning Commission Appointment to serve a 4-year term from February 2017 to January 2021.

Mayor Searle stated this appointment will be to replace Michael Roubinet whose term recently expired. Mr. Roubinet did not renew his term because he will be continuing his education. Gary Boatright Junior will be the new Planning Commissioner, pending the Councils approval. Mayor Searle provided a brief introduction for Gary Boatright.

MOTION: Councilor Ellis made a motion to approve the consent item, appointment of Gary Boatright Jr. as the new Planning Commissioner to serve a 4 year term beginning February 2017 to January 2021. Councilor Mitchell seconded the motion, and all voted in favor of the appointment.

G. Action Items

1. Consideration of Resolution 2017-02, Designating Previously Unnamed Ground Located at 4400 South and Parker Drive as the New "Lions Centennial Park".

Rodger Worthen, the City Administrator, summarized the executive summary which explained:

The City recently established via the budget a minor capital improvement project to install improvements to the open area at 4400 South and Parker Drive. Some of these improvements were initiated as part of the pedestrian bridge project; now that spring is approaching the Public Works staff would like to complete the installation of the drinking fountain and a small picnic table. As part of this endeavor the City's Lions Club has offered to assist with the cost of these improvements. Mayor Searle and Councilor Ellis, along with staff, met with the Lions Club to review their ideas for participation consisting of financial assistance and some visible recognition of this donation. During the meeting it was discussed that the areas lacks proper identification; with the help of the Lion Club several ideas were discussed on a potential name of the area. It was agreed and recommended that we should name the area "Lions Centennial Park." This resolution will identify the open space area and acknowledges the support the City has received from the civic club over the 100 years of their presence in Riverdale City.

By naming the park, the City ensures that parks or recreational areas are easily identified and located. In addition the name of this area creates a sense of community and is timeless recognition for the efforts of the City's Lions Club that does not diminish in appropriateness. The staff would like to propose the open space area be named by resolution of the Council "Lions Centennial Park." This name recognizes the significant contributions of the Riverdale Lions Club to our community.

As part of this open space enhancement the Lions Club will place a marker (Engraved Rock) identifying the small park area and recognize their contributions to the City.

Joseph Thompson and Teresa Knight discussed the history of the Riverdale Lion's Club and the various contributions made to the City.

Councilor Mitchell and Councilor Ellis expressed this park would be well received by the residents.

MOTION: Councilor Ellis made a motion to approve Resolution 2017-02, designating previously unnamed ground located at 4400 South and Parker Drive as the new "Lion's Centennial Park." Councilor Hansen seconded the motion.

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

ROLL CALL VOTE: Councilor Hansen, Griffiths, Ellis, Mitchell, and Arnold all voted in favor of Resolution 2017-02. The motion passed unanimously in favor.

Mayor Searle recognized Leon Poulsen who was in attendance. Mr. Poulsen was the prior Riverdale City Mayor, who

served a total of 16 years. Mayor Searle discussed the various service projects performed by the Lion's Club.

2. Consideration of approval for the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405

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

H&P Investments, LLC, as represented by Troy Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was reviewed by the Planning Commission on February 14, 2016, and the Planning Commission supported a motion to send a favorable recommendation to the City Council for Amended Site Plan approval of the Wasatch Front Kia dealership with the understanding that the applicant resolve all outstanding staff concerns. Since that meeting, the applicant has worked to resolve outstanding staff concerns and issues for this proposed Site Plan Amendment. The property is currently owned by H&P Investments, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the updated Wasatch Front Kia amended site plan proposal, approve the update to the proposed amended site plan with any requested modifications/amendments, not approve the updated Wasatch Front Kia amended site plan, or table the matter to allow time for the applicant to resolve outstanding concerns.

Title 10 Ordinance Guidelines (Code Reference)
This Amended Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and other regulations found in Title 8 “Water and Sewer”.

The proposed development parcel is located at approximately 770 West in the recent Cutrubus Cadillac dealership location on property currently owned by H&P Investments, LLC. The desired use of this property, as a Kia automobile dealership and servicing facility, would allow this refurbishment project to be developed on this site.

Attached with this executive summary is a document entitled “Amended Site Plan Review – Cutrubus Wasatch Front Kia”; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on February 14, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

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

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.

Mr. Worthen discussed various options for the applicant in lieu of placing the sidewalk, such as: sidewalk deferral agreement, escrow bond, or a performance bond. Mr. Worthen described the area as it exists today and noted the area currently has asphalt and there is no connection point to the east or west for the anticipated sidewalk to connect to. The applicant has expressed they would like to wait to install the sidewalk when they develop the western portion of the property.

Troy Cutrubus, representative of H&P Investment, expressed concern regarding the sidewalk installation. He felt to spend money to put in a sidewalk that may be potentially removed for future developments was unreasonable.

There was a discussion regarding the existing asphalt and whether or not it could meet the sidewalk requirement. Steve Brooks, the City Attorney, determined it would not meet the Riverdale City Code. Mr. Brooks felt the performance bond option would meet the ordinance and allow the applicant additional time frame (two years) to install the sidewalk, in lieu of installing the sidewalk immediately.

Mr. Cutrubus stated his family has been in the City for 50 years and discussed the various businesses they owned throughout the city. He asked for reasonability when the Council considers the sidewalk installation. Mr. Brooks discussed the Riverdale Code in relation to consistency and setting a precedent for all developers.

There was a discussion regarding the performance bond agreement in lieu of installing the sidewalk. Councilor Arnold spoke in favor of the performance bond. Councilor Hansen discussed other developers who were compelled to follow the

Riverdale City Code, including Brook Haven, which also has a sidewalk that doesn't lead to a specific destination. Councilor Griffiths felt an escrow bond would allow more time for the applicant. Mr. Cutrubus stated timing and money would be a factor for them.

There was a brief discussion regarding past projects by the Cutrubus family with an emphasis regarding past agreements and the economy at the time of development. Mr. Cutrubus felt this application should stand on its own without regard to past projects.

Mayor Searle discussed all the good the Cutrubus family has done for Riverdale City, and expressed the importance of following the ordinance. Councilor Griffiths asked Mr. Cutrubus if tabling could be an option to allow staff additional time to work with the applicants to arrive at a resolution. Mr. Cutrubus felt a better solution would be to approve the project with the stipulation that the applicant works with City Staff in finding a resolution regarding the sidewalk.

Councilor Ellis expressed the importance of working with applicants, while meeting the requirements of the code. Councilor Mitchell stated he would rather wait until the agreement has been worked out, to ensure the Riverdale Code is being followed. Councilor Hansen echoed Councilor Mitchells comments. Councilor Arnold felt the best approach would be to approve the application tonight with a contingency that the applicant works with staff to resolve the sidewalk issue. Mr. Worthen asked the applicant if tabling this item would impact him. Mr. Cutrubus stated Kord has been working with Kia directly, so he was unsure of the impact. He'd rather have the item approved with the stipulation they work it out with city staff.

Mr. Worthen asked about the option of approving the item and then appointing a member of the Council to approve the final solution. After discussion between staff and Council it was determined that this item was better approved with the body as an entire Council.

MOTION: Councilor Hansen made a motion to table the discussion until the outstanding issues are resolved. Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion and there was none.

CALL THE QUESTION: Councilor Mitchell and Hansen voted in favor of tabling. Councilor Ellis, Griffiths, and Arnold voted in opposition of tabling. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.

MOTION: Councilor Griffiths made a motion to approve the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405, with the stipulation that the City Administrator or a City Councilor oversee the Escrow Agreement or Performance Bond Agreement for the sidewalk, upon mutual agreement with the applicant. Councilor Ellis seconded the motion.

Councilor Hansen asked if the motion should include the name of the person overseeing the agreement. There was a discussion regarding who the appropriate person would be to oversee the agreement. Councilor Mitchell and Councilor Hansen expressed they would rather the entire Council be the approving body in reviewing the agreement, versus one appointed member. Mr. Worthen asked for the possibility of conducting a Special Council Meeting as a compromise.

MOTION AMENDMENT: There was a clarification regarding the previous motion, Councilor Griffiths amended the motion to stipulate that the Mayor oversees the solution to the sidewalk. Councilor Ellis seconded the amended motion.

There was additional discussion regarding the motion. Councilor Arnold advised against this motion as it did not specifically stipulate an escrow or performance bond agreement. As such, he felt it wouldn't meet the code. Councilor Griffiths clarified the intent of the motion was for the Mayor to oversee the sidewalk resolution which would include an escrow agreement. Councilor Ellis seconded the clarification of the motion. Mayor Searle stated he was unsure how this could be approved without an official agreement already in place. Mr. Worthen stated he liked the idea of letting staff work with the applicant and finding a resolution, and then hold a Special City Council Meeting to present the option to the City Council as a whole. He felt this would address the timing restraints of the applicant, as well as allow the City Council to review the resolution as an entire body.

ROLL CALL VOTE: Councilor Ellis, Mitchell, and Hansen voted in opposition. Councilor Arnold and Griffiths voted in favor. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.

MOTION: Councilor Hansen made a motion to table the discussion, to allow staff and the applicant time to find a clear resolution to the sidewalk issue, at which point a Special City Council Meeting could be held. Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding this motion and there was none.

ROLL CALL VOTE: Councilor Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor. The motion passed unanimously.

H. Discretionary Items

Councilor Mitchell asked the public works director what the best approach for replacing broken recycling cans. Mr. Douglas stated the cans are covered under warranty and encouraged the council and any residents with issues to contact the City.

Councilor Mitchell informed the police chief that there have been some egging vandalism within his neighborhood. Police Chief Brenkman encouraged the Council and City residents to report any occurrences, because without a report there is no record of a crime.

Councilor Mitchell noted the formatting for the fire inspection and code enforcement was off.

Councilor Hansen asked for more information regarding the publication for the rezone request. Mr. Eggett stated the applicant, Doug Clark, is wanting to rezone the area for the purpose of putting a multiple family 4-plex. Mr. Eggett referred to the City Website for additional information.

Councilor Hansen stated he was approached by a resident regarding 4400 South regarding a prior study for a potential cross-walk. Mr. Worthen stated he was unsure of when the study was conducted, but believed it to be approximately 5 years ago. It is not currently an item being reviewed.

There was a discussion regarding cross-walks with an emphasis on criteria to establish a need. There was a discussion regarding the use of LED flashing cross lights as well as the pros and cons of the orange crossing flags. It was determined to discuss cross-walks at the Strategic Planning Meeting. Mr. Douglas re-emphasized the need to establish criteria to determine areas that need cross-walks.

I. 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 7: 38 PM

_____ _____

Norm Searle, Mayor Jackie Manning, City Recorder

Date Approved: **March 7, 2017**

Minutes of the Special Meeting of the Riverdale City Council held Tuesday, February 25, 2017, at 12:30 PM, at the Senior Center, 4433 South 900 West, Riverdale City, Weber County, Utah.

Present:	City Council:	Norm Searle, Mayor Braden Mitchell, Councilor Brent Ellis, Councilor Gary E. Griffiths, Councilor Alan Arnold, Councilor Cody Hansen, Councilor
	City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney Shawn Douglas, Public Works Director Scott Brenkman, Police Chief Jared Sholly, Fire Chief Cody Cardon, Business Administrator, Rich Taylor, Community Services Mike Eggett, Community Development Jackie Manning, City Recorder
	Visitors:	Kord Cutrubus, H&P Investments

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all members of the City Council, members of the City Staff, and Kord Cutrubus.

B. Action Items

1. (Item tabled from February 21, 2017) Consideration of approval for the Site Plan Amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405.

Mayor Searle called for a motion to untable this item.

MOTION: Councilor Ellis made a motion to untable the action item for the site plan amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405. Councilor Arnold seconded the motion. All Councilors voted in favor of untabling the action item.

Mike Eggett, Community Development, summarized the executive summary which explained:
H&P Investments, LLC, as represented by Kord Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was reviewed by the City Council on February 21, 2017 (wherein the item was tabled to allow the applicant time to resolve outstanding right-of-way/sidewalk improvement requirements) and the Planning Commission on February 14, 2016, (wherein the Planning Commission supported a motion to send a favorable recommendation to the City Council for Amended Site Plan approval of the Wasatch Front Kia dealership with the understanding that the applicant resolve all outstanding staff concerns).

Since the February 21, 2017 meeting, the applicant has reached out to city staff requesting an opportunity to participate in a special meeting. The applicant has stated that they are making efforts to be in compliance with City Code 10-25-7(B.)(1.) and plan to “deposit with the city a surety or cash bond to ensure the actual construction of said improvements within a period of two (2) years after final approval by the city council in a manner satisfactory to and in an amount specified by the council”. The applicant has stated that they may request up to a three (3) year period of time to install the improvements, at the council’s discretion for the project. The applicant further has represented that they would plan to have the sidewalk bond document available for review by the City Council during the meeting. The applicant intends to improve the sidewalk sooner than later, but desired to utilize this section of the City Code to benefit their efforts.

All other packet information provided for this Site Plan Amendment request is the same as previously presented to the City Council during the February 21, 2017 meeting.

Following the presentation and discussion of the proposal, the City Council may make a motion to approve the updated Wasatch Front Kia amended site plan proposal, approve the update to the proposed amended site plan with any requested modifications/amendments, not approve the updated Wasatch Front Kia amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and other regulations found in Title 8 “Water and Sewer”.

The desired use of this property, as a Kia automobile dealership and servicing facility, would allow this refurbishment project to be developed on this site.

Attached with this executive summary is a document entitled “Amended Site Plan Review”; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on February 14, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

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

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.

Mr. Eggett dispersed information from the applicant pertaining to the anticipated escrow bond agreement.

Councilor Mitchell asked City Attorney, Steve Brooks, if the three year bond request would meet the City Code. Mr. Brooks clarified the code only allows a two year time frame for the bond agreement. Kord Cutrubus, representative of H&P Investment, stated the three years would allow the applicant time to get the entire lot developed and address the sidewalk at that time. He further explained there is existing asphalt in the area and asked for consideration of that in lieu of the sidewalk.

There was a discussion regarding the bond amount, and Mr. Cutrubus clarified it would be in the amount of five thousand dollars.

There was a discussion regarding the existing asphalt with an emphasis on whether or not it qualified as sidewalk. It was determined that ADA (American Disability Act) standards set the requirement for what is and is not sidewalk, and asphalt would not meet that requirement. Mr. Brooks discussed the code, and explained the two year bond agreement allows for compromise in lieu of immediately installing a sidewalk. He further clarified the two year begins from date of approval, which could be February 25, 2017 if it were approved today. Mr. Cutrubus felt the code should be amended to include what qualifies as sidewalk for clarification for future applicants.

MOTION: Councilor Hansen moved to approve the Site Plan Amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405, with the condition that the two year bond agreement be met, per the Riverdale City Code [10-25-7 (F)]. Councilor Arnold seconded the motion.

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

CALL QUESTION: The motion passed unanimously in favor of the site plan amendment.

C. Discretionary Items

Councilor Arnold asked City Staff to review the City Code [10-25-7 (F)] for possible amendments to allow more exceptions to work with applicants, pertaining to the sidewalk installations; possibly an option for extensions regarding the existing two year time limit.

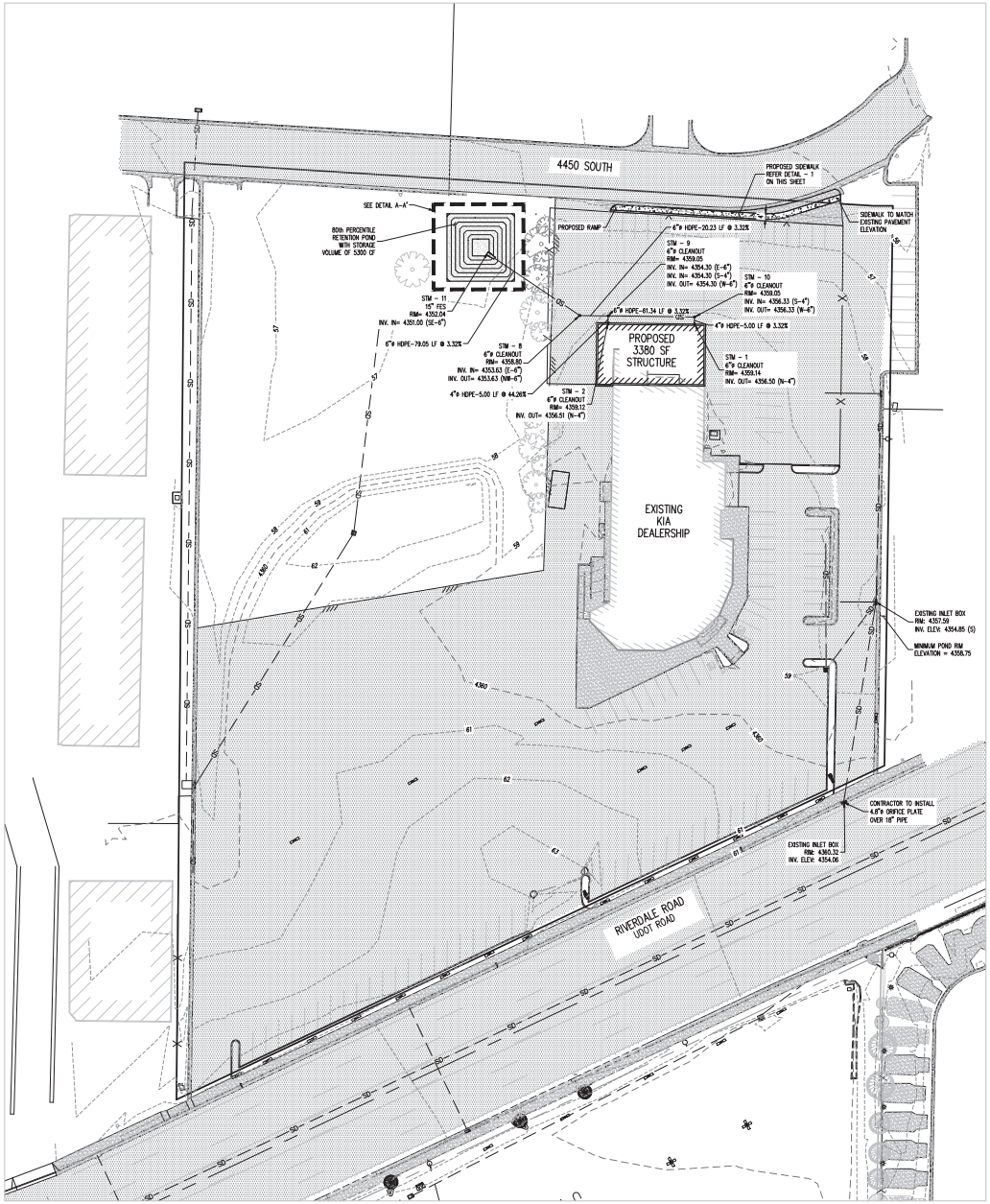
D. Adjournment.

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Hansen; all voted in favor. The meeting was adjourned at 12:51 PM.

_____ _____

Norm Searle, Mayor Jackie Manning, City Recorder

Date Approved: **March 21, 2017**



N

0 20 40

SCALE: 1"=40'

LANDSCAPE NOTES FOR POND:

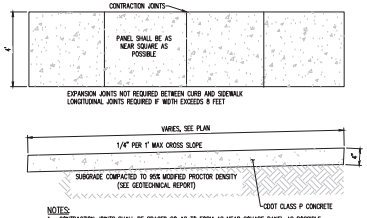
1. THE ROCK USED IN FORMATION OF THE BASIN MUST BE EVENLY GRADED, WITH 50% BY WEIGHT LARGER THAN THE SPECIFIED NOMINAL ROCK SIZE AND HAVE SUFFICIENT SMALL ROCK TO FILL THE VOIDS BETWEEN THE LARGER ROCK. DIRT, FINES AND SMALLER ROCK MUST NOT EXCEED 5% BY WEIGHT.
2. THE DIAMETER OF THE LARGEST ROCK SIZE SHOULD BE NOT LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE NOMINAL ROCK SIZE SHALL BE 6". THE DEPTH OF THE ROCK LAYER SHALL BE NO LESS THAN 12".
3. THE COLOR OF THE RIPRAP SHALL BE APPROVED BY THE ENGINEER. ONCE APPROVED, THE COLOR SHALL BE KEPT CONSISTENT THROUGHOUT THE PROJECT.
4. THE ROCK MUST BE HARD, WEATHER RESISTANT, AND DURABLE AGAINST DISINTEGRATION UNDER CONDITIONS TO BE MET IN HANDLING, PLACEMENT AND OPERATION.

DRAINAGE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SD — EXISTING STORM DRAIN
- EXISTING EDGE OF ASPHALT
- SD — PROPOSED STORM DRAIN (LESS THAN 12")
- PROPOSED STORM DRAIN
- 52 — EXISTING MINOR CONTOUR
- 60 — EXISTING MAJOR CONTOUR
- 56 — PROPOSED MINOR CONTOUR
- 60 — PROPOSED MAJOR CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED GRAVEL IN POND
- PROPOSED SIDEWALK

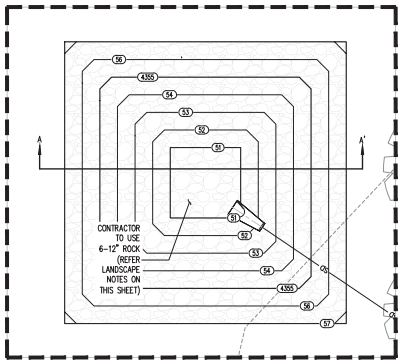
DETAIL 1: CONCRETE SIDEWALK DETAIL

NOT TO SCALE



NOTES:

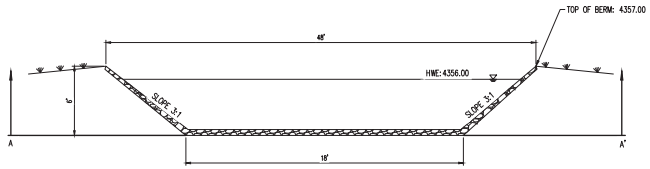
1. CONTRACTION JOINTS SHALL BE SPACED 5O AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
2. EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT P.C.'S AND P.T.'S OF CURVES, AT GRADE BREAKS, AT DRIVEWAYS, AND AT OTHER LOCATIONS AS SPECIFIED BY THE ENGINEER.
3. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.



DETAIL A–A'

SCALE: 1" = 10'

N



RETENTION POND

CROSS SECTION A–A'

(NOT TO SCALE)

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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#	Date	Issue / Description	Init.

Project No:	
Drawn By:	AA
Checked By:	DJS
Date:	09.11.2025

DRAINAGE MAP

EX-1

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 30, 2024, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Kent Anderson, Chair Amy Ann Spiers, Vice Chair Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner Colleen Henstra, Commissioner
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	
	Visitors:	

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:36 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present. Members of the city staff were also present.

B. Public Comment

Commissioner Anderson asked if any members of the public were present with comments. There were none.

C. Presentations and Reports

Mr. Cooper commented there was nothing to share for this meeting.

D. Consent Items

1. Consideration of Meeting Minutes from:

   April 23, 2024 Work Session
   April 23, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. Commissioner Spiers moved to approve the consent items. Commissioner Noland seconded the motion, and all were in favor.

E. Action Items

1. **Motion to un-table Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.**

   Motion: Commissioner Noland moved to un-table the item. Seconded by Commissioner Poulsen.

   Vote:

Commissioner Spiers:	Yes
Commissioner Ney:	Yes
Commissioner Hermann:	Yes
Commissioner Henstra:	Yes
Commissioner Noland:	Yes
Commissioner Anderson:	Yes
Commissioner Poulsen:	Yes

DRAFT

Motion passed unanimously; item was un-tabled for discussion.

2. Consideration of Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.

Mr. Cooper began with an expression of gratitude towards attendees for their willingness to convene during an off week. The discussion revolved around a proposal submitted in 2017 for the construction of a service bay building and a port cure, with the current focus on an amended proposal.

There had been confusion regarding the presence and location of a floor drain trench that would accept discharge in the new service bay and wash bay, as well as the conditions surrounding it. The existing condition showed Kia operating an 8-bay service area with an entrance on the east side and an exit on the north side, alongside an additional wash bay. The proposal aimed to demolish a small block area and replace it with a larger area containing both service bays and a wash bay. Currently, there is an existing floor drain in the service area that discharges into the sanitary sewer, while the wash area's discharge flows out to the street. The proposal sought to rectify this by bringing all discharge into a single building, connecting it to the sanitary sewer, as required.

The 2017 proposal included both buildings with on-site retention and the addition of a sand and oil separator as part of the new construction. The proposed site plan retained most aspects of the 2017 approval, with some exceptions such as the port cure addition and the installation of a sidewalk, which was deferred in the previous approval but is now required.

Detailed plans and drawings were presented, illustrating the proposed improvements, including additional service bays and a wash bay, with all discharge contained within the building and connected to the sanitary sewer. The elevation of the proposed building was also shown, indicating a simple block building consistent with existing structures. Following the clarification provided, the commissioners found it to be in compliance with the general plan and satisfying all relevant city code requirements.

Commissioners expressed appreciation for the additional clarification and felt confident in moving forward with a decision now that all relevant information was available.

Motion: Commissioner Noland moved to send a positive recommendation to the application by H&P Investments on behalf of Wasatch Kia.
Second: Commissioner Ney seconded the motion.

Vote:

Commissioner Anderson:	Yes
Commissioner Noland:	Yes
Commissioner Spiers:	Yes
Commissioner Hermann:	Yes
Commissioner Ney:	Yes
Commissioner Poulsen:	Yes
Commissioner Henstra:	Yes

Motion passed unanimously.

F. Comments

Chair Anderson extended a welcome to Commissioner Henstra, who had recently been appointed. There was appreciation expressed for Mr. Cooper's assistance in understanding the discussed matter better, with gratitude for his patience. Additionally, there was a mention of an outstanding inquiry about recycling, which had not been addressed yet due to oversight but was expected to be discussed with the Public Works director.

G. Adjournment

As there was no further business to discuss, Commissioner Spiers moved to adjourn. This was seconded by Commissioner Noland. All were in favor and the Planning Commission meeting adjourned at 6:51 p.m.

Date Approved:

DRAFT

Staff Report

Body:	City Council
Date:	7 May 2024
Requested Action:	Wasatch Front Kia 770 W Riverdale Rd, Ogden, UT 84405 **Amended Site Plan – Re-submission and re-review**
Petitioner/Applicant:	Kord Cutrubus 892 W Riverdale Road Riverdale, Utah 84405 801.430.2101 kord@cutrubus.com
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdalecity.com

Description of Request

On March 26, 2024, Wasatch Front Kia, represented by Kord Cutrubus, applied for an Amended Site Plan approval for the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. The proposed project includes the construction of a 3,380 sq. ft. building addition on the north side of the main dealership, the construction of a new sidewalk on the north side, and some alterations to the drainage of the site. The property is owned by H&P Investments, LLC. No additional parking lot improvements, or improvements to the existing building, are proposed. A public hearing is not required to consider this Amended Site plan proposal.

PROJECT INFORMATION

Background

The applicant seeks approval of an Amended Site Plan to construct a 3,380 sq. ft. building addition to the north side of the Wasatch Front Kia dealership. This addition will provide increased capacity to the dealership's service capabilities.

The original submission for this project was received in October 2016 and accompanied a larger Kia dealer brand update and refurbishing. The City performed 4 separate reviews of the project. The application included a new interior building layout, exterior improvements, building addition on the north side, and new signage. The original submission also included the construction of a building addition on the east side of the dealership. which is no longer being considered in this new application and review. The Riverdale City Planning Commission considered this original application on February 14, 2016 and made a recommendation of approval to the City Council. The Riverdale City Council subsequently considered the application and recommendation on February 21, 2017. Based on some discussion regarding the installation of a sidewalk section on the north side of the site, the Council tabled any action to a future date. The Council un-tabled the matter in a Special Council Meeting held on February 25, 2017, wherein the applicant had made some modifications to the original site plan and the Council approved such modified site plan subject to the applicant providing a two-year bond agreement in lieu of installing the sidewalk on the north side. Below is a summary:

Original Submission: Amended Site Plan – October 2016

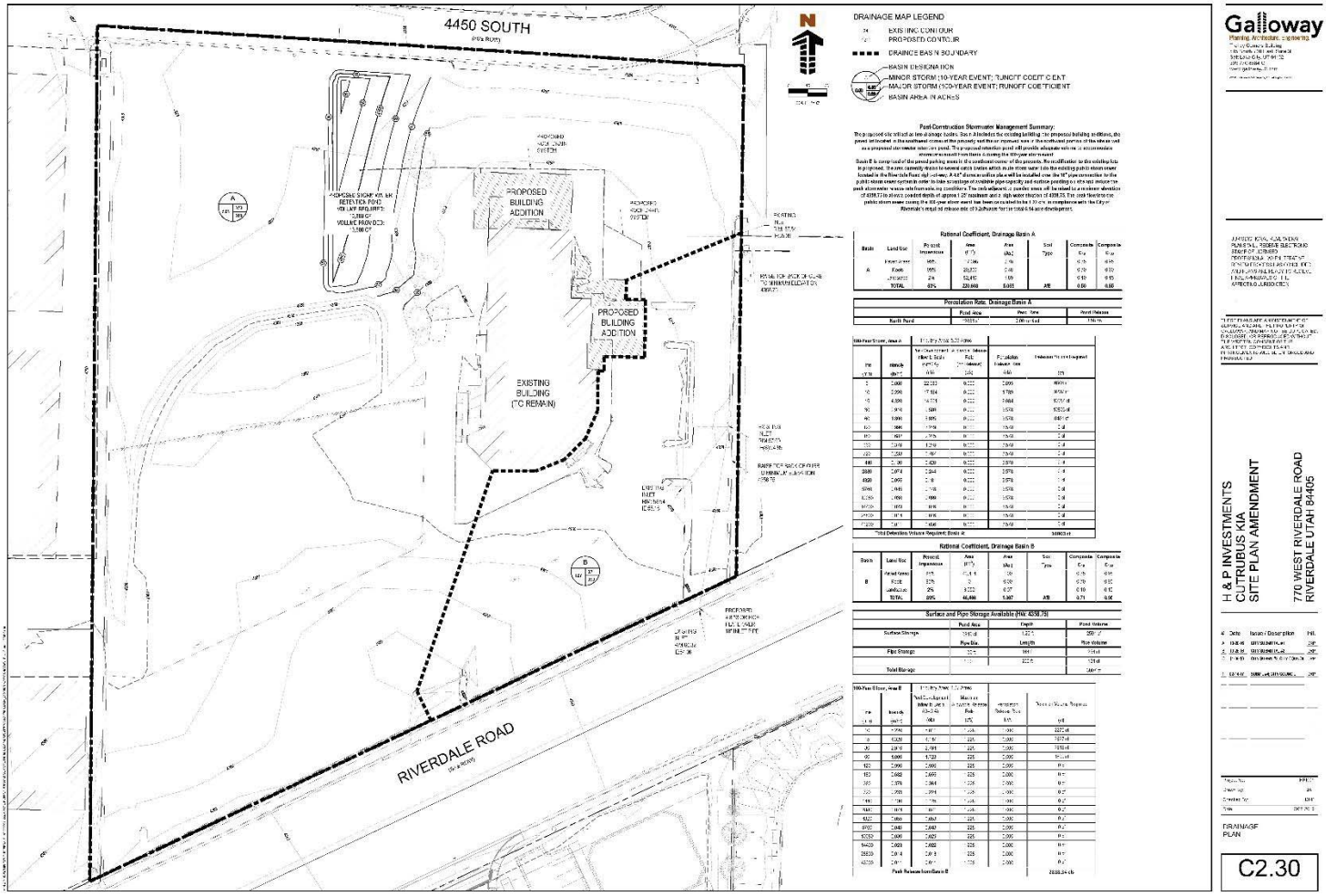
Planning Commission: Feb 14, 2016
Result: Recommended Approval to City Council

City Council: Feb 21, 2017
Result: Tabled

Special Council Meeting: Feb 25, 2017 (updated site plan)
Result: Approved subject to 2-year bond for the sidewalk

Plan Review:
Review #1 – October 20, 2016
Review #2 – November 2, 2016
Review #3 – January 30, 2017
Review #4- February 16, 2017

Original Approved Site Plan



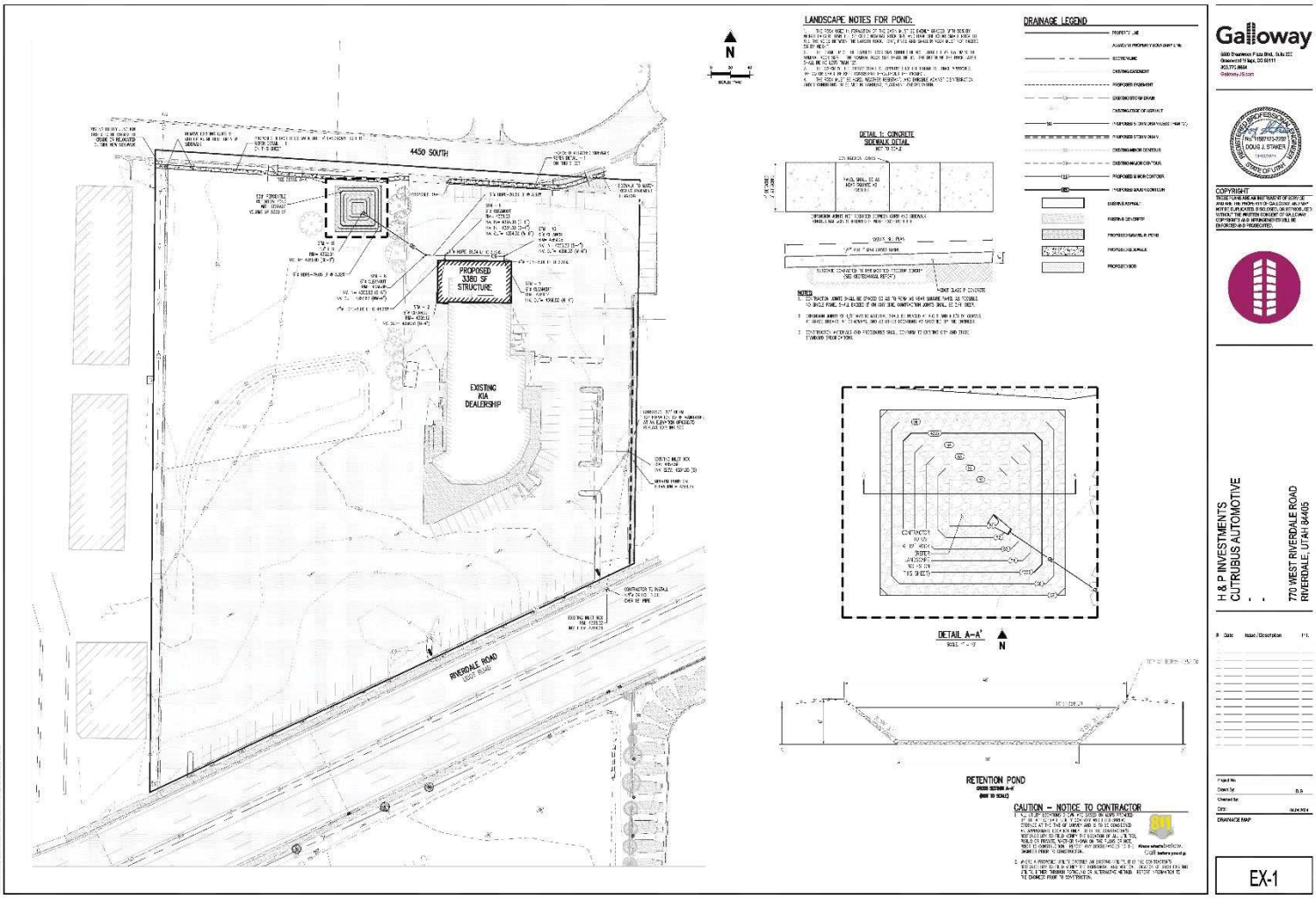
Although the brand updates and interior remodel of the dealership were ultimately constructed, the construction of the two new approved additions, the deferred sidewalk described in the bond agreement, and the associated site improvements were never started.

Pursuant to Riverdale City Code 10-25-5(D)(1), *"Failure to obtain a building permit within one 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, where upon 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.

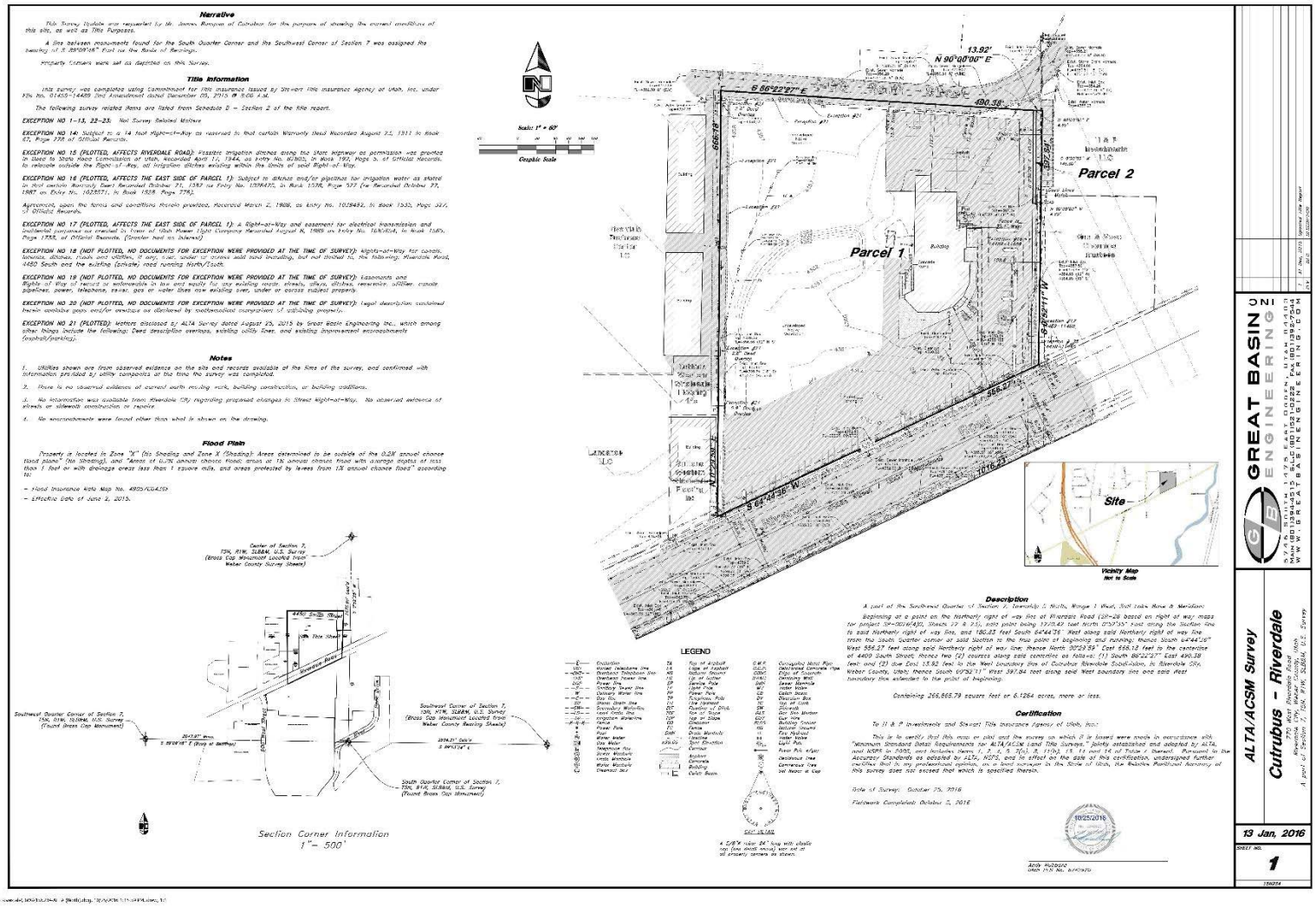
The applicant is now ready to construct the building addition on the north side, along with the associated site improvements – including the sidewalk, but is required to submit a new application for review and receive new approvals of the updated site plan.

Amended Site Plan Submitted for Consideration on May 7, 2024



Staff Report

Kia Alta Survey



Analysis and Findings

Basis of Review for Amended Site Plans *(RCC 10-25-1)*

The underlying purpose and intent of a site plan review and approval is to promote the health, safety, convenience, and general welfare of the inhabitants of the City in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments. Any proposed development and its use shall be in the best

interests of the public and shall be in harmony with the surrounding area and the developer shall present evidence to this effect.

Commercial Zones – C-3 *(RCC 10-10(A))*

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

Analysis: Review of Site Development Standards, Special Regulations, Permitted Uses, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: The Wasatch Kia dealership is currently operating as a Conditional Use within the C-3 zone. The proposal is largely comprised of a building addition on the north side of the existing structure. The proposal satisfies this zoning standard based on the above analysis. Staff determination: **Complies**

Development in All Zones *(RCC 10-25)*

1. *The underlying purpose and intent of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments.*

Analysis: Review of Preliminary Plan, proper submission and compliance to site plan standards checklist, review and action by Planning Commission, and review of Design Standards.

Finding: This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 10-25. General review was conducted by the Riverdale City Community Development Director, Public Works Director, and

the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies**

Regulations Applicable to All Zones (*RCC 10-14*)

1. *The requirements of this title as to minimum site development standards shall not be construed to prevent a use as permitted in a respective zone of any parcel of land in the event such parcel was held in separate ownership prior to the effective date hereof. Each such parcel to be developed must have not less than sixteen feet (16') of frontage on a street, or as approved by the board of adjustment, and the density of development may not exceed that permitted by area requirements in the respective zone. (1985 Code § 19-3-2). The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations contained elsewhere in this title. (1985 Code § 19-3-1)*

Analysis: Review of Main Building Regulations, Yard Regulations, Height Regulations, and Non-Residential Landscape Requirements.

Finding: This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 10-14. General review was conducted by the Riverdale City Community Development Director and the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies**

Stormwater Management & Regulation (*RCC 5*)

1. *The purpose of this chapter is to protect the health, safety and welfare of the city and its inhabitants by improving the city's storm sewer system, managing and controlling stormwater runoff, protecting property, preventing polluted waters from entering the city's water supply and other receiving waters, and establishing a viable and fair method of*

financing the construction, operation and maintenance of the storm sewer system. (Ord. 829, 12-18-2012)*:*

Analysis: Review of Article B – Storm Drainage and other regulations found in Title 8 – Water and Sewer

Finding: This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 5. General review was conducted by the Riverdale City Public Works Director and the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies**

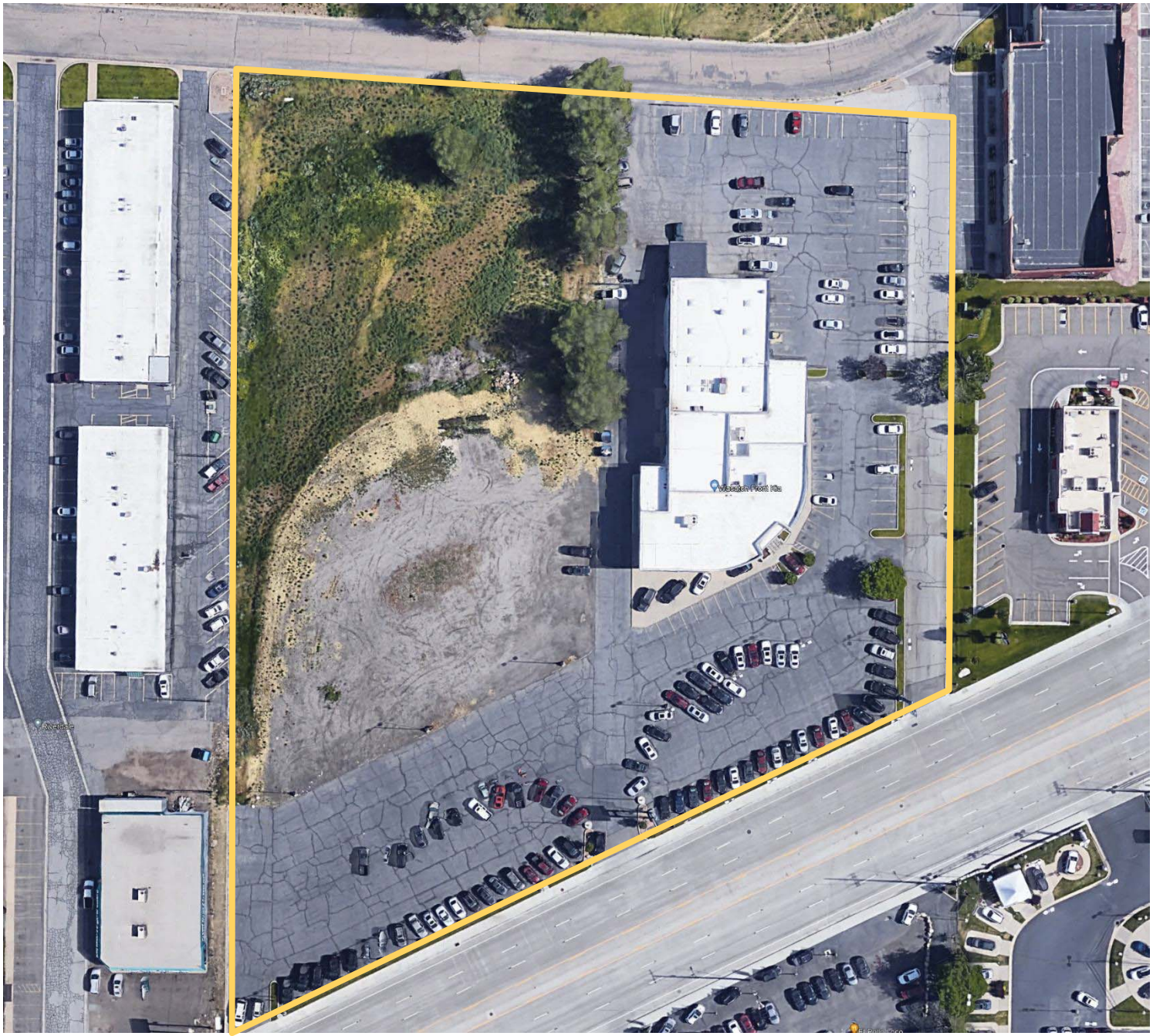
CONCLUSION

The applicants site plan proposal of an additional 3,380 sq. ft building on the north side of the existing Wasatch Kia dealership, including all associated site improvements and the north side sidewalk, has been determined to promote the health, safety, convenience, and general welfare of the inhabitants of the City in a manner that encourages the healthful growth of the city. The proposed development and its use is determined to be in the best interests of the public and is in harmony with the surrounding area and complies with associated local code requirements.

Staff recommends **APPROVAL** of the Wasatch Front Kia Amended Site Plan application dated March 26, 2024.

On April 30, 2024, the Planning Commission voted unanimously to recommend to the City Council **APROVAL** of the Wasatch Kia Amended Site Plan

Site Photos





Area of new sidewalk – looking east along 4450 S



Area of new sidewalk – looking west along 4450 S



Area of new sidewalk – looking west along 4450 S



Retention Pond area - along 4450 S

Riverdale City

Staff Report



Existing structure to be demolished and replaced with larger addition





Area along east side to be raised/bermed





City to add sidewalk here – not on applicant's property but needed to connect

Attachments

Staff Comments
Engineer Letter
Proposed 2024 Site Plan
2017 Site Plan
Drainage Conformance Letter
Stormwater Maintenance Plan
Amended Site Plan Application

DEPARTMENTAL STAFF REPORTS – **WASATCH KIA UPGRADES**

10/17/2016, 10/19/2016, 11/9/2016, and 11/10/2016 and 04/01/2024

From: Shawn Douglas
Date: 04/01/2024
Subject: Cutrubus Kia amended site plan comments

1-Sidewalk needs to be shown full length of their site, this was an item last time and the city installed sidewalk in 2017 to meet up with them. They were given an option for a 2 year bond. I would assume, since it has been over six years that option is gone?

2-The new storm water plan doesn't provide any calculations for their site and the pond. These would need to be provided.

3-In 2020 the state added a requirement for retention. We need something from the engineer showing how they are meeting the state requirement for retention. This was not required on the previous plan do to it not being part of the MS4 permit at the time.

4-The previous plan showed a wall addition on the front between them and the property to the east to prevent the water from flowing east. There is nothing shown on this plan.

Shawn Douglas
Riverdale City Public Works Director
801-394-5541 ext 1217

From: Shawn Douglas
Date: 11/10/2016
Subject: Cutrubus Kia amended site plan comments

The following is my review list for Cutrubus Kia.
1-Provide Storm Water post construction BMPS and Operation Plan.
2-Provide correct sized storm water orifice on area B.
3-Provide orifice detail.
4-Plans need to include all existing utilities.(Water, Sewer, Sprinkler Connections, Backflows, Storm Water)
5-Provide sewer clean outs as required on sewer laterals.
6-Provide storm water retention/detention to meet current standards.
7-Plans need to include a 60 foot right of way and required improvements on 4450 South.

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

From: Scott Brenkman (Police Chief)
Date: 10/17/2016 8:56 AM
Subject: RE: Wasatch Front Kia Site Plan Amendment request – Planning Commission agenda recommendation action

I do not have any concerns or comments.

Chief Scott Brenkman
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
sbrenkman@riverdalecity.com

From: Jared Sholly
Date: 10/19/2016 10:02 PM
Subject: RE: Cutrubus Kia – Updated Utility Sheet and ALTA Survey

Thank you for getting this. I have no further concerns.

Have a great weekend,
Jared

From: Rodger Worthen
Sent: Wednesday 11/9/2016 6:13 PM
To: Mike Eggett
Subject: RE: Cutrubus Kia Update letters recommendations

Mike -

I have no further direction as I am in agreement to the items listed by the City's Engineers design review letter date Nov. 8,2016. The KIA project would enhance Riverdale road and benefit the city economically.

Thank you,
Rodger Worthen

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

17 April 2024

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Brandon Cooper, Community Development Director/RDA Deputy Executive Director
Proj: **H & P Investments – Cutrubus KIA Site Plan**
Subj: Site Plan Improvement Drawings - Approval

Dear Brandon,

I have completed my review of the recently submitted drawings and calculations from the Developer's Design Engineer. In my opinion the drawings and calculations now reflect the Standards of Riverdale City.

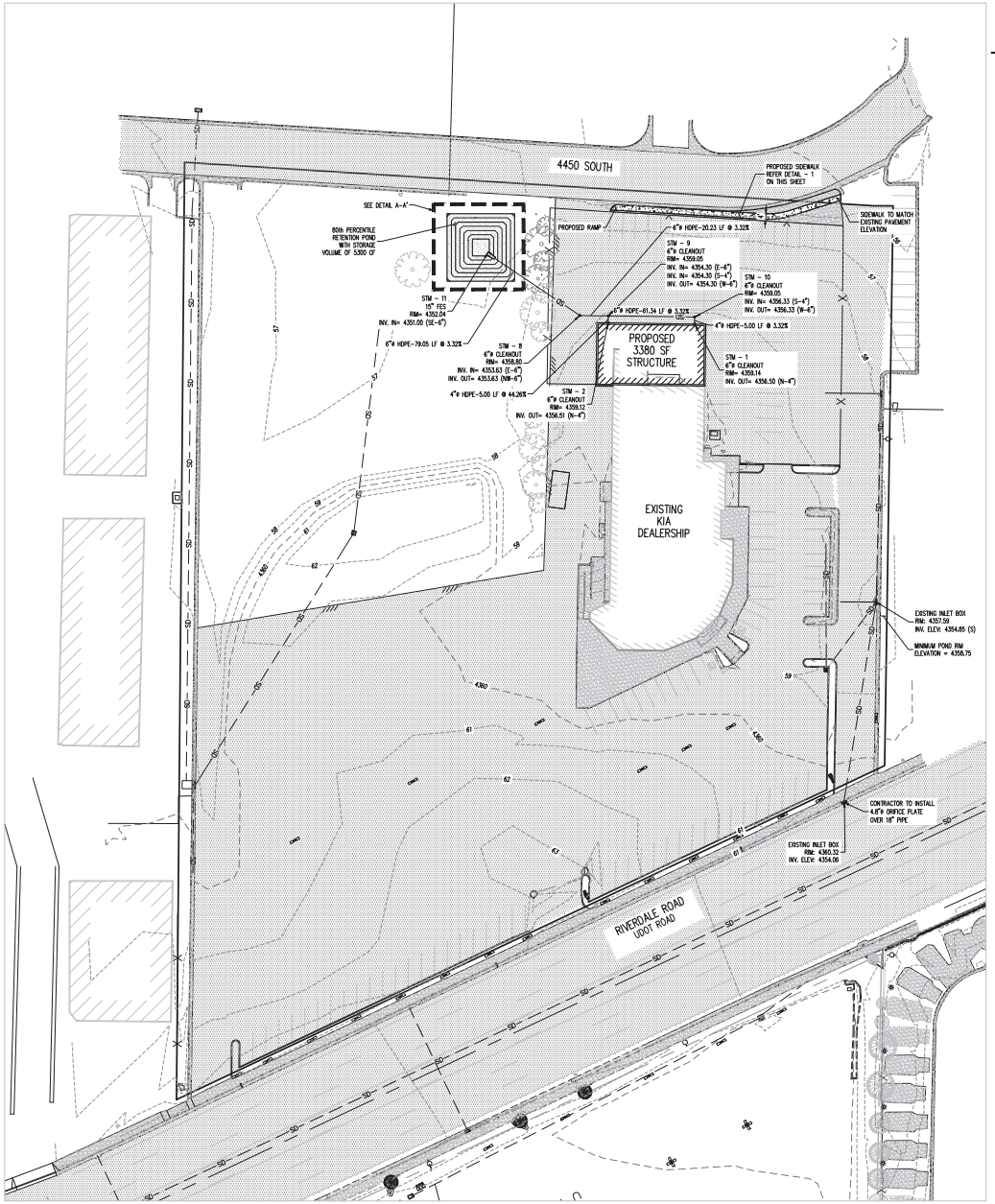
I herewith recommend approval of the drawings and calculations submitted.

Should you have any questions feel free to contact me at my office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

R. Todd Freeman, S.E., P.E.
City Engineer

Cc. Steve Brooks, City Administrator
Shawn Douglas, Public Works Director
Jeff Woody, Building Official



N

0 20 40
SCALE 1"=40'

LANDSCAPE NOTES FOR POND:

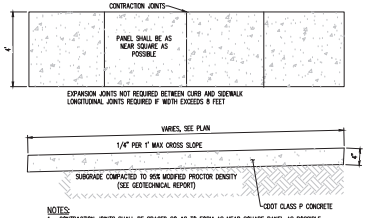
1. THE ROCK USED IN FORMATION OF THE BASIN MUST BE EVENLY GRADED, WITH 50% BY WEIGHT LARGER THAN THE SPECIFIED NOMINAL ROCK SIZE AND HAVE SUFFICIENT SMALL ROCK TO FILL THE VOIDS BETWEEN THE LARGER ROCK. DIRT, FINES AND SMALLER ROCK MUST NOT EXCEED 5% BY WEIGHT.
2. THE DIAMETER OF THE LARGEST ROCK SIZE SHOULD BE NOT LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE NOMINAL ROCK SIZE SHALL BE 6". THE DEPTH OF THE ROCK LAYER SHALL BE NO LESS THAN 12".
3. THE COLOR OF THE RIPRAP SHALL BE APPROVED BY THE ENGINEER. ONCE APPROVED, THE COLOR SHALL BE KEPT CONSISTENT THROUGHOUT THE PROJECT.
4. THE ROCK MUST BE HARD, WEATHER RESISTANT, AND DURABLE AGAINST DISINTEGRATION UNDER CONDITIONS TO BE MET IN HANDLING, PLACEMENT AND OPERATION.

DRAINAGE LEGEND

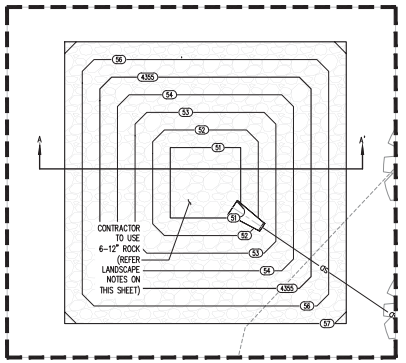
- PROPERTY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SD — EXISTING STORM DRAIN
- EXISTING EDGE OF ASPHALT
- SD — PROPOSED STORM DRAIN (LESS THAN 12")
- PROPOSED STORM DRAIN
- 52 — EXISTING MINOR CONTOUR
- 60 — EXISTING MAJOR CONTOUR
- 56 — PROPOSED MINOR CONTOUR
- 100 — PROPOSED MAJOR CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED GRAVEL IN POND
- PROPOSED SIDEWALK

DETAIL 1: CONCRETE SIDEWALK DETAIL

NOT TO SCALE



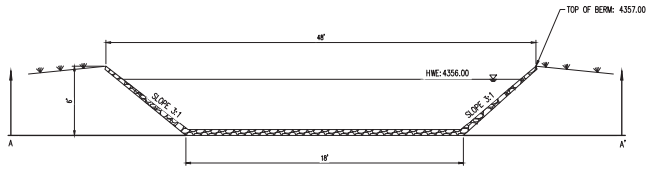
NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED 5O AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
2. EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT P.C.'S AND P.T.'S OF CURVES, AT GRADE BREAKS, AT DRIVEWAYS, AND AT OTHER LOCATIONS AS SPECIFIED BY THE ENGINEER.
3. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.



DETAIL A–A'

SCALE: 1" = 10'

N



RETENTION POND

CROSS SECTION A–A'

(NOT TO SCALE)

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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#	Date	Issue / Description	Init.

Project No:	
Drawn By:	AA
Checked By:	DJS
Date:	09.11.2023

DRAINAGE MAP

EX-1

Galloway

DRAINAGE CONFORMANCE LETTER

H & P Investments – Cutrubus Automotive Team

770 W Riverdale Road,
Ogden, UT - 84405

PREPARED FOR:
H & P Investments
Cutrubus Automotive Team
770 W Riverdale Rd,
Ogden, UT 84405

PREPARED BY:
Doug Staker, PE #11587123-2202
Galloway & Company, Inc.
172 N. East Promontory, Suite 274
Farmington, UT 84025

DATE: June 14, 2023

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Overall Basin Description 3
III. Proposed Drainage System 4
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V. References 4
VI. Appendices 4

Appendices:

A. Master Development Drainage Map
B. Hydrologic Computations

H & P Investments – Cutrubus Automotive Team
6/14/2023

I. Introduction

Location



Proposed Development

The proposed site improvements consist of a canopy on existing building on site. This drainage conformance letter is to demonstrate that the new proposed developments on site are in compliance with the Low Impact Development (LID) standards as required by the state of Utah.

II. Historic Drainage

Overall Basin Description

Existing within the project limits is a developed auto dealership with its associated landscape, parking lots and drive aisle areas. To the west of the building is undeveloped land with native shrubs and grasses. Storm water from the site under the existing conditions currently sheet flows un-detained to existing inlet boxes located on the east end of the site.

III. Proposed Drainage System

Design Criteria

As part of the 'Low Impact Development' (LID) standards required by the state of Utah and Riverdale, the 80th percentile storm volume will be retained on site. The pond is sized as per calculations using the Granato method.

The required retention volume has been calculated using the Granato method described below. The required retention volume has been calculated to be **5171** cf, and the volume available in the proposed retention pond is **5300** cf.

Granato Method

This runoff coefficient is calculated based on a two-line regression model of the runoff coefficient developed by the United States Geological Survey (USGS). This method of developing the runoff coefficient was developed to assist DOTs and contractors to estimate long-term volume reduction for highway projects and has been adopted for use by UDOT. Additional information relating to this runoff coefficient and its applicability can be found in NCHRP Report 792.

IV. Conclusions

Compliance with Standards

The proposed storm drainage system has been designed to maintain the original design of the existing drainage system while bringing the site into compliance with Utah state and Riverdale City standards. The design shows that the runoff from the proposed site improvements will be safely conveyed and discharged to the proposed retention pond with no adverse effects to the original design or to the downstream Riverdale City storm water system.

V. References

1. A Guide to Low Impact Development within Utah - *Dec 2018*

VI. Appendices

A. Drainage Map
B. Hydrologic Computations

Appendix A

Drainage Map

APPENDIX B

H & P Investments – Cutrubus Automotive Team
6/14/2023

Hydrologic Computations

The parameters for the site considered are as follows:

i =	0.733
d =	0.50
A =	266866

$R_v = 0.225i + 0.05$; when $i < 0.55$
$R_v = 1.14i - 0.371$; when $i \geq 0.55$

80th Percentile Volume

$$V_{goal} = R_v dA$$

Where:

V_{goal} = 80th percentile volume, cf
R_v = Volumetric runoff coefficient, unitless
d = 80th percentile storm depth, ft (0.50 for Riverdale, UT)
A = Project area, sf

Using the parameters and formulae shown above, the required volume is estimated to be **5171** cf and the volume available in the proposed retention pond is **5300** cf.

H&P INVESTMENTS
CUTRUBUS KIA
RIVERDALE, UTAH, 84405
SITE CONSTRUCTION PLANS - PHASE 1

LIST OF CONTACTS

DEVELOPER/OWNER
H&P INVESTMENTS
892 WEST RIVERDALE RD.
RIVERDALE, UTAH 84405
TEL: 801-337-2257
CONTACT: JIM RUMPSA

DEVELOPER'S ENGINEERING CONSULTANT
GALLOWAY & COMPANY, INC.
515 S. 700 EAST, SUITE 3F
SALT LAKE CITY, UT 84102
CONTACT: DAVE PIERSON
MOBILE: 801.549.7563
EMAIL:DAVEPIERSON@GALLOWAYUS.COM
ENGINEER: RICH PIGGOTT, P.E.

ARCHITECT
BABCOCK DESIGN GROUP
52 EXCHANGE PL.
SALT LAKE CITY, UT 84111
CONTACT: LARRY OLDHAM, A.I.A.
801-531-1144

LANDSCAPE ARCHITECT
CONTACT: DAVE PIERSON
GALLOWAY & COMPANY, INC.
515 S. 700 EAST, SUITE 3F
SALT LAKE CITY, UT 84102
MOBILE: 801-549-7563
EMAIL: DAVEPIERSON@GALLOWAYUS.COM

SURVEYOR
GREAT BASIN ENGINEERING, INC.
5746 SOUTH 1475 EAST,
OGDEN, UTAH 84403
CONTACT: ANDY HUBBARD, P.L.S.
TEL: 801-394-4515 EXT 8410
EMAIL: ANDYH@GREATBASINENG.COM

GEOTECHNICAL ENGINEER
TERRACON CONSULTANTS, INC.
14850 PONY EXPRESS RD. STE. 150N
BLUFFDALE, UT. 84065
TEL: 801-545-8500
CONTACT: CHARLES MOLTHEN

AGENCIES HAVING JURISDICTION

COMMUNITY DEVELOPMENT
4600 SO. WEBER RIVER DRIVE
RIVERDALE, UTAH 84405
CONTACT: MIKE EGGETT, MPA
TEL: 801-394-5541 EXT 1215
EMAIL: MEGGETT@RIVERDALECITY.COM

ENGINEERING
CEC - CIVIL ENGINEERING CONSULTANTS
5141 SOUTH 1 500 WEST
RIVERDALE, UT 84405
TEL: 801-866-0550
CONTACT: SCOTT NELSON

BUILDING DEPARTMENT
RIVERDALE CITY
4600 SOUTH WEBER RIVER DR.
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: JEFF WOODY, CBO

FIRE
RIVERDALE CITY FIRE DEPARTMENT
4334 SOUTH PARKER DRIVE
RIVERDALE, UTAH 84405
TEL: 801-394-7481
CONTACT: JARED SHOLLEY, FIRE CHIEF

STORM WATER
RIVERDALE CITY PUBLIC WORKS
4600 SO. WEBER RIVER DRIVE
REVERDALE, UTAH 84405
CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS
TEL: 801-394-5541 EXT 1217
EMAIL: SDOUGLAS@RIVERDALECITY.COM

WATER
RIVERDALE CITY PUBLIC WORKS
4600 SO. WEBER RIVER DRIVE
REVERDALE, UTAH 84405
CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS
TEL: 801-394-5541 EXT 1217
EMAIL: SDOUGLAS@RIVERDALECITY.COM

SANITARY SEWER
RIVERDALE CITY PUBLIC WORKS
4600 SO. WEBER RIVER DRIVE
RIVERDALE, UTAH 84405
CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS
TEL: 801-394-5541 EXT 1217
EMAIL: SDOUGLAS@RIVERDALECITY.COM

TRANSPORTATION DEPARTMENT
UDOT REGION 1
166 SOUTHWELL ST.
OGDEN, UTAH 84404
CONTACT: KEITH BLADEN
TEL: 801-620-1600

STREETS & ROADS
RIVERDALE CITY PUBLIC WORKS
4600 SO. WEBER RIVER DRIVE
REVERDALE, UTAH 84405
CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS
TEL: 801-394-5541 EXT 1217
EMAIL: SDOUGLAS@RIVERDALECITY.COM

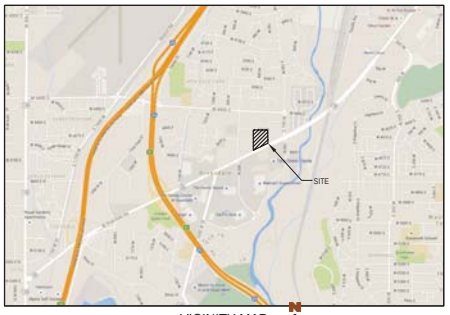
ELECTRIC
ROCKY MOUNTAIN POWER
1438 WEST 2550 SOUTH
OGDEN, UT. 84401
TEL: 801-629-4445
CONTACT: CURTIS GALVEZ

GAS
QUESTAR GAS
2974 WASHINGTON BLVD.
OGDEN, UT 84401
TEL: 801-395-6734
CONTACT: BOB COMEAU

TELEPHONE
CENTURY LINK
5291 S 1900 W
ROY, UT 84067
TEL: 877-720-3428

SHEET INDEX

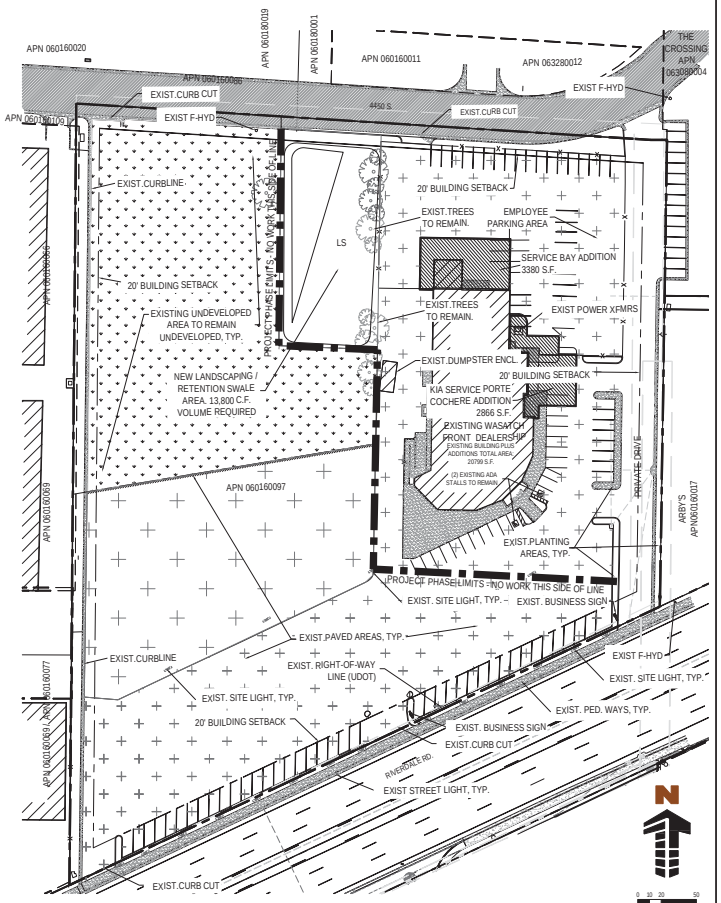
C1.00	COVER - SITE PLAN
C1.01	C1.01 - GENERAL NOTES
1 OF 1	ALTA SURVEY
C2.10	GRADING & DRAINAGE PLAN
C2.30	DRAINAGE PLAN
#####	#######
C4.10	UTILITY PLAN
L1.10	LANDSCAPE PLAN
L1.90	IRRIGATION DETAILS



VICINITY MAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- EASEMENT BOUNDARY LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE COVER
- PROPOSED MANHOLE COVER
- UTILITY PEDISTAL
- EXISTING INLET
- PROPOSED INLET
- EXISTING FENCE TO REMAIN
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED NEW
- SCOPE LINE
- PROPOSED LIGHT DUTY ASPHALT (LD ACC) RE: SHEET C2.90, DETAIL C.
- EXISTING ASPHALT
- LS — LANDSCAPE AREAS



SITE DATA

TOTAL PERVIOUS AREA	2.88 ACRES	47%
TOTAL IMPERVIOUS AREA	3.25 ACRES	53%

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

BENCHMARK
BENCHMARK: SOUTH QUARTER CORNER OF SECTION 7, T5N, R1W, SLB&M.

ELEVATION 4361.91

NOTES
1. SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED ADD 4300 TO THESE ELEVATIONS.
2. PER STORMWATER NOTE 6 SHEET C1.01, PROPOSED STORM PIPE MAY BE ANY MATERIAL NORMALLY UTILIZED FOR STORM FACILITIES SYSTEMS SUCH AS ADS N-12 OR EQUAL HDPE, FUSION-WELD HDPE OR RCP (REINFORCED CONCRETE PIPE). CIVIL ENGINEER DOES NOT ALLOW CMP. IF RCP IS CALLED OUT ON THE PLANS, IT IS REQUIRED TO FULFILL A SPECIFIC ENGINEERING REQUIREMENT AND SHALL BE CLASS II OR III, UNLESS OTHERWISE NOTED.
3. FOR STORM SYSTEM PIPING SEE SHEET C2.10.

SITE-SPECIFIC / JURISDICTIONAL NOTES:
1. ALL MISSING, NON-FUNCTIONING, OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED.
2. ALL WATER, STORM DRAIN AND SANITARY SEWER STRUCTURES NOT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.
3. CAP ALL EXISTING, NON-REUSED WATER, SEWER, ELECTRIC AND GAS SERVICES AT PROPERTY LINES.
4. STUB ALL UTILITY LINES TO WITHIN FIVE FEET OF BUILDING FOR ARCH/ M-E-P TO PICK UP AND CONTINUE INSIDE BUILDING.

Galloway
Planning. Architecture. Engineering.
Trolley Corners Building
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
303.770.8884 O
www.gallowayUS.com

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JURISDICTIONAL REVEIW DRAFT. PLANS WILL RECEIVE ELECTRONIC STAMP OF LICENSED PROFESSIONAL WHEN ITERATIVE REVIEW PROCESS HAS CONCLUDED AND PLANS ARE READY TO RECIEVE FINAL APPROVALS OF THE AFFECTING JURISDICTION.

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

H & P INVESTMENTS
CUTRUBUS KIA
SITE PLAN AMENDMENT

770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405

#	Date	Issue / Description	Init.
A	10-28-16	CITY SUBMITTAL #1	DRP
B	12-05-16	CITY SUBMITTAL #2	DRP
C	11-08-16	SUBMIT. #3; CITY COUNCIL	DRP
1	03-14-17	SUBMIT. #4; CITY COUNCIL	DRP

Project No:	HPI001
Drawn By:	WLMR
Checked By:	DRP
Date:	OCT 2016

COVER - SITE PLAN

C1.00

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SPECIFICATIONS SET FORTH IN THE RIVERDALE CITY PUBLIC WORKS REGULATIONS AND SPECIFICATIONS AND APPLICABLE COUNTY, STATE AND FEDERAL REGULATIONS (INCLUDING ADA GUIDELINES). WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE AGENCY HAVING JURISDICTION SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE RIVERDALE PUBLIC WORKS INSPECTOR AND/OR UDOT. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY OWNER'S ENGINEER OF RECORD.
2. ALL CONTACT RELATING TO THESE DOCUMENTS (CIVIL, SWPPP AND LANDSCAPING) SHALL BE ADDRESSED TO THE OWNER'S ENGINEER OF RECORD: DAVE PIERSON, GALLOWAY, PHONE 801-549-7563 EMAIL: davepierson@gallowayus.com
3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE OWNER'S ENGINEER OF RECORD FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS. NO ELECTRONIC (CAD) FILES WILL BE SHARED WITH ANY BIDDER, BUT WILL BE SENT TO THE GENERAL CONTRACTOR AWARDED THE PROJECT AFTER SIGNING THE OWNER'S CIVIL ENGINEER OF RECORD'S FILE SHARING DISCLAIMER.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS OBTAINED FROM VARIOUS AGENCIES. GALLOWAY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GALLOWAY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH WE DO AFFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. GALLOWAY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
5. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER'S CIVIL ENGINEER OF RECORD IMMEDIATELY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE RIVERDALE PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE RIVERDALE PUBLIC WORKS INSPECTOR, AND OWNER'S ENGINEER OF RECORD, AT ALL TIMES. CONTRACTOR TO PROVIDE TO OWNER'S CONSTRUCTION MANAGER AND OWNER'S ENGINEER OF RECORD AT JOB COMPLETION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. REFER TO EROSION CONTROL / SWPP PLANS.
13. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
15. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE RIVERDALE AND/OR UTAH DOT ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.
16. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN ALL PUBLIC ROADS AND R.O.W.'S TO THE RIVERDALE PUBLIC WORKS AND /OR UTAH DOT BEFORE BEGINNING ANY WORK ON THESE STREETS ROADS OR HIGHWAYS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER THE APPROPRIATE AGENCY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE AGENCIES), THE OWNER'S ENGINEER OF RECORD, THE OWNER'S CONSTRUCTION MANAGER AND THE CONTRACTOR.
17. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
19. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE RIVERDALE AND UTAH DOT
20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES.
21. IN GENERAL, LIMITS OF SITE WORK ARE TO 5 FEET OF BUILDING FOOTPRINT. SOME UTILITIES WILL BE ENCASED WITHIN THE BUILDING SIDEWALKS, AND SHALL BE CONSIDERED SITEWORK AS OCCURS
22. CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, PROJECT NO. 61165062 DATED APRIL 04, 2016..

SITE PLAN GENERAL NOTES

1 ALL CONTACT RELATING TO THESE DOCUMENTS SHALL BE ADDRESSED TO THE DEVELOPER'S ENGINEER OF RECORD POINT OF CONTACT: DAVE PIERSON, GALLOWAY, PHONE: 801-549-7563, EMAIL: davepierson@gallowayus.com.

2 ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET.

3 FEATURES REMOVED DURING MASS/DEMOLITION GRADING ARE NOT SHOWN.

4 ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AS PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION

5 ALL CONSTRUCTION SHALL CONFORM TO PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS FOR -OR OTHERS ADOPTED BY- THE UTAH DOT.

6 ALL DETERIORATED DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE PROJECT SHALL BE REPLACED OR INSTALLED.

ADA NOTES

1 ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

2 ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

3 THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.

(A) THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
(B) THE GRADES WITHIN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. HANDICAP PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.
(C) ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.

4 ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7-FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.

5 ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTIBLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.

6 THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF ¼-INCH.

7 THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, HANDICAP PARKING SPACE OR RAMP SURVEYED BY A LICENSED SURVEYOR AND SUBMITTED TO THE OWNER'S CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) TO VERIFY GRADES AND CROSS SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD).

GRADING PLAN GENERAL NOTES

1 CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2 DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING, MULCHING ETC NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN AND SWPPP DOCUMENTS.

3 IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SOILS SITUATION IS PRESENT, THE GEOTECHNICAL (SOILS) ENGINEER AND OWNER'S CIVIL ENGINEERING CONSULTANT OF RECORDED SHALL BE CONTACTED FOR RECOMMENDATIONS. OWNER'S ENGINEER OF RECORD IS DAVE PIERSON, GALLOWAY, Phone: 801-549-7563, Email: davepierson@gallowayus.com.

4 UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5 IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX, COVERED WITH PLASTIC SHEETING OR EROSION CONTROL BLANKETS IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6 ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL (SOILS) REPORT PROVIDED BY TERRACON CONSULTANTS, PROJECT NO. 61165062 DATED APRIL 04, 2016.

7 SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES OR DO NOT ALLOW FOR ADEQUATE DRAINAGE. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

8 SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO NUMBERS TRUNCATED. ADD 4300 TO THESE ELEVATIONS.

9 BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

10 ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

11 ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECHNICAL (SOILS) REPORT ON THE SITE AT ALL TIMES.

12 THE CONTOURS SHOWN IN THE DETENTION/RETENTION POND AREA REPRESENT FINAL GRADE. THE TOP 6 INCHES OF MATERIAL IN THE DETENTION/RETENTION POND AND BERM AREAS SHALL BE FINISH GRADED WITH MATERIALS AS SPECIFIED IN THE PROJECT DOCUMENTS.

13 GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

14 SPOT ELEVATIONS REPRESENT FLOW LINE OF CURB OR TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

15 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

16 ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF CLEAN NATIVE SOILS PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.

17 WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE OWNERS ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.

18 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACEMENT COMPLETED WITHOUT THE APPROVAL OF THE OWNERS ENGINEER.

19 THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

20 PRE CAST STRUCTURES MEETING STANDARDS SPECIFIED IN THE PROJECT DOCUMENTS, OR PER LOCAL CODES, WHICHEVER IS MORE STRINGENT, MAY BE USED AT CONTRACTOR'S OPTION.

21 EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

22 EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

23 PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

24 IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

25 THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

26 CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE

27 CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

28 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY GREAT BASIN ENGINEERING DATED DECEMBER 31, 2015. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) FOR REVIEW.

29 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

30 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

31 SITE WORK SHALL MEET OR EXCEED PROJECT SITEWORK PLANS AND SPECIFICATIONS.

32 ALL SITE CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4500 PSI. REFER TO GEOTECHNICAL REPORT.

UTILITY GENERAL NOTES

1 ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO RIVERDALE CITY, AND/OR GOVERNING UTILITY AGENCY STANDARDS, SPECIFICATIONS, PLANS AND DETAILS.

2 THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3 CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

4 ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

5 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

6 UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE JURISDICTION HAVING AUTHORITY BEFORE BACKFILLING.

7 CONTRACTOR SHALL NOTIFY THE RIVERDALE CITY ENGINEERING AND INSPECTIONS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.

8 ALL FILL MATERIAL IS TO BE IN PLACE AND PROPERLY COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

9 EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

10 IF LOCAL JURISDICTION SPECIFICALLY APPROVES USE OF DUCTILE OR GRAY IRON PIPING MATERIALS, THEY SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING MINIMUM AWWA STANDARDS: C-105 PRESSURE CLASS 350. ALL DUCTILE IRON PIPE, VALVES, FITTINGS AND APPURTENANCES SHALL BE SEAL COATED WITH POLY WRAP. ALL FITTINGS SHALL BE 250 PSI MINIMUM PRESSURE RATING.

11 MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478 AND/OR RIVERDALE CITY PUBLIC WORKS OR OTHER OFFICIALLY ADOPTED SPECIFICATIONS. CONCRETE BASES SHALL BE POURED IN PLACE, OR PRECAST AS THE GOVERNING SPECIFICATION ALLOWS.

12 ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS, AND RIVERDALE CITY PUBLIC WORKS AND / OR GOVERNING UTILITY AGENCY STANDARDS AND SPECIFICATIONS.

13 TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

14 ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.

15 SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5 FT. OF PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE. SITE WORK CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON ALL UTILITY BUILDING ENTRANCE LOCATIONS.

16 IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN A POLY-WRAPPED STEEL CASING. ALLOWABLE PIPE PRODUCTS ARE PVC SDR 25 OR SDR 35 PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11

17 DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

18 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.

19 SEE NOTICE REQUIREMENT UNDER GENERAL PROJECT NOTES.

20 THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL SUB-CONTRACTORS HAVE INSTALLED UTILITIES IN ACCORDANCE WITH THE SPECIFICATIONS AND DESIGN (LINE, GRADE, NO SAGS, ETC.) PRIOR TO SCHEDULING CLOSE-OUT MEETINGS WITH THE CITY.

21 ALL UTILITIES SHALL BE PRE-TESTED PRIOR TO THE CITY WITNESSING THE TEST TO ENSURE THAT SAID UTILITIES WILL PASS DURING CITY WITNESS OF TESTING.

WATER GENERAL NOTES

1 ALL INSTALLATION AND MATERIALS SHALL CONFORM TO RIVERDALE CITY SPECIFICATIONS OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS. WATER SERVICE LINES DOWNSTREAM OF METERS 1" AND SMALLER SHALL BE TYPE K COPPER; 2" AND LARGER MAY BE TYPE K COPPER OR PVC. FIRE LOOP AND SERVICE LINES ABOVE 4 INCH DIAMETER AND LINES IN RIGHT-OF-WAYS TO BE C-900, MINIMUM DR18 PVC. IF DUCTILE IRON IS APPROVED FOR USE BY RIVERDALE CITY, CONFORM TO AWWA C-105 PRESSURE CLASS 350. ALL PIPE AND FITTINGS PROPOSED OR INSTALLED SHALL BEAR A NSF (NATIONAL SANITARY FOUNDATION) STAMP OR SEAL AFFIXED TO THE MATERIAL. INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH WATER DISINFECTION SPECIFICATIONS OF THE GOVERNING JURISDICTION.

2 ALL WATER LINES SHALL BE MECHANICALLY RESTRAINED AT ALL POINTS OF CONNECTION, FITTINGS, VALVES AND APPURTENANCES PER JOINT RESTRAINT DETAIL IN THE PLANS AND SPECIFICATIONS.

3 THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. IF PLANS CHANGE THE DEVELOPER SHALL SUBMIT A NEW SET OF PLANS.

4 MECHANICAL JOINT RESTRAINTS SHALL BE USED AT ALL POINTS OF CONNECTION, BENDS, FITTINGS, VALVES AND APPURTENANCES.

5 PROVIDE NO LESS THAN 6 FEET OF COVER FROM TOP OF PIPE IN PERVIOUS AREAS AND 5 FEET OF COVER TO BOTTOM OF PAVED AREAS.

6 BACK FLOW PREVENTERS FOR FIRE AND DOMESTIC WATER TO BE PLACED INSIDE BUILDING WHEN NOT PROVIDED AS PART OF PUBLIC WORKS MAIN TAP AND METER VAULT. COORDINATE WITH RIVERDALE CITY PUBLIC WORKS AND ARCHITECTURAL PLANS.

7 ALL WATERLINES AT SEWER CROSSINGS SHALL HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CASING CENTERED OVER THE SEWER PIPE.

8 A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET FOR STORM AND SANITARY SEWERS SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OTHER UTILITIES RUNNING PARALLEL TO THE DESIGNED MAINLINES.

9 UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150 DR 18.

10 WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION.

11 CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN PRIOR TO CONSTRUCTION.

12 PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD), AND SHALL CONFORM TO RIVERDALE CITY STANDARDS AND SPECIFICATIONS. LENGTHS OF WATER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTERLINE TO CENTERLINE OF FITTINGS/BEND. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENTS AND FITTING LENGTHS.

13 CONTRACTOR SHALL LOCATE EXISTING VALVES PRIOR TO CONNECTION WITH THE EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE RIVERDALE CITY PUBLIC WORKS DIRECTOR.

14 ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

15 DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES.

16 ABANDONED AND UNUSED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN UNLESS NOTED OTHERWISE.

17 ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.

STORM DRAIN PLAN GENERAL NOTES

1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
(A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AUTHORITIES AT THE CONTRACTOR'S COST INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
(B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS, ETC. IF YOU BREAK IT, YOU ARE RESPONSIBLE TO REPAIR IT.
(C) VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
(D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND OWNERS ENGINEER.
(E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION, AND INSPECTION.
(F) SCHEDULING ALL REQUIRED INSPECTIONS.

2 ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND/OR RIVERDALE CITY AND/OR UTAH DOT STANDARDS, SPECIFICATIONS, AND PLANS, WHICHEVER IS MORE STRINGENT.

3 DISTANCES FOR STORM DRAINS ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE OR INLET TO CENTER OF MANHOLE OR INLET. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.

4 RIM AND GRATE ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH RIVERDALE CITY AND /OR UTAH DOT STANDARDS, SPECIFICATIONS, AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

5 COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

6 ON-SITE STORM DRAIN PIPING MAY RUBBER-GASKETED RCP, ADS OR HDPE PIPE IF THE PIPE SYSTEM OR SEGMENT 'STRING DESCRIPTOR' SHOWS " XX INCH - STM" OR " XX INCH - STS" UNLESS OTHERWISE APPROVED BY THE OWNERS ENGINEERING CONSULTANT OF RECORD. (IF, FOR INSTANCE, THE 'STRING DESCRIPTOR' DENOTES " XX INCH - RCP", THE PIPE MUST BE OF THAT MATERIAL TO SATISFY A SPECIFIC ENGINEERING REQUIREMENT). ASBESTOS AND NON-REINFORCED CONCRETE PIPE MAY NOT BE USED FOR ANY STORM DRAIN APPLICATIONS. PIPE MATERIAL SHOULD WITHSTAND SOIL CORROSIVE NATURE, BE COST EFFECTIVE, AND WITHSTAND DESIGN LOADING. OFF-SITE PIPES SHALL BE RCP OR ADS N-12 PER RIVERDALE CITY AND /OR UTAH DOT AND/OR PROJECT DOCUMENTS, WHICHEVER IS MORE STRINGENT.

7 ALL STORM DRAIN PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

8 ALL STORM DRAIN INLETS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE BICYCLE SAFE, TRAFFIC BEARING LIDS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE MINIMUM FINISH GRADE. ALL STORM DRAIN LIDS SHALL BE LABELED "STORM DRAIN".

9 CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.

10 STORM DRAINS SHALL BE BEDDED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND/OR THE RIVERDALE CITY AND/OR UTAH DOT STANDARDS, SPECIFICATIONS AND PLANS, WHICHEVER IS MORE STRINGENT.

SANITARY SEWER GENERAL NOTES

1 SEE SHEET C0.00 FOR GENERAL PROJECT NOTES.

2 ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND/OR THE RIVERDALE CITY AND/OR UTAH DOT OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

3 ALL GRAVITY SANITARY SEWER 8 INCHES IN DIAMETER OR LESS, OR ALL PIPE SIZES BURIED MORE THAN 12 FEET, SHALL MEET SDR 26 PVC REQUIREMENTS; 10-15 INCH DIAMETER PIPE SHALL MEET ALL SDR 35 PVC MINIMUM REQUIREMENTS. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM AND /OR RIVERDALE CITY AND/OR UTAH DOT STANDARDS AND SPECIFICATIONS.

4 DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.

5 RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

6 ALL SANITARY SEWER MAIN TESTING SHALL BE ACCORDANCE WITH THE THE RIVERDALE CITY, WEBER COUNTY SANITATION DEPARTMENT OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL PROVIDED TO THE OWNERS CIVIL ENGINEERING CONSULTANT, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.

7 COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE RIVERDALE DEPARTMENT OF PUBLIC WORKS.

8 THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
(A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY OR OTHER REGULATORY AUTHORITIES AT THE CONTRACTOR'S COST INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
(B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS, ETC.
(C) VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
(D) PROVIDE AS-BUILT DRAWINGS TO RIVERDALE CITY ENGINEER AND OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD).
(E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION, AND INSPECTION.
(F) VERIFYING ALL STANDARD DETAILS CONFORM TO THE CURRENT RIVERDALE STANDARDS AND SPECIFICATIONS.
(G) OBTAINING AND UNDERSTANDING ALL CITY, COUNTY, AND STATE STANDARDS AND SPECIFICATIONS PERTAINING TO THE CONSTRUCTION OF SANITARY SEWER IMPROVEMENTS.
(H) REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN.

10 THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF ALL PROPOSED IMPROVEMENTS SHOWN.

11 THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER OF RECORD PRIOR TO ANY NEW CONSTRUCTION.

12 SANITARY SEWER PIPES SHALL BE BEDDED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND/OR RIVERDALE CITY STANDARDS, WHICHEVER IS MOST STRINGENT.

Galloway
Planning. Architecture. Engineering.
Trolley Corners Building
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
303.770.8884 O
www.gallowayUS.com

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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

H & P INVESTMENTS
CUTRUBUS KIA
SITE PLAN AMENDMENT

770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405

#	Date	Issue / Description	Init.
A	10-20-16	CITY SUBMITTAL #1	DRP
B	10-26-16	CITY SUBMITTAL #2	DRP
C	11-08-16	CITY SUBM'L #3; CITY COUNCIL	DRP
1	02-14-17	SUBM'L #4; CITY COUNCIL	DRP

Project No:	HPI001
Drawn By:	WLMR
Checked By:	DRP
Date:	OCT 2016

GENERAL NOTES

C1.01

Narrative

This survey update was requested by Mr. James Kumpas of Cutrubus for the purpose of showing the current conditions of this site, as well as Title Purposes.

A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 7 was assigned the bearing of S 89°09'48" East as the Basis of Bearings.

Property Corners were set as depicted on this Survey.

Title Information

This survey was completed using Commitment for Title Insurance issued by Stewart Title Insurance Agency of Utah, Inc, under File No. 01459-14489 2nd Amendment dated December 09, 2015 @ 8:00 A.M.

The following survey related items are listed from Schedule B – Section 2 of the title report.

EXCEPTION NO 1-13, 22-23: Not Survey Related Matters

EXCEPTION NO 14: Subject to a 14 foot Right-of-Way as reserved in that certain Warranty Deed Recorded August 23, 1911 in Book 67, Page 278 of Official Records.

EXCEPTION NO 15 (PLOTTED, AFFECTS RIVERDALE ROAD): Possible irrigation ditches along the State Highway as permission was granted in Deed to State Road Commission of Utah, Recorded April 17, 1944, as Entry No. 82805, in Book 192, Page 5, of Official Records, to relocate outside the Right-of-Way, all irrigation ditches existing within the limits of said Right-of-Way.

EXCEPTION NO 16 (PLOTTED, AFFECTS THE EAST SIDE OF PARCEL 1): Subject to ditches and/or pipelines for irrigation water as stated in that certain Warranty Deed Recorded October 21, 1987 as Entry No. 1028475, in Book 1528, Page 577 (re-Recorded October 22, 1987 as Entry No. 1028571, in Book 1528, Page 778).

Agreement, upon the terms and conditions therein provided, Recorded March 2, 1988, as Entry No. 1039492, in Book 1535, Page 327, of Official Records.

EXCEPTION NO 17 (PLOTTED, AFFECTS THE EAST SIDE OF PARCEL 1): A Right-of-Way and easement for electrical transmission and incidental purposes as created in favor of Utah Power Light Company Recorded August 8, 1989 as Entry No. 1085654, in Book 1565, Page 1738, of Official Records. (Grantor had no interest)

EXCEPTION NO 18 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Rights-of-Way for canals, laterals, ditches, roads and utilities, if any, over, under or across said land including, but not limited to, the following: Riverdale Road, 4450 South and the existing (private) road running North/South.

EXCEPTION NO 19 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Easements and Rights-of-Way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power, telephone, sewer, gas or water lines now existing over, under or across subject property.

EXCEPTION NO 20 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Legal description contained herein contains gaps and/or overlaps as disclosed by mathematical comparison of adjoining property.

EXCEPTION NO 21 (PLOTTED): Matters disclosed by ALTA Survey dated August 25, 2015 by Great Basin Engineering Inc., which among other things include the following: Deed description overlaps, existing utility lines, and existing improvement encroachments (asphalt/parking).

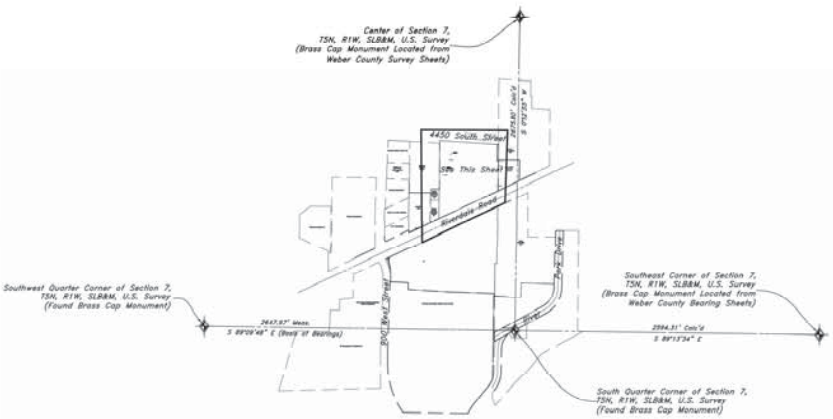
Notes

1. Utilities shown are from observed evidence on the site and records available at the time of the survey, and confirmed with information provided by utility companies at the time the survey was completed.
2. There is no observed evidence of current earth moving work, building construction, or building additions.
3. No information was available from Riverdale City regarding proposed changes in Street Right-of-Way. No observed evidence of streets or sidewalk construction or repairs.
4. No encroachments were found other than what is shown on the drawing.

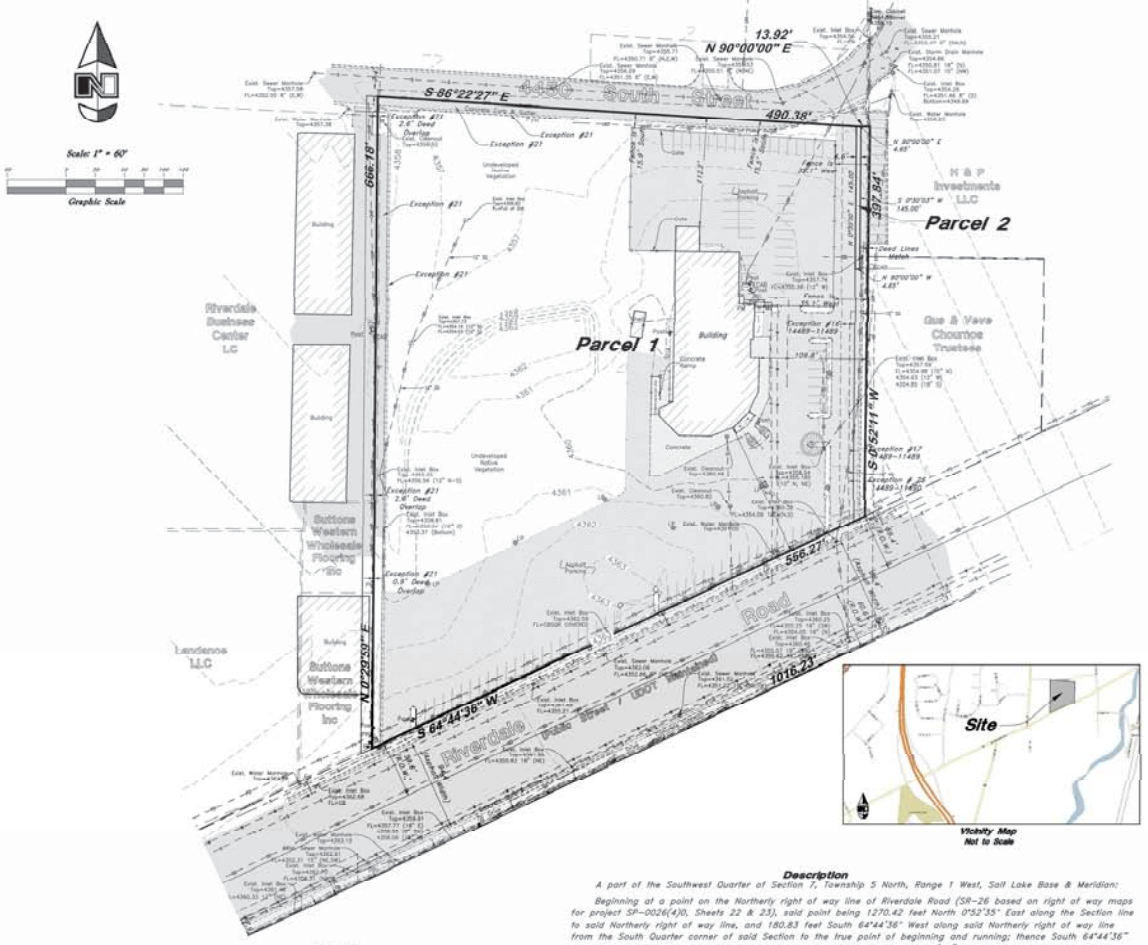
Flood Plain

Property is located in Zone "X" (No Shading and Zone X (Shading): Areas determined to be outside of the 0.2% annual chance flood plane" (No Shading), and "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood" according to:

- Flood Insurance Rate Map no. 49057C0436F
- Effective Date of June 2, 2015.



Section Corner Information
1" = 500'



LEGEND

E	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
UGT	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
OHT	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
OHP	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
UGP	Power line	SP	Service Pole	SMH	Sewer Manhole
S	Sanitary sewer line	LP	Light Pole	W	Water Valve
W	Culinary Water line	PP	Power Pole	CB	Catch Basin
G	Gas line	TP	Telephone Pole	DV	Diversion Box
SD	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
SW	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
LD	Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
IW	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
	Fence	CO	Cleanout	BLDG	Building Corner
	Power Pole	FC	Fence	NG	Natural Ground
	Post	DMH	Drain Manhole	FH	Fire Hydrant
	Water Meter		Flowline	WV	Water Valve
GM	Gas Meter	x99.00	Spot Elevation	LP	Light Pole
	Telephone Box		Contour		Power Pole w/guy
	Sewer Manhole		Asphalt		Deciduous Tree
	Drain Manhole		Concrete		Coniferous Tree
	Water Manhole		Building		Set Rebar & Cap
	Electrical Box		Catch Basin		

CAP DETAIL

A 5/8"ø rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.

Description

A part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian:

Beginning at a point on the Northerly right of way line of Riverdale Road (SR-26 based on right of way maps for project SP-0026(4)0, Sheets 22 & 23), said point being 1270.42 feet North 0°52'35" East along the Section line to said Northerly right of way line, and 180.83 feet South 64°44'36" West along said Northerly right of way line from the South Quarter corner of said Section to the true point of beginning and running; thence South 64°44'36" West 556.27 feet along said Northerly right of way line; thence North 00°29'59" East 666.18 feet to the centerline of 4400 South Street; thence two (2) courses along said centerline as follows: (1) South 86°22'27" East 490.38 feet; and (2) due East 13.92 feet to the West boundary line of Cutrubus Riverdale Subdivision, in Riverdale City, Weber County, Utah; thence South 00°52'11" West 397.84 feet along said West boundary line and said West boundary line extended to the point of beginning.

Containing 266,865.79 square feet or 6.1264 acres, more or less.

Certification

To H & P Investments and Stewart Title Insurance Agency of Utah, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, and NSPS in 2005, and includes items 1, 2, 4, 5, 7(a), 8, 11(b), 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Survey: October 25, 2016

Fieldwork Completed: October 5, 2016

10/25/2016

Andy Hubbard
Utah PLS No. 6242920

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
(801) 394-4515 FAX (801) 394-1606
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION
1	31 Dec, 2015	Update Title Report

ALTA/ACSM Survey

Cutrubus – Riverdale

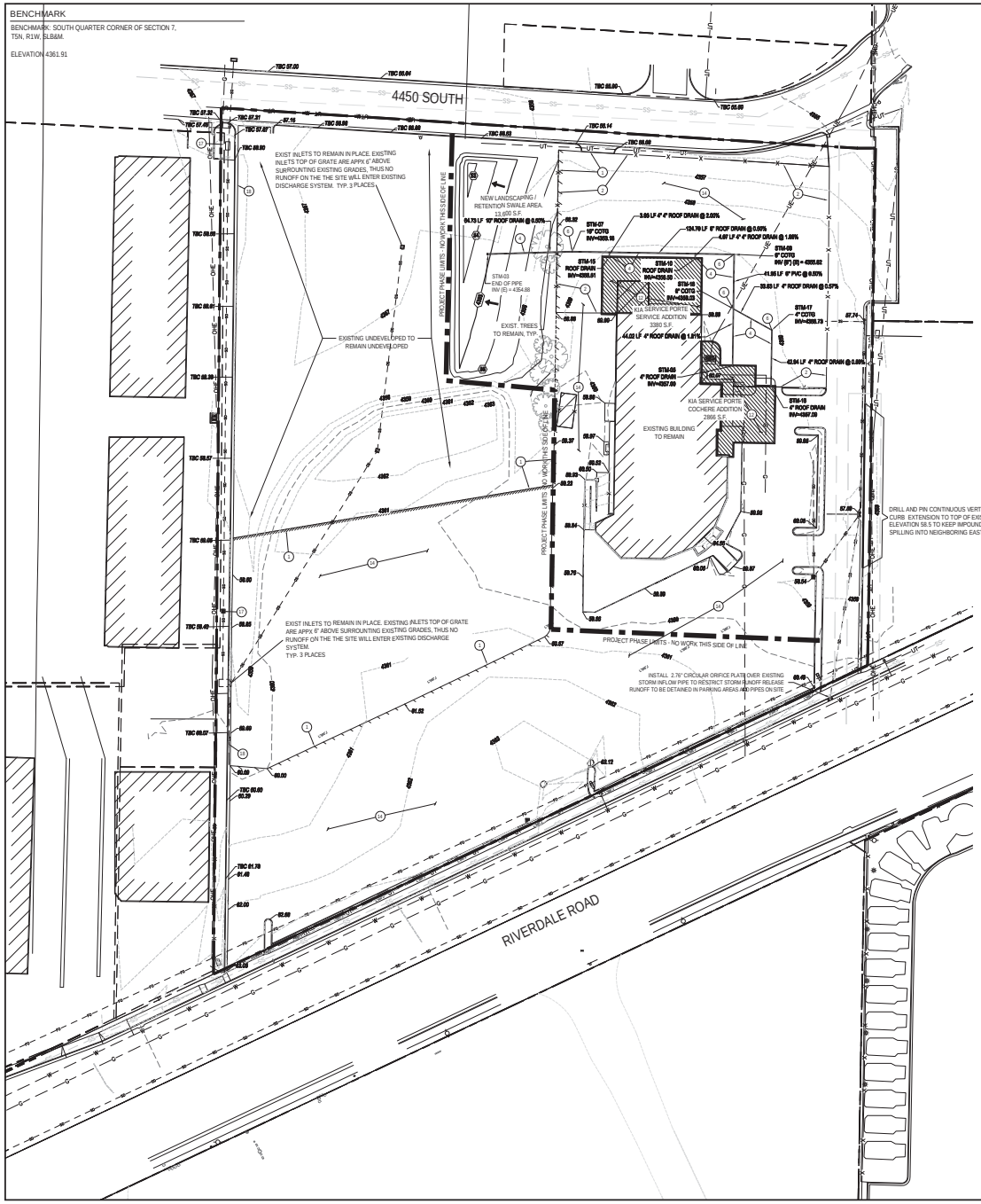
770 West Riverdale Road
Riverdale City, Weber County, Utah
A part of Section 7, T5N, R1W, SLB&M, U.S. Survey

13 Jan, 2016

SHEET NO.
1

15N234

W:\15N234 - Cutrubus Riverdale\DWG\15N234-ALTA (North).dwg, 10/25/2016 1:15:59 PM, drew, 1:1



GRADING LEGEND

- EXISTING CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- PROPOSED MAJOR CONTOUR
- 49.00 EXISTING SPOT ELEVATION
- FF FINISHED FLOOR
- FL FLOWLINE
- ME MATCH EXISTING
- GB GRADE BREAK
- TOB TOP OF BERM
- CO CURB OPENING
- STM STORM DRAIN
- LF LINEAL FEET
- TOP TOP OF PAVEMENT
- TBC TOP BACK OF CURB
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- STORM SEWER PROPOSED BY OTHERS

GRADING AND DRAINAGE NOTES

1. EDGE OF EXISTING ASPHALT
2. EXISTING FENCING
3. NOT USED
4. FURNISH AND INSTALL STORM DRAIN LINE (PRIVATE). RE: SHEET C2.90, DETAIL D.
5. FURNISH AND INSTALL FLARED END SECTION WITH TRASH GRATE. RE: SHEET C2.90, DETAIL E.
6. FURNISH AND INSTALL STORM CLEANOUT TO GRADE. RE: SHEET C2.90, DETAIL G.
7. NOT USED
8. NOT USED
9. NOT USED
10. NOT USED
11. NOT USED
12. PROPOSED BUILDING ADDITION. RE: ARCHITECTURAL PLANS
13. NOT USED
14. EXISTING ASPHALT TO REMAIN
15. NOT USED
16. NOT USED
17. EXISTING IRRIGATION BOX.
18. EXISTING CURB AND GUTTER TO REMAIN. REMOVE AND REPLACE ANY DAMAGED SECTIONS.
19. NOT USED
20. NOT USED

SITE SPECIFIC / JURISDICTIONAL NOTES:

1. ALL MISSING, NON-FUNCTIONING, OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED.
2. ALL WATER, STORM DRAIN AND SANITARY SEWER STRUCTURES NOT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.
3. CAP ALL EXISTING, NON-REUSED WATER, SEWER, ELECTRIC AND GAS SERVICES AT PROPERTY LINES.
4. *DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE RETENTION/DETENTION PONDS AND SUBSURFACE DRAIN BASINS SURVEY TO CITY ENGINEER UPON COMPLETION OF PONDS/BASINS CERTIFYING VOLUME IS PROVIDED PER APPROVED PLANS.*
5. *ALL SPOT GRADES ARE TO THE FLOWLINE OF THE CURB AND GUTTER OR TO THE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.*

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Orifice Sizing, Kia

SOIL PREPARATION NOTE

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: - TERRACON
PROJECT No: - 61165062 - DATED: APRIL, 4, 2016

THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

N

0 20 40
SCALE: 1"=40'

Galloway
Planning. Architecture. Engineering.
Trolley Corners Building
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
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H & P INVESTMENTS
CUTRUBUS KIA
SITE PLAN AMENDMENT

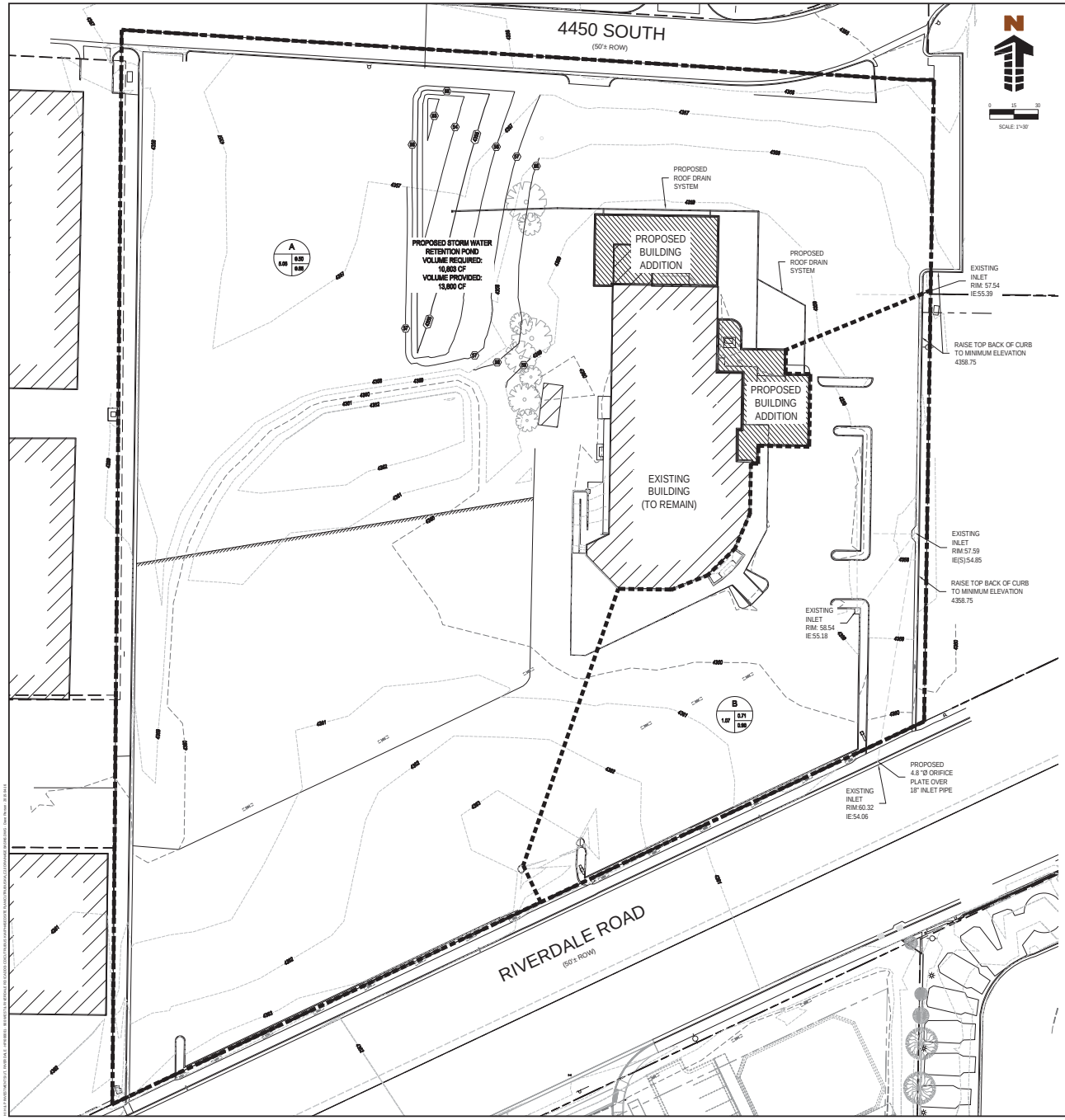
770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405

#	Date	Issue / Description	Init.
A	10-28-16	CITY SUBMITTAL 01	DRP
B	10-28-16	CITY SUBMITTAL 02	DRP
C	11-08-16	CITY SUBML 03; CITY COUNCIL	DRP
1	02-14-17	SUBMIL 04; CITY COUNCIL	DRP

Project No:	HPI001
Drawn By:	WLMR
Checked By:	DRP
Date:	OCT 2016

GRADING AND DRAINAGE PLAN

C2.10



DRAINAGE MAP LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINGE BASIN BOUNDARY
- BASIN DESIGNATION
- MINOR STORM (10-YEAR EVENT) RUNOFF COEFFICIENT
- MAJOR STORM (100-YEAR EVENT) RUNOFF COEFFICIENT
- BASIN AREA IN ACRES

Post-Construction Stormwater Management Summary:

The proposed site will act as two drainage basins. Basin A includes the existing building, the proposed building additions, the paved lot located in the southwest corner of the property and the unimproved area in the northwest portion of the site as well as a proposed stormwater retention pond. The proposed retention pond will provide adequate volume to accommodate stormwater runoff from Basin A during the 100-year storm event.

Basin B is comprised of the paved parking areas in the southeast corner of the property. No modification to the existing lots is proposed. The area currently drains to several catch basins which route storm water into the existing public storm sewer located in the Riverdale Road right-of-way. A 4.8" diameter orifice plate will be installed over the 18" pipe connection to the public storm sewer system in order to take advantage of available pipe capacity and surface ponding on-site and reduce the peak stormwater release rate from existing conditions. The curb adjacent to ponded areas will be raised to a minimum elevation of 4358.75 to allow a ponded depth of approx 1.25' maximum and a high water elvation of 4358.75. The peak flow into the public storm sewer during the 100-year storm event has been calculated to be 1.22 cfs, in compliance with the City of Riverdale's required release rate of 0.2cfs/acre for the total 6.14 acre development.

Rational Coefficient, Drainage Basin A

Basin	Land Use	Percent Impervious	Area (FT²)	Area (Ac.)	Soil Type	Composite C_{10}	Composite C_{100}
A	Paved Areas	95%	117,398	2.70		0.75	0.95
	Roofs	95%	20,800	0.48		0.70	0.90
	Landscape	2%	82,410	1.89		0.10	0.15
	TOTAL	60%	220,608	5.065	A/B	0.50	0.65

Percolation Rate, Drainage Basin A

	Pond Area	Perc. Rate	Pond Release
North Pond	12881 sf	5.00 min/inch	3.58 cfs

100-Year Storm, Area A — Tributary Area: 5.06 Acres

Time (min)	Intensity (in/hr)	Post-Development Inflow to Basin (Q=CIA) (cfs)	Allowable Release Rate (no Release) (cfs)	Percolation Release Rate (cfs)	Detention Volume Required (cf)
5	6.860	22.563	0.000	0.895	6506 cf
10	5.220	17.164	0.000	1.789	9237 cf
15	4.320	14.221	0.000	2.684	10364 cf
30	2.910	9.580	0.000	3.578	10803 cf
60	1.800	5.925	0.000	3.578	8451 cf
120	0.996	3.279	0.000	3.578	0 cf
180	0.682	2.245	0.000	3.578	0 cf
360	0.379	1.248	0.000	3.578	0 cf
720	0.233	0.767	0.000	3.578	0 cf
1440	0.130	0.428	0.000	3.578	0 cf
2880	0.074	0.244	0.000	3.578	0 cf
4320	0.055	0.181	0.000	3.578	0 cf
5760	0.045	0.148	0.000	3.578	0 cf
10080	0.030	0.099	0.000	3.578	0 cf
14400	0.023	0.076	0.000	3.578	0 cf
28800	0.014	0.046	0.000	3.578	0 cf
43200	0.011	0.036	0.000	3.578	0 cf
Total Detention Volume Required; Basin A:					10803 cf

Rational Coefficient, Drainage Basin B

Basin	Land Use	Percent Impervious	Area (FT²)	Area (Ac.)	Soil Type	Composite C_{10}	Composite C_{100}
B	Paved Areas	95%	43,414	1.00		0.75	0.95
	Roofs	95%	0	0.00		0.70	0.90
	Landscape	2%	3,052	0.07		0.10	0.15
	TOTAL	89%	46,466	1.067	A/B	0.71	0.90

Surface and Pipe Storage Available (HW: 4358.75)

	Pond Area	Depth	Pond Volume
Surface Storage	6910 sf	1.25 ft	2591 cf
	Pipe Dia.	Length	Pipe Volume
Pipe Storage	1.50 ft	144 ft	254 cf
	1.00 ft	205 ft	161 cf
Total Storage			3007 cf

100-Year Storm, Area B — Tributary Area: 1.07 Acres

Time (min)	Intensity (in/hr)	Post-Development Inflow to Basin (Q=CIA) (cfs)	Maximum Allowable Release Rate (cfs)	Percolation Release Rate N/A	Detention Volume Required (cf)
10	5.220	5.011	1.228	0.000	2270 cf
15	4.320	4.147	1.228	0.000	2927 cf
30	2.910	2.794	1.228	0.000	2818 cf
60	1.800	1.728	1.228	0.000	1800 cf
120	0.996	0.956	1.228	0.000	0 cf
180	0.682	0.655	1.228	0.000	0 cf
360	0.379	0.364	1.228	0.000	0 cf
720	0.233	0.224	1.228	0.000	0 cf
1440	0.130	0.125	1.228	0.000	0 cf
2880	0.074	0.071	1.228	0.000	0 cf
4320	0.055	0.053	1.228	0.000	0 cf
5760	0.045	0.043	1.228	0.000	0 cf
10080	0.030	0.029	1.228	0.000	0 cf
14400	0.023	0.022	1.228	0.000	0 cf
28800	0.014	0.013	1.228	0.000	0 cf
43200	0.011	0.011	1.228	0.000	0 cf
Peak Release from Basin B					2818.34 cfs

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CUTRUBUS KIA
SITE PLAN AMENDMENT

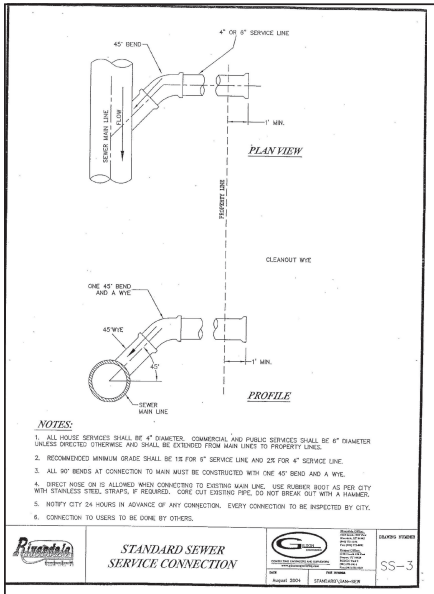
770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405

#	Date	Issue / Description	Init.
A	10-09-16	CITY SUBMITTAL #1	DRP
B	10-28-16	CITY SUBMITTAL #2	DRP
C	11-09-16	CITY SUBML #3; CITY COUNCIL	DRP
1	02-14-17	SUBMIL #4; CITY COUNCIL	DRP

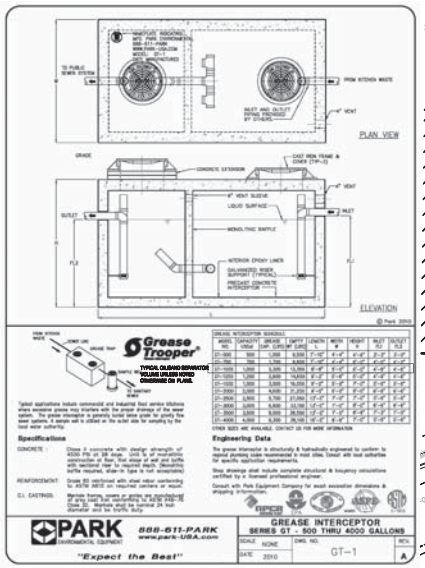
Project No:	HPI001
Drawn By:	JAT
Checked By:	DRP
Date:	OCT 2016

DRAINAGE PLAN

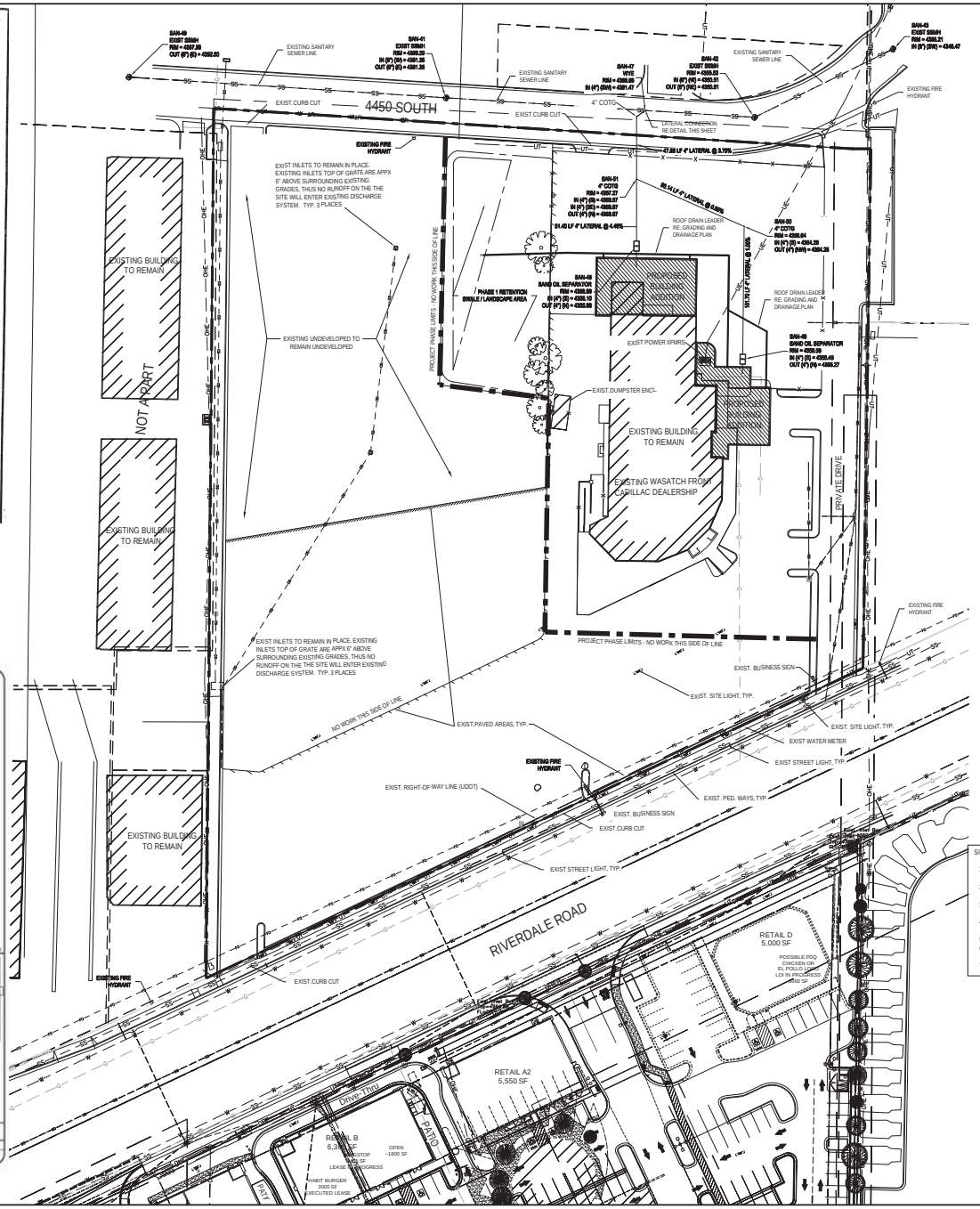
C2.30



STANDARD SEWER CONNECTION (1)
CITY DETAIL — NOT TO SCALE



1000 GAL. GREASE TRAP FOR OIL/SAND SEPARATION (2)
PROVIDE VENT TO WASTE VENT SYSTEM IF SEALING COVERS ARE INSTALLED — NOT TO SCALE



UTILITY LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED IRRIGATION LINE BY OTHERS
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- POPOSED SANIATRY SEWER BY OTHERS
- EXISTING STORM SEWER
- EXISTING STORM SEWER (LESS THAN 12")
- FUTURE PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- EXISTING UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- WATERLINE KICKBLOCK LOCATION
- EXISTING ELECTRICAL BOX
- SITE LIGHTING
- EXISTING TRAFFIC CONTROL PEDISTAL
- EXISTING TELEPHONE PEDISTAL
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED MANHOLE
- UTILITY PEDISTAL
- EXISTING INLET
- PROPOSED INLET

BENCHMARK

BENCHMARK: SOUTH QUARTER CORNER OF SECTION 7, TSN, R1W, SLB&M.

ELEVATION 4361.91

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SITE SPECIFIC/ JURISDICTIONAL NOTES:

1. ALL MISSING, NON-FUNCTIONING, OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED.
2. ALL WATER, STORM DRAIN AND SANITARY SEWER STRUCTURES NOT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.
3. CAP ALL EXISTING, NON-REUSED WATER, SEWER, ELECTRIC AND GAS SERVICES AT PROPERTY LINES.
4. STUB ALL UTILITY LINES TO WITHIN FIVE FEET OF BUILDING FOR ARCH/ M-E-P TO PICK UP AND CONTINUE INSIDE BUILDING.
5. ALL STORM PIPING TO BE ADS N-12 OR EQUAL.
6. ALL SEWER PIPING TO BE SDR 35-DR18 OR EQUAL, AND SHALL BE CONSTRUCTED WITH CLEANOUTS TO GRADE AT 100' MAXIMUM SPACING PER IPC.
7. NO NEW WATER SERVICE PIPING OR METERS ARE ANTICIPATED.

N

0 20 40
SCALE: 1"=40'

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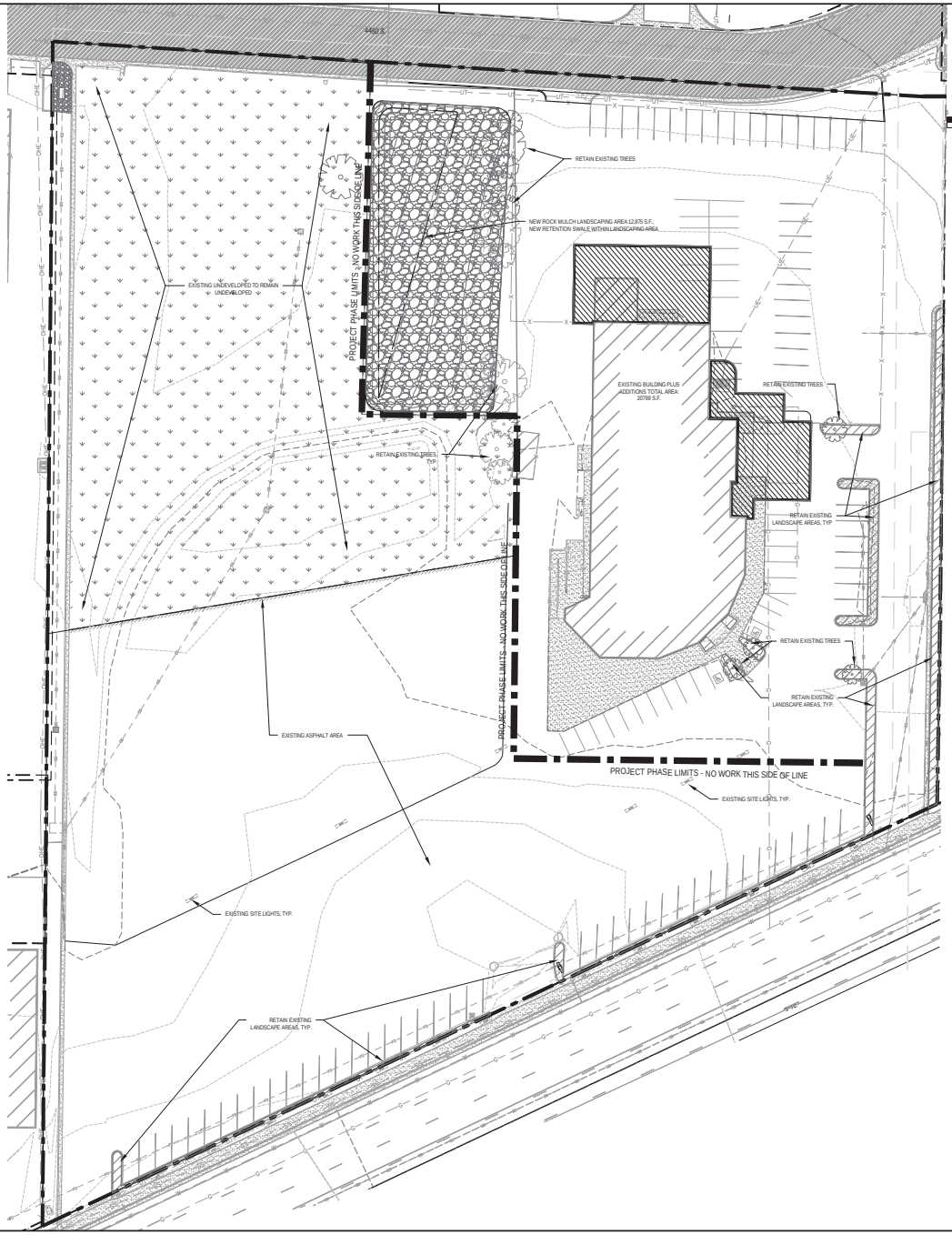
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#	Date	Issue / Description	Init.
A	10-28-16	CITY SUBMITTAL 01	DRP
B	12-28-16	CITY SUBMITTAL 02	DRP
C	11-09-16	CITY SUBML #3; CITY COUNCIL	DRP
0	02-02-17	CITY SUBML #4; PHARMD/PC HEARING	DRP
1	02-14-17	SUBML #4; CITY COUNCIL	DRP

Project No:	HPI001
Drawn By:	WLMR
Checked By:	DRP
Date:	OCT 2016

UTILITY PLAN

C4.10



N

0 15 30

SCALE: 1"=30'

PHASED LANDSCAPE REQUIREMENTS

EXISTING AND PROPOSED BUILDING AREA	20,799 SQ.FT.	
REQUIRED TREES @ 1 TREE PER 5000 SQ.FT. LOT AREA	24.4 TREES	
TREES PROVIDED	25	
REQUIRED LANDSCAPE @ 20% TOTAL BUILDING AREA	4,4600 SQ.FT.	20.0%
LANDSCAPE AREA PROVIDED	11,103 SQ.FT.	53.3%

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CUTRUBUS KIA
SITE PLAN AMENDMENT

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0	02-09-17	CITY SUBML #4; PH/REDPC HEARING; LDSC	
1	02-14-17	SUBML #4; CITY COUNCIL	DRP

Project No:	HPI001
Drawn By:	WLMR
Checked By:	DRP
Date:	OCT 2016

LANDSCAPE PLAN

L1.10

Stormwater Maintenance Plan

for:

Cutrubus KIA Phase 1
770 West Riverdale Rd.
Riverdale, Utah, 84405

Sept. 11, 2023

CONTENTS

SECTION 1: PURPOSE AND RESPONSIBLITY
SECTION 2: POLLUTANT SOURCES
SECTION 3: DESCRIPTION OF SITE SYSTEMS, OPERATIONS AND POLLUTION CONTROLS
SECTION 4: TRAINING
SECTION 5: RECORDKEEPING
SECTION 6 APPENDICES

SECTION 1: PURPOSE AND RESPONSIBILTY

As required by the Clean Water Act and associated local regulations, including Riverdale City's Municipal Separate Storm Sewer System (MS4) Permit, Riverdale City properties are required to build and maintain systems to minimize litter and contaminates in stormwater runoff that discharges to waters of the State.

The purpose of this Stormwater Maintenance Plan (SMP) is to manage facility maintenance operations within the Cutrubus KIA Phase 1 site in order to minimize pollutants in both stormwater and non-stormwater runoff which ultimately drains to the Weber River. This SMP is also designed to minimize litter and debris blowing off of the site. This SMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish these purposes. Any other activities or site operations at this facility that might contaminate water entering the City's stormwater system must be prohibited unless SOPs are written to manage those activities or operations, and this SMP is amended to include those SOPs.

SECTION 2: POLLUTANT SOURCES

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	*Other toxic Chemicals*	Notes
Parking and other Paved Areas and Pavement Maintenance Operations	√	√	√	√	√	√	√	√	√	
Landscaping Maintenance Operations	√	√			√		√			
Stormwater System and Maintenance Operations	√	√	√	√	√	√	√	√	√	

SECTION 3: DESCRIPTION OF SYSTEMS, OPERATIONS AND POLLUTION CONTROLS

This section defines how the storm water system at this Cutrubus KIA Phase 1 site has been designed to control the pollutant sources listed in Section 2, and how this system will be maintained in the future; thereby limiting any adverse impacts on the surrounding environment. This description is limited to those systems and operations exposed to the elements, and do not apply to any indoor operations. The proposed site construction drawings are included in Appendix A. The Standard Operating Procedures (SOP's) for the following outdoor system maintenance and stormwater pollution prevention operations are included in Appendix B. The facility manager and maintenance team will use good judgment and conduct all indoor and outdoor operations in an environmentally responsible manner.

Parking and Other Paved Areas and associated Maintenance Operations

The site, outside of the building footprint, primarily includes asphalt & concrete paving and concrete sidewalks (hereafter referred to as 'hardscape' areas). Storm run-off from within the project site drains across these hardscape areas and into storm water inlets located throughout the parking lot. Proper maintenance of these surfaces will ensure that the pollutants listed in Section 2, including sediments, trash, oil and grease, will not enter the ground water system. Maintenance includes regular sweeping, pavement washing when necessary. Maintenance also includes regular inspection and cleanout of the inlet

grates. In addition to this maintenance, all employees are to be strictly prohibited from dumping of any kind into the onsite inlets. The Sweeping and Pavement Washing SOP's are to be followed to manage storm water pollutant associated with the all of the hardscape areas on the site.

Landscape Maintenance Operations

Landscaped areas on site will require regular maintenance. The landscaping will primarily consists of rock mulch, shrubbery, trees, native seed and turf. During the landscaping maintenance operations, organic materials, herbicides, pesticides, and fertilizers, can be left behind or improperly applied. These pollutants will be carried by runoff if they are not picked up as part of the regular maintenance operation. The Landscaping Maintenance SOP (see Section 3, this report) is used to manage the pollutants associated with this operation.

Stormwater System and Maintenance Operations

The stormwater system consists of simple gravity sheet-flow / infall retention basin which collects runoff from the hardscape and landscape areas, and an inlet structure culminating the roof drain storm pipe system. The Retention/Wet Basin includes water quality capture volume (WQCV). The basin manages runoff for a 100-year storm event. The basin WQCV, facilitates infiltration and evaporation, captures low flow pollutants, and recharges groundwater. The WQCV helps to preserve some of the predevelopment hydrology of this property and provides primary treatment, trapping some of the pollutants contained within site runoff. The stormwater system must be maintained regularly to remove the accumulated pollutants before they will be flushed through the system during high-flow events. Effort must be made to reduce pollutants that collect in the WQCV of the basin to minimize the contamination of the soils and avoid increased maintenance costs in the future. No stormwater runoff will leave the site. Overflow from this basin will flow to the existing grass upland pasturine property owned by the same property owner surrounding the basin, as it has historically been. The Stormwater System Maintenance of this site is incorporated into the Stormwater System Maintenance SOP (see Section 3, this report) schedule.

Snow Removal and De-Icing Operations

Snow removal maintenance includes several different measures on this site. The parking lot will be plowed with a truck mounted with a front end plow. Sidewalks will be either shoveled by an associate or will be plowed by use of an ATV, or similar sized gas vehicle. The front entry way to the buildings will be shoveled by an associate and salt or a similar de-icer will be put down as necessary to avoid ice formation. De-icing measures will be minimal and should not cause any detriment to the environment.

General Site Up Keep

The building owner will be responsible to clean up after all operations as defined by the SOPs. However, loose debris will collect from outside and inside sources from normal use and by causes that cannot be practically controlled. General up keep is the responsibility of the Site Manager, and shall occur daily. The Site Manager shall also insure that all yard and landscaping upkeep is performed as necessary and all yard waste is disposed of responsibly.

SECTION 4: TRAINING

The building owner will be responsible for ensuring that both leases and property management employees on site know and understand the SOPs that are necessary for effective protection of all possible pollution prevention requirements. .

SECTION 5: RECORDKEEPING

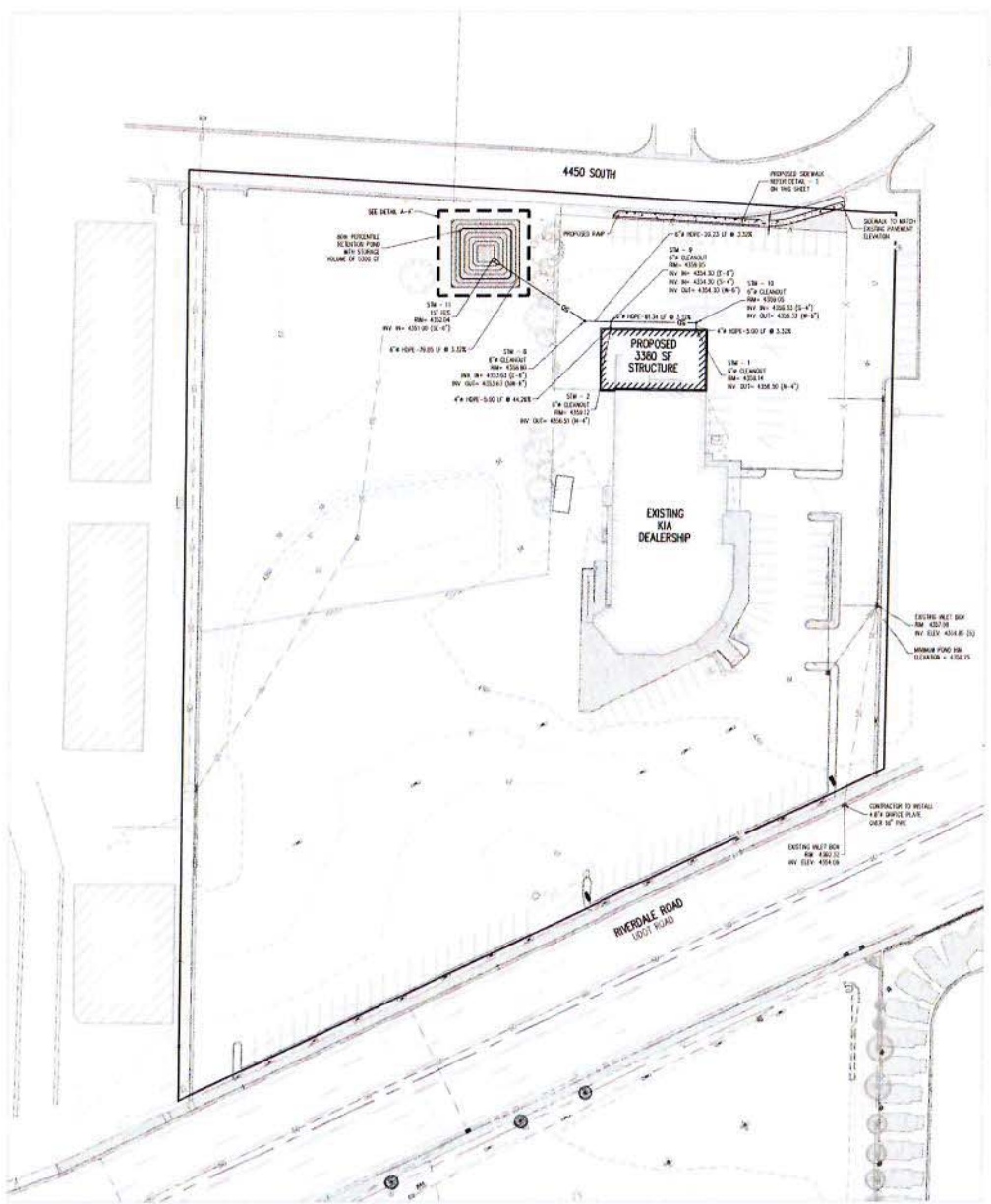
This SMP includes an inspection element that is required to show performance but also to collect the information necessary to warrant updates and improvements. An inspection log for this site will be posted in the Stormwater Pollution Prevention Plan that will be kept on site. The site inspection record is kept at the site for a minimum of 5 years.

SECTION 6: APPENDICES

Appendix A- Site Drawings and Details
Appendix B- SOPs
Appendix C- Inspection Log & Form
Appendix D- Site Evaluations Form

APPENDIX A

SITE DRAWINGS AND DETAILS



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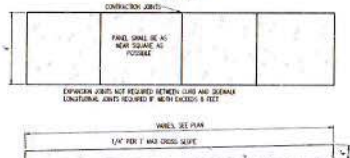
SCALE: 1"=40'

LANDSCAPE NOTES FOR POND:

1. THE ROCK USED IN FORMATION OF THE BASIN MUST BE EVENLY GRADED, WITH SIZE BY WEIGHT LARGER THAN THE SPECIFIED NOMINAL ROCK SIZE AND HAVE SUFFICIENT SMALL ROCK TO FILL THE VOIDS BETWEEN THE LARGER ROCK. DIRT, FINES AND SMALLER ROCK MUST NOT EXCEED 5% BY WEIGHT.
2. THE DIAMETER OF THE LARGEST ROCK SIZE SHOULD BE NOT LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE NOMINAL ROCK SIZE SHALL BE 6". THE DEPTH OF THE ROCK LAYER SHALL BE NO LESS THAN 12".
3. THE COLOR OF THE RIPRAP SHALL BE APPROVED BY THE ENGINEER. ONCE APPROVED, THE COLOR SHALL BE KEPT CONSISTENT THROUGHOUT THE PROJECT.
4. THE ROCK MUST BE HARD, WEATHER RESISTANT, AND DURABLE AGAINST DISINTEGRATION UNDER CONDITIONS TO BE MET IN HANDLING, PLACEMENT AND OPERATION.

DETAIL 1: CONCRETE SIDEWALK DETAIL

NOT TO SCALE

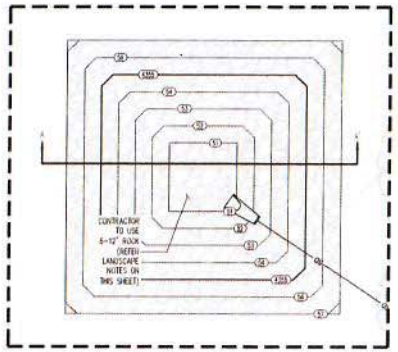


NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 1/4" DEEP.
2. EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT P.C.'S AND P.T.'S OF CURVES, AT GRADE BREAKS, AT DRIVEWAYS, AND AT OTHER LOCATIONS AS SPECIFIED BY THE ENGINEER.
3. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

DRAINAGE LEGEND

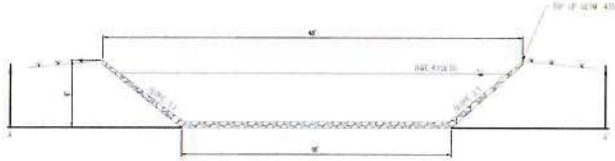
- PROPERTY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING STORM DRAIN
- EXISTING EDGE OF ASPHALT
- 90 PROPOSED STORM DRAIN (LESS THAN 12")
- PROPOSED STORM DRAIN
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- 95 PROPOSED MINOR CONTOUR
- 100 PROPOSED MAJOR CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED GRAVEL IMPOND
- PROPOSED SIDEWALK



DETAIL A-A'

SCALE: 1" = 10'

N



RETENTION POND

CROSS SECTION A-A'

(NOT TO SCALE)

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#	Date	Issue / Description	Init

Project No.	
Drawn By:	KA
Checked By:	SAB
Date	09.11.2025

DRAINAGE MAP

EX-1

APPENDIX B

SITE OPERATING PROCEDURES (SOPs)

Cutrubus KIA Phase 1	**Stormwater Systems Maintenance**	
	SOP #03	
	Issue Date:	Sept. 11, 2023
Riverdale, Utah	**Approval Date**	

Standard Operating Procedure

1. Purpose

This SOP is intended outline maintenance of the site storm water system in order to facilitate its ability to limit transference of pollutants into the surrounding water systems. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

2. Procedure

1. All stormwater ponds, ditches, swales, pipes, inlets, catch basins, manholes, flumes, pond inflow and outfall structures (including oil skimmers), discharge pipes and all other components of the stormwater management system should be inspected as identified in the approved maintenance schedule. Inspection report should be completed and a copy filed in the *Stormwater Maintenance and Inspections Reports* binder, and a copy submitted, attached to your invoice to the Environmental Manager.
2. Remove trash, litter, and debris from inlets, outlets, culverts, pipes, banks, water, catch basins, pond or swale beds, trash racks, skimmers and all other components of the stormwater system.
3. Remove any sediment or silt that may inhibit flow. Make minor repairs as needed. If major repairs are needed Contractor should report damage or failure to the Environmental Manager.
4. Mow or weed-eat banks and pond, ditch or swale bottom to maintain vegetative growth not to exceed 12 inches in height. Clippings may not be left on banks or in bed. Herbicide is not to be used to control growth of vegetation on banks or pond bottom except at inlet and outlet structures and to control exotic or nuisance vegetation.
5. Ensure that banks, slopes and pond bottom are vegetated with approved grasses. Bare spots, if they exist, should be sodded or reseeded using approved seed mixture as specified by design plan or approved local D.O.T. mixture with fertilizers and soil amendments. Newly seeded areas should be covered with erosion control fabric. Mulch or straw should not be used.
6. Erosion in vegetated areas should be repaired immediately by filling with soil, compacting new soil and sodding or seeding using approved seed mixture as specified by design plan or approved local D.O.T. mixture with fertilizers and soil amendments. Newly seeded areas should be covered with erosion control fabric. Mulch or straw should not be used.
7. Erosion at inlets or outlets should be repaired by back filling to grade, installation of erosion mat and granite rip rap of at least 6 inches in diameter or as specified by design plan or local regulation. Rip rap should only be used to dissipate flow of water, and must never be installed without erosion mat.

8. Inspect all applicable inlets, outfalls, trash racks, structures, piping, oil skimmers, hydrodynamic separators, catch basins and curb inlets. Remove trash, debris, accumulated silt and sediment that may obstruct flow. Make minor repairs as needed. If major repairs are needed Contractor should report damage or failure to the Environmental Manager. Minor repairs are defined as repairs that can be made during a regular maintenance event.
    a) Catch basins and curb inlets sumps and truck well drains must be cleaned by vacuum truck as needed or as required by local regulation and site conditions. Debris removed from catch basins must be disposed of in accordance with Federal, State and local regulations at an approved disposal facility. If an insert or filter media is used in the catch basin, consult the manufacturer for maintenance specifications and provide maintenance according to manufacturer's recommendations.
9. **Detention/Wet Pond:** In general maintenance of Retention Ponds shall occur on a monthly basis during the growing season and shall include the following activities:
    a) Remove sediment and debris from orifice and trash rack on overflow structure. If "draw down" from the orifice does not occur in 2-5 days following a rain event, there may be a clog in the system. The source of the clogging should be located and removed.
    b) Nuisance aquatic vegetation such as woody vegetation cattail, duckweed, algae and other invasive or nuisance growth must be removed and controlled. Growth over 24 inches tall must be manually cut. Approved aquatic herbicide may be used after manual removal has been done. **All cut and dead vegetation must be removed from ponds and banks.**
    c) Maintain, rather than remove, wetland or littoral zone vegetation that was planted or naturally recruited at water's edge. Do not cut, remove, mow, use herbicide or stock grass carp in the wetland or littoral zone without prior approval from the jurisdictional agency.
10. **Ditches and Swales:** In general, maintenance of Ditches and Swales should occur on a monthly basis during the growing season and shall include the following activities:
    a) Most ditches and swales should not retain water; however, some ditches and swales are designed to store run-off for short periods of time utilizing ditch blocks or raised inlets. These structures should not be removed or altered.
    b) Remove excess accumulation of sediment annually or as needed to maintain original contours and grading.
    c) Remove trash, sediment, and debris from check dams as needed.
11. **Avoid Erosion or Siltation to Areas Beyond the Permitted Project Area:** During any repair or maintenance activity, Contractor must utilize Best Management Practices to avoid causing erosion or siltation to areas beyond the permitted project area. Contractor is required to sweep all areas of the parking lot and streets where "track out" has occurred as a result of maintenance or repair work conducted by the contractor.

12. **Verification of State/Local Maintenance Requirements:** Contractors performing work or repairs are responsible for verifying State and Local maintenance requirements. If State or Local requirements differ from the Scope of Work contained in this agreement, the Contractor should notify the Environmental Manager by e-mail and provide the Environmental Manager with a copy of the requirements. It is necessary to contact local jurisdictional agencies to obtain copies of operations and maintenance permits, as-built drawings, and to determine if additional restrictions, instructions and conditions apply. When possible, the building owner will provide contractors with these documents or information.

3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

4. Documentation.

Trash facility inspection and maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request. A copy of the any pretreatment device or structure Operations or Maintenance Guide is to remain attached to this SOP for reference and should be strictly adhered to when maintaining the on-site hydrodynamic separator.

Cutrubus KIA Phase 1	**Sweeping and Pavement Washing**	
	SOP #01	
	Issue Date:	Sept. 11, 2023
Riverdale, Utah	**Approval Date**	

Standard Operating Procedure

1. Purpose

This SOP is intended to limit the control the pollutants associated with the maintenance of all asphalt and concrete (hardscape) areas on this site. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

2. Procedure

- Schedule regular sweeping for all hardscape areas of this site
- When necessary, pollutants that may leach off the pavement and into the stormwater should be remove via washing. The area containing the pollutant shall be sealed off using absorbent materials & barriers to block the spread of liquids, and washed. Wash water shall be removed via a shop vac or similar, and under no circumstances be allowed to enter the storm drain system.
- Inspect gutters regularly for debris build up and clear away
- Inspect storm inlet grates regularly and clear of any trash or debris
- Dispose of all trash and debris gathered in the operations above in a responsible and secure manner via on site trash facilities.

3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

4. Documentation.

Sweeping schedule and inspection maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request.

Cutrubus KIA Phase 1	Landscaping Maintenance	
	SOP #02	
	Issue Date:	Sept. 11, 2023
Riverdale, Utah	Approval Date	

Standard Operating Procedure

1. Purpose

This SOP is intended to limit the control the pollutants associated with the maintenance landscape areas on this site. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

2. Procedure

- Remove paper, debris and trash from all landscaped areas and rake leaves and dispose of prior to mowing.
- After mowing, trimming & pulling, collect all green waste and take off site for disposal or dispose in onsite trash facilities securely.
- Ensure all correct procedures for use of fertilizers and other potential pollutants are followed,
- Clean up spills promptly, with DRY methods (rags, absorbents) if possible. Clean up is not complete until the absorbent used is disposed of properly. Have spill clean up materials available and ready to go in case of a spill.
- Dispose of all trash and debris gathered in the operations above in a responsible and secure manner via on site trash facilities.
- Only stormwater is allowed in the storm drain. Do not allow leaves, dirt, grass clippings, or chemicals to be disposed of into the drains.

3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

4. Documentation.

Lawn maintenance schedule and inspection maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request.

APPENDIX C

INSPECTION LOG & FORM

SMP INSPECTION FORM

Date of Inspection _____ Time _____ Duration _____

Description of Areas Inspected

Incidents noted? Yes No (if yes please describe below)

Action Taken (Note SOP's by # & any additional work required)

Parties involved (include name of supervisor incidents were reported to):

SMP INSPECTION LOG

Cutrubus KIA Phase 1
Riverdale, UT
770 West Riverdale Rd.

Inspection Date	Parties Involved	Duration of Inspection	Incident Noted (Y/N)

APPENDIX D

SITE EVALUATION FORM

UPDES STORM WATER EVALUATION FORM
FOR
POST CONSTRUCTION COMPLIANCE

Building ID:			Date of Evaluation			
Address:						
Items Inspected	Checked		Maintenance		Inspector	Observations and Remarks
	Yes	No	Req'd	Not Req'd		
1.Dumping Evidence						
2.Spill Evidence						
3.General Site Exposure						
4.Other Pollution Sources						
5.General Maintenance Status						
Inlets						
Conveyance Systems						
Manholes						
Structural Devices						
Stormwater Storage						
Parking						
Waste Collection						
Landscaping						
6.Other Site SOP Items						
Notes:						
Cutrubus Inspector/Supervisor:						
Signature			Title			Date

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-34-1500

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

CASE NO: Recvd 3.26.24 DATE SUBMITTED: 3/25/2024

APPLICANT'S NAME: H&P Investments

BUSINESS ADDRESS: 892 W. Riverdale Rd., Ogden, Utah 84405

BUSINESS PHONE: 801-430-2101

ADDRESS OF SITE: 770 W. Riverdale Rd., Ogden, Utah 84405

APPLICANT'S INTEREST: Owner

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 3380 (sq. ft./acreage) of property in the C-3 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize H. Kord Cutrubus to act as my representative in all matters relating to this application.

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $400 per acre or portion of

Fee: $ April 18, 2024 Date paid: $400

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

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

Date: April 23, 2024 Decision of Commission: APPROVED April 30, 2024

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

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

Date: 5.7.24 Decision of Council:

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

Receipt No: 15.561378 Apr 18, 2024

CUTRUBUS

Previous Balance:	.00
BUILDING PERMITS - PLAN/DEV REV	400.00
10-32-2200 BUILDING PLAN/DEV FEES	
Total:	400.00
CHECK Check No: 209568	400.00
Total Applied:	400.00
Change Tendered:	.00

Duplicate Copy

05/02/2024 9:22 AM

RIVERDALE CITY
CITY COUNCIL/RDA AGENDA
May 7, 2024

AGENDA ITEM: G2

SUBJECT: Consideration of Resolution 2024-07 approving an amended Development Agreement between Riverdale City and GCH Riverdale I, LLC as requested by Gold Crest Homes.

PRESENTER: Brandon Cooper, Community Development

INFORMATION:

a. Executive Summary/Transmittal
b. Resolution 2024-07
c. Original Development Agreement
d. Amended Development Agreement

BACK TO AGENDA

TRANSMITTAL

Body:	City Council
Topic:	Development Agreement Amendment – Coleman Vu Estates
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdalecity.com

Executive Summary

On August 15, 2023, GCH Riverdale I, LLC, on behalf of Goldcrest Homes (the "**Developer**"), received final Subdivision and Site Plan approval for the ***Coleman Vu Estates PRUD Project***. Associated with this approval was the approval of a Development Agreement which defines the development standards, conditions and improvements, schedule for development, and other terms and conditions applicable to the development of the project.

The Developer has recently approached the City requesting certain modifications and clarifications to the previously approved Development Agreement. Pursuant to Riverdale City Code 10-22-5(J): *Once the overall development plan showing details of buildings, structures and uses has been approved by the city council after recommendations of the planning commission, no changes or alterations to such development plans or uses shall be made without first obtaining approval of the community development director. The community development director may require changes to be approved by the planning commission and council.*

The proposed changes include:

1. **Water Dedication:**
    a. Reduction on required acre feet of water for the subdivision
        i. Reduction of required acre feet of water - In accordance with City Code §§8-6-3B (2024), the Developer proposes to reduce the

required acre feet of water for the subdivision from the original 68.62 -acre feet of water to 39.12 -acre feet of water.

2. Project Enhancements & Landscape Plan:

a. Revision of Landscape Plan - Dog Park, New Connecting Path, Reduced Vegetation

i. *Dog Park* - Due to enclosed/fenced off dog parks being a very litigious topic for HOA subdivisions, the Developer has been advised to shy away from a fenced off dog park area, as originally approved, and incorporate pet friendly amenities amongst the subdivision while encouraging dogs and pets to stay on leashes to maintain a controlled pet friendly environment.

ii. New Connecting Concrete Path – The Developer proposes a redesign to the concrete path to be a more usable and attractive amenity for all the residents within the subdivision. Their goal is to eliminate the potential use of the trail through a partially filled detention pond and allow residents full time access to a trail that will encompass the detention pond.

iii. Reduced Vegetation - In an attempt to limit the water usage throughout the subdivision, the Developer is proposing to reduce the amount of vegetation on site by 20% while still maintaining a beautiful landscape design for this one of a kind move up residential development.

3. Design Standards:

a. 40% exterior masonry on street face facades, Anticipatory clause

i. *40% exterior masonry on street facing facades* - To further clarify and capture the intent behind the 40% masonry requirement for a PRUD subdivision, the Developer proposes language that applies this standard only to the streetside facades of a home and clarifies what materials will be used to satisfy this masonry requirement.

ii. *Anticipatory clause* – The Developer proposes language that describes the style and architectural elements of the homes that they intend to construct throughout the subdivision.

Requested Timeline:

City Council Meeting – May 7, 2024

Potential Actions:

Following the presentation and discussion of the proposal, the City Council may make:

1) a motion to approve
2) a motion to approve with modifications
3) a motion to table the matter to a later date
4) a motion to deny

Staff Recommendation

Based on review by Staff, it is found that the proposed revisions promote the creation of a desirable residential development in an appropriate location. Staff further finds that the proposed changes will not violate the general purpose, goals and objectives of the City Code and any plans previously adopted by the Planning Commission and City Council.

Attachments

Original Approved Development Agreement
Proposed Development Agreement
Original Approved Site Plan
Proposed New Landscape Plan

TRANSMITTAL

ATTACHMENTS TO FOLLOW THIS PAGE

RESOLUTION NO. 2024-07

A RESOLUTION OF THE RIVERDALE CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT AMENDMENT BETWEEN RIVERDALE CITY AND GCH HOMES RIVERDALE, LLC., FOR THE DEVELOPMENT OF A PROJECT LOCATED AT APPROXIMATELY 5368 SOUTH 1050 WEST, RIVERDALE, UTAH

WHEREAS, Riverdale City (the "**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, on August 15, 2023 approved a Development Agreement with GCH Homes Riverdale, LLC, a Utah limited liability company ("**Developer**"), defining the development standards, conditions and improvements, schedule for development, and other terms and conditions applicable to the proposed development of the Property located at approximately 5368 South 1050 West ("Property"); and

WHEREAS, Developer is the developer of certain real property commonly known as Motor Vu area, located at approximately 5368 South 1050 West, 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; and

WHEREAS, the City and Developer now desire to enter into an Amended Development Agreement ("**Amendment**") to further clarify the terms and conditions for development of the Project; and

WHEREAS, the City has reviewed the plans and request from the Developer and determines that the conditions for development of the area have been or will be met and therefore has agreed to allow development of the land location so long as all provisions and requirements are met and completed;

WHEREAS, the Developer understands that the development of the Property shall be consistent with all approved plans of development, all laws and ordinances and the Amended Development Agreement (collectively the "**Project**"); and

WHEREAS, the Riverdale City Council has fully reviewed the attached Amended Development Agreement between the City and Developer; and

WHEREAS, the City now desires to allow Developer to make improvements to the Property in conformity with this Resolution and Amended Development Agreement and all state and local codes and the City acknowledges that the development and improvements of the Property pursuant to this Amendment 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 Amended Development Agreement (Attached hereto as Exhibit A 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 May 2024

_____
Mayor Braden Mitchell
Riverdale City

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	_____ Yes	_____ No	_____ Absent
Bart Stevens	_____ Yes	_____ No	_____ Absent
Anne Hansen	_____ Yes	_____ No	_____ Absent
Michael Richter	_____ Yes	_____ No	_____ Absent
Stacey Haws	_____ Yes	_____ No	_____ Absent

When Recorded, Return to:
Riverdale City
Community Development Office
4360 S. Parker Dr.
Riverdale, Utah 84405

and

ORIGINAL DEV AGREEMENT

Jeffrey N. Walker
Walker Law Group PLLC
9533 South 700 East, Suite 200
Sandy, Utah 84020

Affecting Tax Parcel Nos.: 070760001, 070760010, 081110047, and 070760028

DEVELOPMENT AGREEMENT
FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) SUBDIVISION

THIS AGREEMENT (the "Agreement") is made and entered into this ____ day of May 2023, by and between Riverdale City, a municipal corporation organized and existing under the laws of the State of Utah (the "City"), and GCH Riverdale I, LLC, a Utah limited liability company, including its successors or assigns (the "Developer"), individually a "Party" or collectively the "Parties."

RECITALS

A. Developer desires to develop a single-family subdivision, commonly referred to as Coleman Vu Estates, on that certain real property located in the City of Riverdale, County of Weber, State of Utah and more particularly described on the Property Location Map attached hereto as Exhibit A (the "Subdivision").

B. The purpose of this Agreement is to define the development standards, conditions and improvements, schedule for development of the Subdivision and other terms and conditions pursuant to which the Subdivision proposed by Developer is to be developed within the City.

C. The City is willing to grant the Planned Residential Unit Development overlay pursuant to City Code of the City of Riverdale, Utah (the "City Code"), §§10-22-1, *et. seq.* (2023) (the "PRUD") upon approval of a final plat and to authorize the development of the

Subdivision proposed by Developer in conformance with this Agreement, the City Code, and applicable Utah law.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

1. GENERAL DESCRIPTION.

A. Area Description of Subdivision. The property upon which the Subdivision shall be developed (the "Property") is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The Property is further described as parcels nos. 070760001, 070760010, 081110047, and 070760028.

B. Project Description. The Subdivision proposed by Developer is a common open space subdivision, which will consist of up to 68 residential lots.

2. DEVELOPMENT STANDARDS AND GUIDELINES.

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Subdivision (the "Development Standards"), the following in addition to all other applicable portions of the City Code, standards and guidelines:

(1) Approved Site Plan. The site plan (the "Site Plan") for the Subdivision has received preliminarily approved by the City and is attached as Exhibit B and incorporated herein by this reference. The Site Plan includes the following parameters: (a) Open Space (as defined herein) – minimum of 1.5 Acres; (b) lot size – average 7,000 SF; and (c) final plat shall resemble the lot sizes and overall Subdivision layout of the Site Plan as shown in Exhibit B.

(2) Roads. All roads within Subdivision shall be public and maintained by the City. Road cross sections for the Subdivision is shown on Exhibit C and incorporated herein by this reference.

(3) Yards. The following requirements for the Subdivision shall apply in lieu of standard requirements of the R-2 zoning district: (a) front yards abutting a public street – minimum of 20 feet setback; (b) side yards abutting the public street – minimum of 15 feet

setback; (c) side yards – minimum 10 feet between homes (five feet per each side); (d) rear yards setback – minimum of 20 feet; and (e) for those lots adjacent to 1050 West – a minimum of 10 feet for side yard setback.

(4) Project Enhancements & Landscape Plan. Plan shown on Exhibit D and incorporated herein by this reference, with the following minimum requirements: (a) project enhancements shall include, but not limited to, the following features: (i) picnic area (to include a pavilion and picnic table), (ii) dog park area, (iii) (2) pickleball courts, and (iv) common area open space ("Open Space") which shall resemble the overall design of the landscape plan shown in Exhibit D (collectively the "Project Enhancements"); (b) all common areas including the Project Enhancements and stormwater retention area, are to be maintained exclusively by the Subdivision's homeowner's association (the "HOA") and in accordance with City Code §§10-22-4(D) (2023).

(5) Residential Design Standards. Forty percent (40%) of the aggregate of all exterior coverings of primary residential structures and accessory buildings shall be finished with masonry. For the purposes of this section, masonry shall include brick, stone or cementitious siding but shall not include stucco or similar products.

B. Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential development in an appropriate location. The City further finds that the development of the Subdivision, in conformance with the Development Standards of Riverdale City in conjunction with the agreed to terms of this Agreement, will not violate the general purpose, goals and objectives of the City Code and any plans adopted by the Planning Commission and City Council. Subject to the Developer's performance and compliance with the terms of this Agreement and City Code in effect on the date of this Agreement, Developer's rights to develop the Subdivision in accordance with the approved Site Plan, construction drawings and building plans is determined to be vested.

3. ON-SITE PROJECT IMPROVEMENTS.

Developer shall construct and install all site improvements, including utilities, required for the Subdivision, at Developer's sole cost and expense in compliance with approval and in accord with the City Code and the State of Utah, including, but not limited to, (a) burying and

piping that portion of the ditch way on the Property and (b) installing all Project Enhancements, as identified on Exhibit D, as part of the infrastructure improvements when phase 3 of the Subdivision is commenced. The Project Enhancements shall be included as part of Developer's security funding for the Subdivision to assure their timely completion as contemplated herein.

4. OFF-SITE PROJECT IMPROVEMENTS.

In accordance with applicable standards and subject to the design approval of the City Engineer and Utah Department of Transportation, Developer shall construct and install improvement tie-ins needed for two access points to Subdivision which requires stubbing road improvements, sidewalks, utilities, and drainage improvements to Weber Drive and 1050 West.

5. WATER DEDICATION.

Developer has calculated the total water usage for the development of the Property as the Subdivision to be sixty-eight and sixty-two hundredths (68.62) -acre feet of water per year (the "Required Water"). If no water shares are available or acceptable to the City, and the City determines that Developer cannot provide the water shares needed (based upon reasonable efforts and availability) for the Subdivision, the City may accept that Developer purchase water (the "Purchased Water") from the Weber Basin Water Conservancy District, through the City at City's designated rate, as determined and established by the Weber Basin Water Conservancy District. Upon purchase of the water from Weber Basin Water Conservancy District, the City shall: (i) verify and guarantee that the Weber Basin water program allocation of Purchased Water equaling the Required Water will be made available to the Subdivision in perpetuity; (ii) monitor usage and ensure that the calculated Required Water is sufficient in providing full watering services to the lots within the approved Subdivision; (iii) provide Developer, in writing, a letter that certifies that the total amount of Purchased Water shall be fixed to the Property (described in Section 1) in perpetuity, and that water cannot be forfeited by non-use, reduction in use, or for any other reason, without written consent of Developer or its assigns.

6. REPRESENTATIONS OF DEVELOPER.

A. Authority. Developer hereby represents that it has authority to proceed with the Subdivision.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Subdivision.

7. ASSIGNMENT.

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder. The City may withhold approval of assignment, without consequence, if the City reasonably believes that the anticipated assignee will be unable to meet the requirements of this agreement or any City ordinances.

8. BINDING EFFECT.

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

9. ATTORNEY'S FEES.

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a Party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

10. SEVERABILITY.

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

11. CAPTIONS.

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

12. GOVERNING LAW.

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

13. ENTIRE AGREEMENT.

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the Parties hereto, and supersedes all prior

agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

14. CONSTRUCTION.

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

15. AUTHORIZATION OF EXECUTION.

A. City. The execution of this Agreement by the City has been authorized by the City Council of Riverdale City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

[Remainder of page left intentionally blank; signatures immediately follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DEVELOPER

ATTEST:

By:_____
Gerald Anderson
Manager

_____
TITLE

RIVERDALE CITY

ATTEST:

By:_____
Braden Mitchell
Mayor

_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the _____ day of May 2023, personally appeared before me Braden Mitchell and the CITY RECORDER, who being by me duly sworn did say, each for himself and herself that he, the said Braden Mitchell, is the Mayor of Riverdale City, Weber County, State of Utah and that she, the said CITY RECORDER, is the City Recorder of Riverdale City, and that the within and foregoing instrument was signed on behalf of the said Riverdale City by authority of the City Council of Riverdale City and said Braden Mitchell and the CITY RECORDER, each duly acknowledged to me that the said Riverdale City executed the same and that the seal affixed is the seal of the said Riverdale City.

_____
NOTARY PUBLIC

(SEAL)

STATE OF UTAH)
: ss.
COUNTY OF WEBER)

On the _____ day of May 2023, personally appeared before me, Gerald Anderson, the signer of the foregoing Agreement for the DEVELOPER, who duly acknowledged to me that he executed the same for and on behalf of the DEVELOPER.

_____
NOTARY PUBLIC

(SEAL)

EXHIBIT A

ADDRESS: 5369 South 1050 West Riverdale, Utah

PARCEL ID NOS.: 070760001, 070760010, 081110047, 070760028.

LOCATION MAP:



PROJECT DESCRIPTIONS:

Beginning at a point being South 89°47'10" East 511.37 feet (NAD 83 bearing being North 0°15'29" East between the West Quarter Corner and the Northwest Corner of said Section 13, per the Davis County Township Reference Plat) from the Southwest Corner of the Northwest Quarter, (West Quarter Corner) of Section 13, Township 4 North, Range 1 West, Salt Lake Meridian; and running

thence North 00°10'00" East 79.48 feet;
thence North 89°47'10" West 253.28 feet to the Centerline of Valley View Drive, which was established during a field survey;
thence North 10°48'26" East 334.03 feet along said Centerline;
thence East 221.06 feet;
thence North 150.26 feet;
thence North 89°40'43" West 192.18 feet to the Centerline of Valley View Drive;
thence North 10°48'26" East 103.53 feet along said Centerline;
thence North 89°59'25" East 341.83 feet;

thence South 17°55'39" East 31.53 feet;
thence North 89°59'25" East 120.00 feet;
thence North 00°00'35" West 30.00 feet to the Southwest Corner of Lot 103, Jacob's Hollow Amended;
thence North 89°59'25" East 804.01 feet along the South line of Jacob's Hollow Amended to and along the South line to the Southeast Corner of Jacob's Hollow Subdivision;
thence South 00°06'40" East 666.02 feet;
thence North 89°47'10" West 365.27 feet;
thence South 00°11'20" West 664.00 feet to and along the West line of Walton Hills No. 3, to and along the West line of Walton Hills No. 2 to the Northeast Corner of Lot 5, Knots Landing;
thence North 89°47'10" West 769.21 feet along the North line of Knots Landing and beyond;
thence North 00°10'00" East 664.00 feet to the point of beginning.

Less and Excepting:
Beginning at a point on the quarter section line, said point being South 89°47'10" East 705.00 feet along the quarter section line from the
Southwest Corner of the Northwest Quarter, (West Quarter Corner) of Section 13, Township 4 North, Range 1 West, Salt Lake Meridian,
and running;
thence North 0°12'50" East 80.00 feet;
thence South 89°47'10" East 360.00 feet;
thence South 0°12'50" West 320.00 feet;
thence South 56°19'00" West 74.83 feet;
thence North 89°47'10" West 222.26 feet;
thence South 0°12'50" West 38.50 feet;
thence North 89°47'10" West 75.63 feet;
thence North 0°12'50" East 320.23 feet to the point of beginning.

Contains 1,211,828 Square Feet or 27.82 Acres,

EXHIBIT B

CONCEPT PLAN

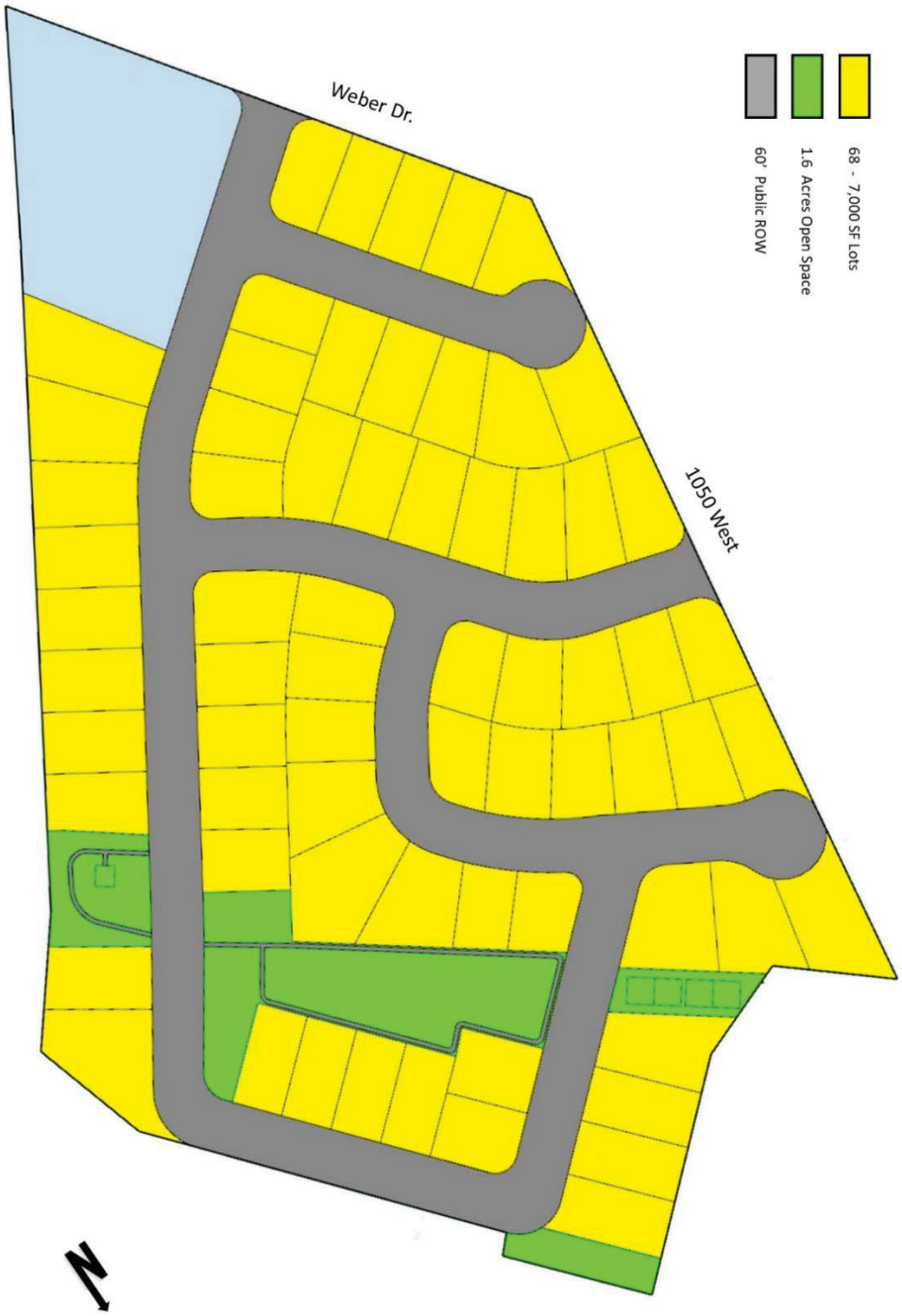


EXHIBIT C

ROAD CROSS SECTION

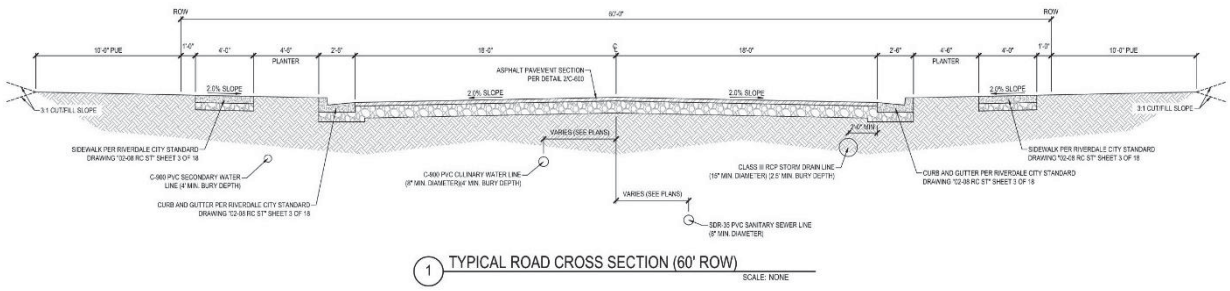
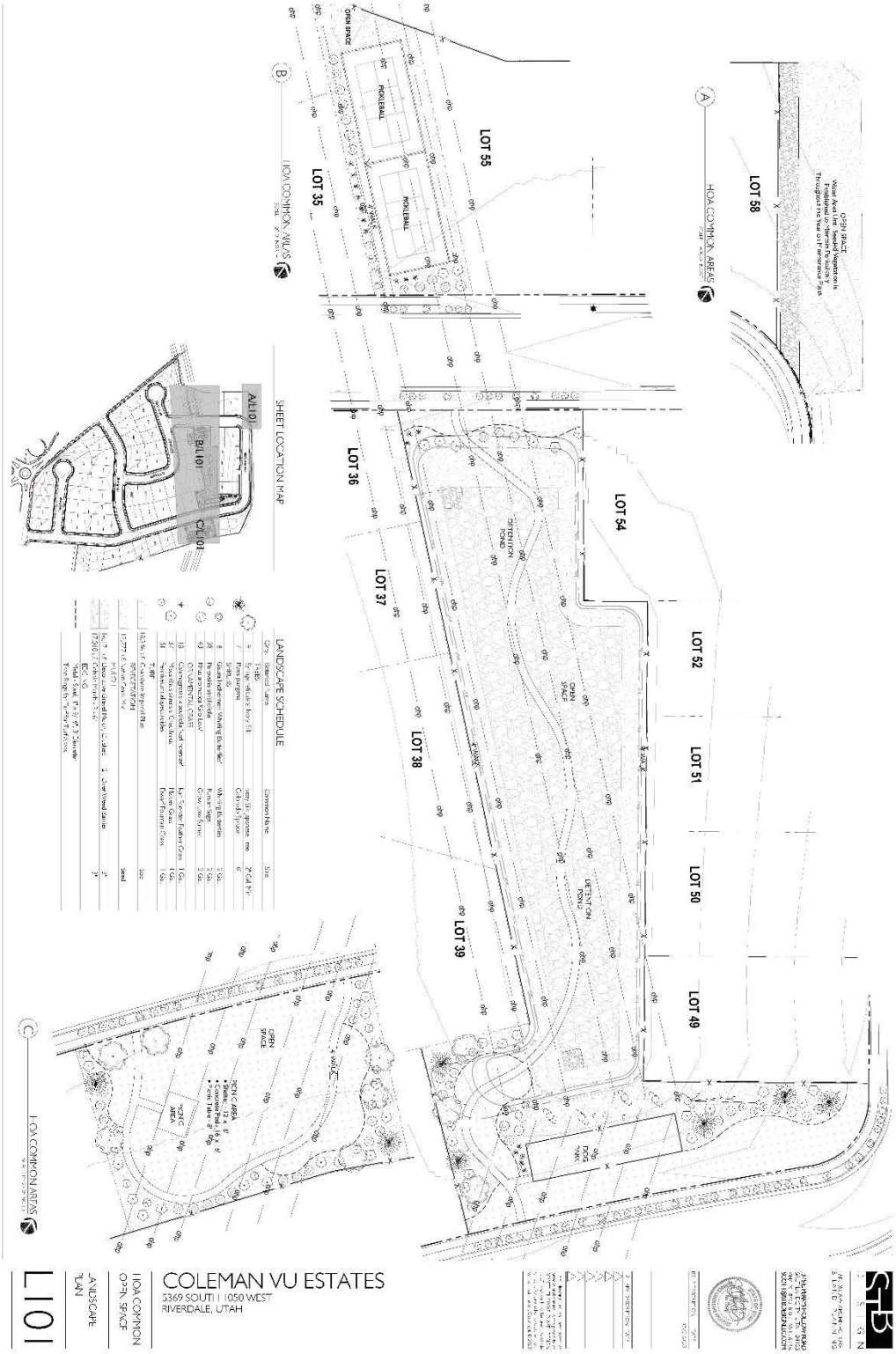
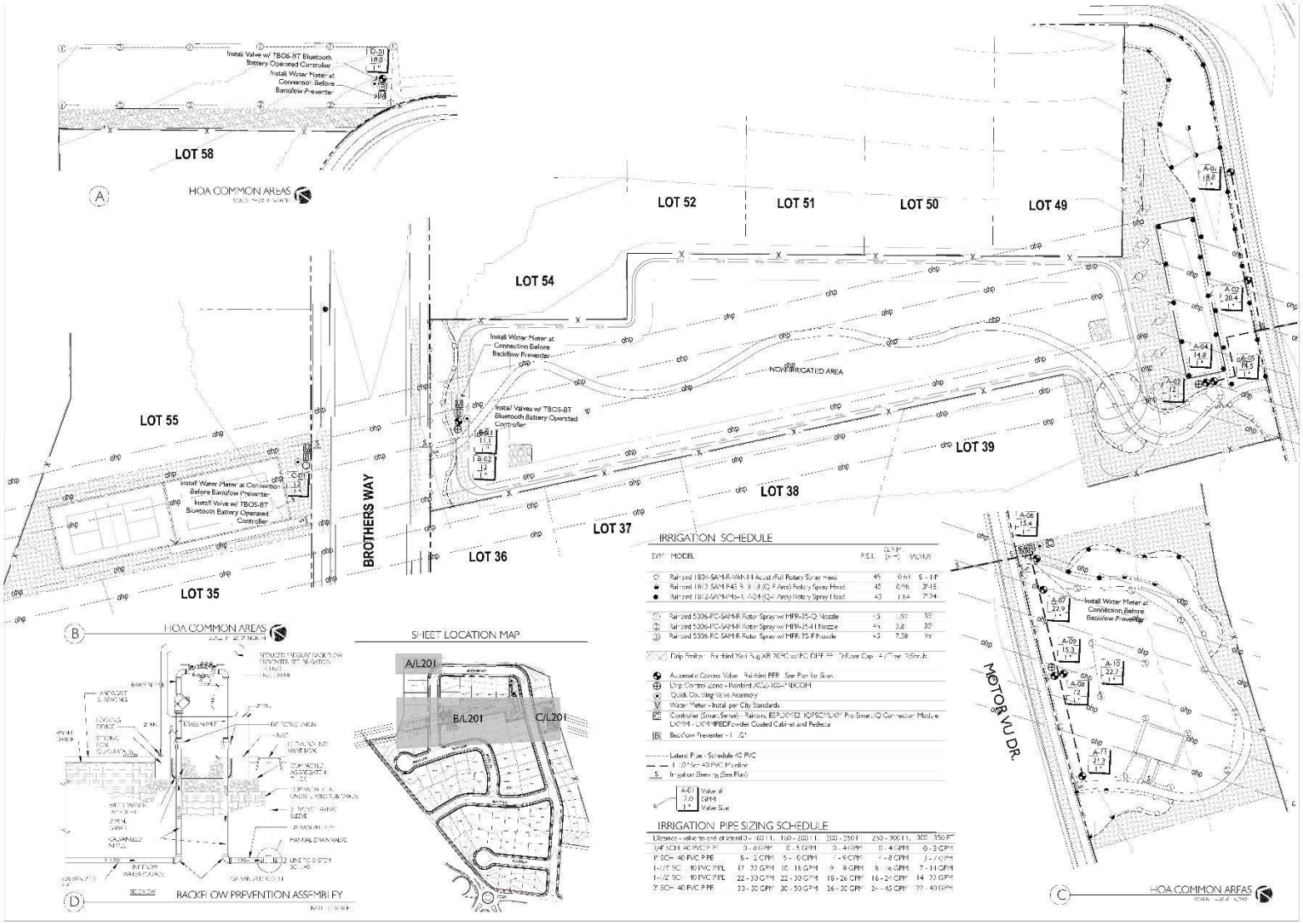


EXHIBIT D

LANDSCAPE PLAN





IRRIGATION SCHEDULE

SYM	MODEL	P.S.I.	G.P.M.	VALVE
	Rainbird 1804-SAM-R-VAN-11 Adjust-Full Rotary Spray Head	45	0.63	5 - 11'
	Rainbird 1812-SAM-R-45-11 Adjust-Full Rotary Spray Head	45	0.96	3-15
	Rainbird 1812-SAM-R-45-11 Adjust-Full Rotary Spray Head	45	1.84	7-24
	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-Q Nozzle	45	1.00	35'
	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-H Nozzle	45	3.8	35'
	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-F Nozzle	45	7.38	35'
	Drip Emitter - Rainbird Xerl Sub XB-20PC w/ PC DIFF SP - Diffuser Cap - 4 Emitter Per Shrub			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRF-COM			
	Quick Coupling Valve Assembly			
M	Water Meter - Install per City Standards			
	Controller (Smart Sensor) - Rainbird ESP-LXME2 IQ[FSCM/LXM Pro Smart IQ Connection Module - LXMM - LXMMPEDPowder Coated Cabinet and Pedestal			
(B)	Backflow Preventer - 1" - 2"			

Lateral Pipe - Schedule 40 PVC
1" - 1 1/2" Sch 40 PVC Mainline
Irrigation Sleeving (See Plan)

A-01 = Valve #
3.0 = GPM
1" = Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 60 FT.	160 - 230 FT.	230 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH 40 PVC PIPE	0 - 4 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 5 GPM
1" SCH 40 PVC PIPE	5 - 8 GPM	5 - 10 GPM	5 - 9 GPM	5 - 8 GPM	5 - 7 GPM
1-1/4" SCH 40 PVC PIPE	10 - 20 GPM	10 - 18 GPM	10 - 18 GPM	9 - 16 GPM	8 - 14 GPM
1-1/2" SCH 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	20 - 26 GPM	18 - 26 GPM	16 - 21 GPM
2" SCH 40 PVC PIPE	35 - 50 GPM	35 - 50 GPM	30 - 50 GPM	30 - 45 GPM	22 - 40 GPM

STS DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
375 E. PERRY'S HOLLOW ROAD
SUITE 240 CITY, UTAH 84101
PH (801) 810-8810 FAX (801) 810-8811
SCOTT@STSDESIGN.COM

COLEMAN VU ESTATES
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

IRRIGATION PLAN

L201

Approved by Riverdale City Council on August 15, 2023



STAMPED CONCRETE AREAS
SCALE: 1"=20'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGN.LLC.COM

ISSUE DESCRIPTION	DATE
	06/14/2023

#	REV. DESCRIPTION	DATE

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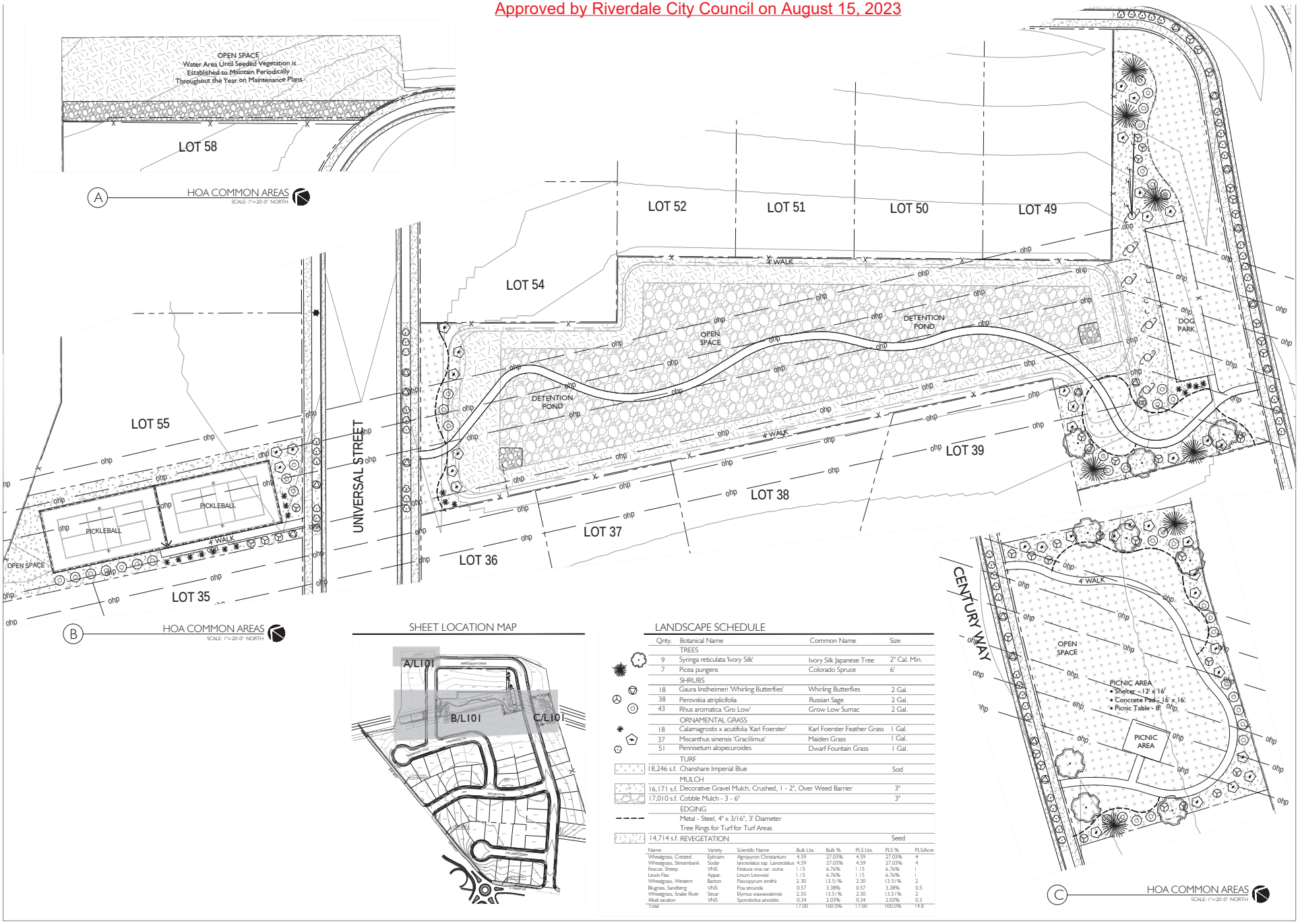
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

STAMPED CONC. PLAN

L100

Approved by Riverdale City Council on August 15, 2023



SHEET LOCATION MAP

LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
7	Picea pungens	Colorado Spruce	6'
	SHRUBS		
18	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	2 Gal.
38	Perovskia atriplicifolia	Russian Sage	2 Gal.
43	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
18	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
37	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
51	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
18,246 s.f.	Chanshare Imperial Blue		Sod
	MULCH		
16,171 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
17,010 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter Tree Rings for Turf for Turf Areas		
14,714 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephram	Agropyron Christantum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewwisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Blugrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

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1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
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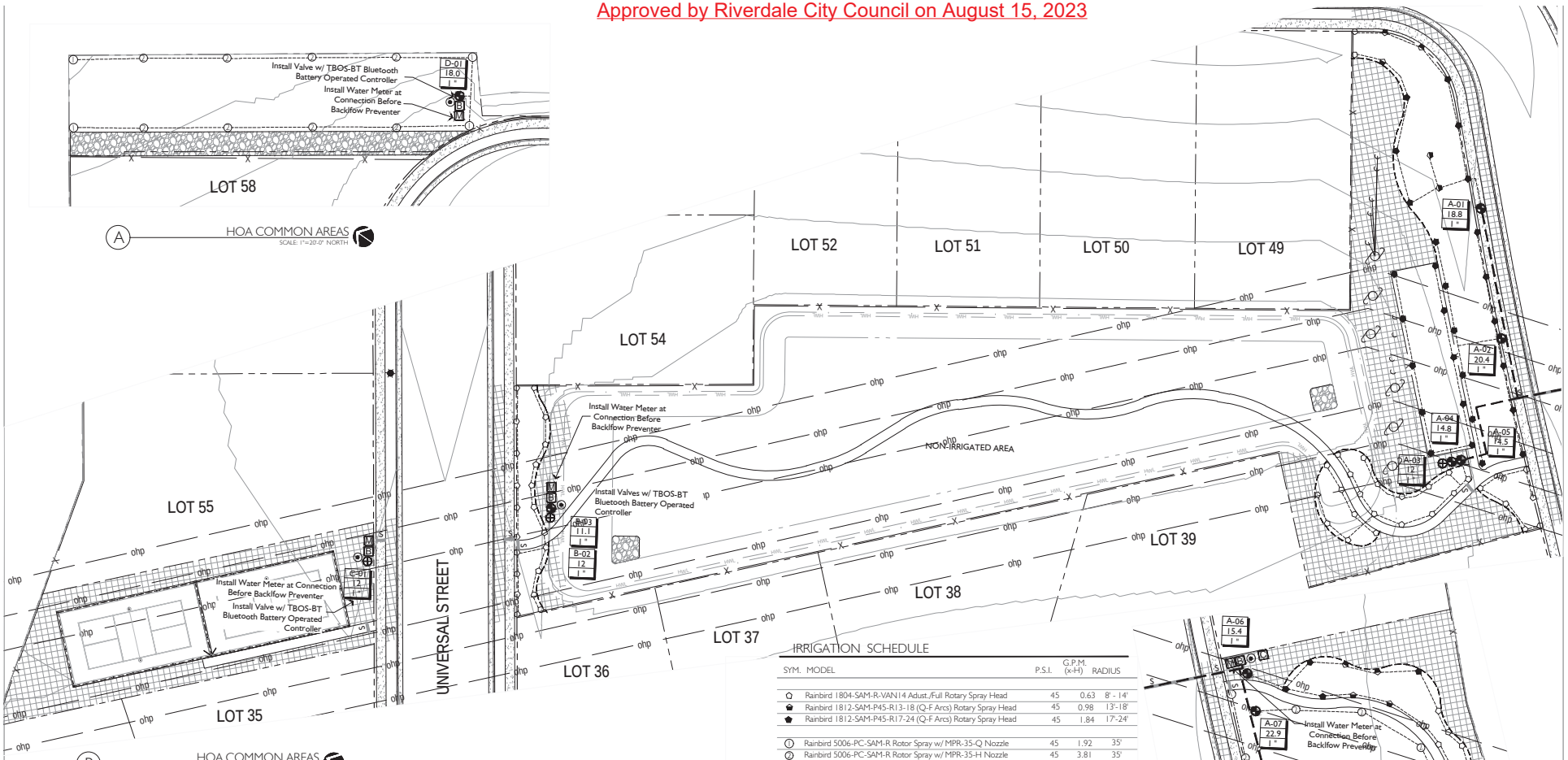
COLEMAN VU ESTATES
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101

Approved by Riverdale City Council on August 15, 2023

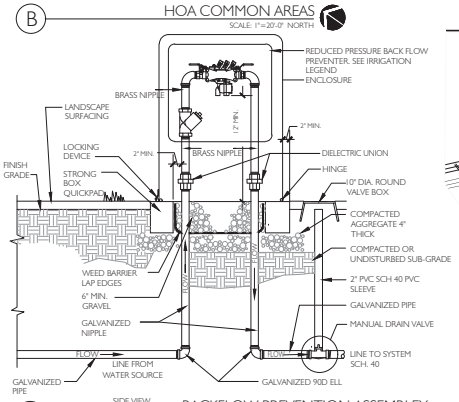


IRRIGATION SCHEDULE

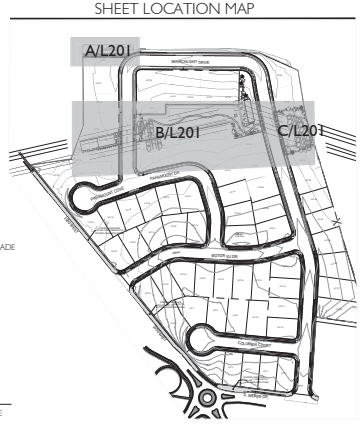
SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-SAM-R-VAN14 Adust./Full Rotary Spray Head	45	0.63	8' - 14'
	Rainbird 1812-SAM-P45-R13-18 (Q-F Arcs) Rotary Spray Head	45	0.98	13'-18'
	Rainbird 1812-SAM-P45-R17-24 (Q-F Arcs) Rotary Spray Head	45	1.84	17'-24'
1	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-Q Nozzle	45	1.92	35'
2	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-H Nozzle	45	3.81	35'
3	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-F Nozzle	45	7.58	35'
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRBCOM			
	Quick Coupling Valve Assembly			
M	Water Meter - Install per City Standards			
	Controller (Smart Sense) - Rainbird ESPLXME2, IQPSCMLXM Pro Smart IQ Connection Module LXMM - LXMMPEDPowder Coated Cabinet and Pedestal			
B	Backflow Preventer - 1 1/2"			
	Lateral Pipe - Schedule 40 PVC			
	1 1/2" Sch 40 PVC Mainline			
S	Irrigation Sleeving (See Plan)			
A-01 12.0 1"	Valve # GPM Valve Size			

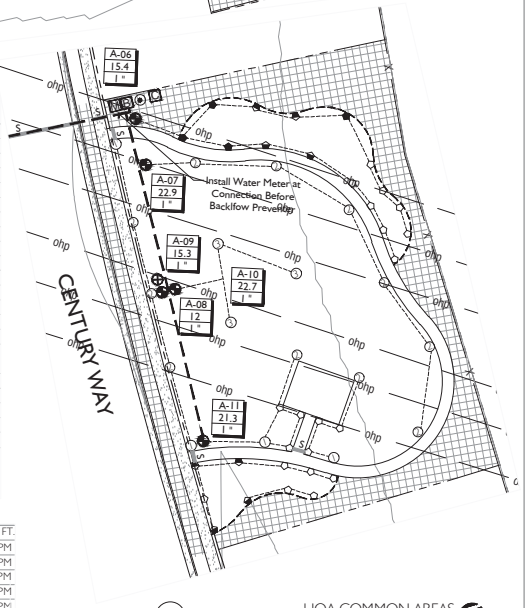
IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM



SHEET LOCATION MAP





STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
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COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

IRRIGATION PLAN

L201

04/22/24

GOLDCREST HOMES

Amended Development Agreement Narrative

This Narrative has been written with the sole purpose of depicting what recommended changes have been made to the development agreement between the originally approved development agreement versus the recently submitted amended development agreement. All proposed changes have come directly from legal counsel, public opinion, and further efforts from Riverdale city staff.

1. Water Dedication:
    a. Reduction on required acre feet of water for the subdivision
        i. Reduction of required acre feet of water - In accordance with City Code §§8-6-3B (2024). We've reduced the required acre feet of water for the subdivision from the original 68.62 -acre feet of water to 39.12 -acre feet of water.

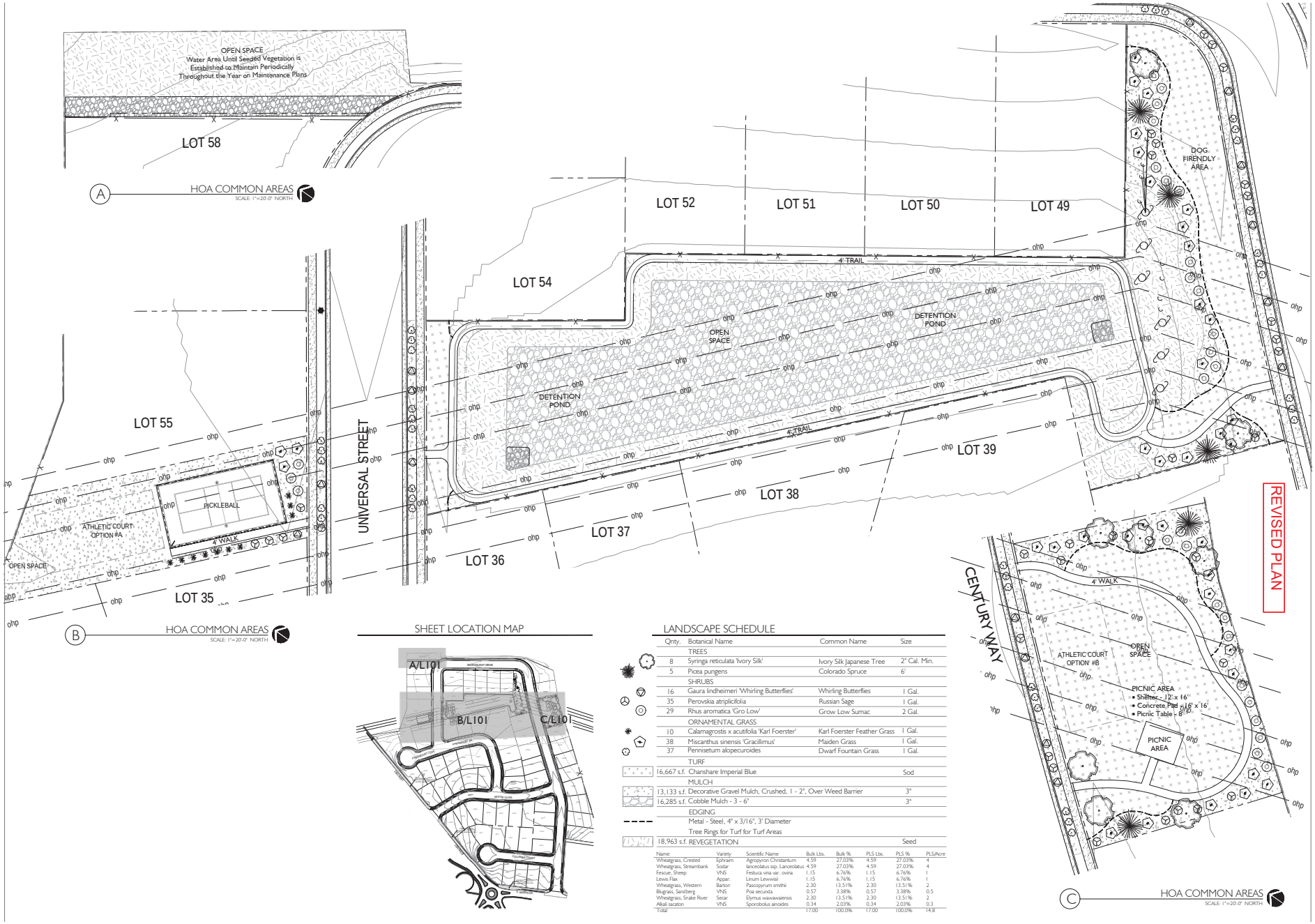
2. Project Enhancements & Landscape Plan:
    a. Revision of Landscape Plan - Dog Park, New Connecting Path, Reduced Vegetation
        i. Dog Park - Due to enclosed/fenced off dog parks being a very litigious topic for HOA subdivisions we have been advised to shy away from a fenced off dog park area and incorporate pet friendly amenities amongst the subdivision while encouraging dogs and pets to stay on leashes in an attempt to maintain a controlled pet friendly environment.
        ii. New Connecting Concrete Path - We've redesigned the concrete path to be a more usable and attractive amenity for all the residents within the subdivision. Our goal was to eliminate the potential use of the trail through a partially filled detention pond and allow residents full time access to a trail that'll encompass the detention pond.
        iii. Reduced Vegetation - In an attempt to limit the water usage throughout the subdivision we've sought professional guidance to reduce the amount of vegetation on site while still maintaining a beautiful landscape design for this one of a kind move up residential development.

3. Design Standards:

    a. 40% exterior masonry on street face facades, Anticipatory clause

        i. 40% exterior masonry on street facing facades - To further clarify and capture the intent behind the 40% masonry requirement for a PRUD subdivision. We've defined which sides of the homes are to be held to these design standards and what materials will be used to satisfy this masonry requirement.

        ii. Anticipatory clause - This paragraph depicts the style and architectural elements of the homes that the builder/developer intends to construct throughout the subdivision.



SHEET LOCATION MAP

LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
5	Picea pungens	Colorado Spruce	6'
	SHRUBS		
16	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
35	Perovskia atriplicifolia	Russian Sage	1 Gal.
29	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
10	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
38	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
37	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
16,667 s.f.	Chanshare Imperial Blue		Sod
	MULCH		
13,133 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
16,285 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter		
	Tree Rings for Turf for Turf Areas		
18,963 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephraim	Agropyron Christantum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Blugrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

STD DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO. 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
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COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101

When Recorded, Return to:
Riverdale City
Community Development Office
4360 S. Parker Dr.
Riverdale, Utah 84405

and

Jeffrey N. Walker
Walker Law Group PLLC
9533 South 700 East, Suite 200
Sandy, Utah 84020

Affecting Tax Parcel Nos.: 070760001, 070760010, 081110012, and 070760028

AMENDED DEVELOPMENT AGREEMENT FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) SUBDIVISION

THIS AMENDED AGREEMENT (the "Agreement") is made and entered into this ____ day of April 2024, by and between Riverdale City, a municipal corporation organized and existing under the laws of the State of Utah (the "City"), and GCH Riverdale I, LLC, a Utah limited liability company, including its successors or assigns (the "Developer"), individually a "Party" or collectively the "Parties."

RECITALS

A. Developer desires to develop a single-family subdivision, commonly referred to as Coleman Vu Heights, on that certain real property located in the City of Riverdale, County of Weber, State of Utah and more particularly described on the Property Location Map attached hereto as Exhibit A (the "Subdivision").

B. The purpose of this Agreement is to define the development standards, conditions and improvements, and other terms and conditions pursuant to which the Subdivision proposed by Developer is to be developed within the City.

C. The City is willing to grant the Planned Residential Unit Development overlay pursuant to City Code of the City of Riverdale, Utah (the "City Code"), §§10-22-1, *et. seq.* (2024) (the "PRUD") upon approval of a final plat and to authorize the development of the

Subdivision proposed by Developer in conformance with this Agreement, the City Code, and applicable Utah law.

D. The purpose of this Amended Agreement is to redefine (a) the Residential Design Standards (as herein defined); (b) redefine the acre feet of water per year (the "Required Water") required for the development; and (c) redefine the Project Enhancements (as herein defined).

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

1. GENERAL DESCRIPTION.

A. Area Description of Subdivision. The property upon which the Subdivision shall be developed (the "Property") is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The Property is further described as parcels nos. 070760001, 070760010, 081110047, and 070760028.

B. Project Description. The Subdivision proposed by Developer is a common open space subdivision, which will consist of up to 68 residential lots.

2. DEVELOPMENT STANDARDS AND GUIDELINES.

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Subdivision (the "Development Standards"), the following in addition to all other applicable portions of the City Code, standards, and guidelines:

(1) Approved Site Plan. The site plan (the "Site Plan") for the Subdivision has received preliminarily approved by the City and is attached as Exhibit B and incorporated herein by this reference. The Site Plan includes the following parameters: (a) Open Space (as defined herein) – minimum of 1.5 Acres; (b) lot size – average 7,000 SF; and (c) final plat shall resemble the lot sizes and overall Subdivision layout of the Site Plan as shown in Exhibit B.

(2) Roads. All roads within Subdivision shall be public and maintained by the City. Road cross sections for the Subdivision is shown on Exhibit C and incorporated herein by this reference.

(3) Yards. The following requirements for the Subdivision shall apply in lieu of standard requirements of the R-2 zoning district: (a) front yards abutting a public street – minimum of 20 feet setback; (b) side yards abutting the public street – minimum of 15 feet setback; (c) side yards – minimum 10 feet between homes (five feet per each side); (d) rear yards setback – minimum of 20 feet; and (e) for those lots adjacent to 1050 West – a minimum of 10 feet for side yard setback.

(4) Project Enhancements & Landscape Plan. The Plan shown on Exhibit D and incorporated herein by this reference, has the following minimum requirements: (a) project enhancements shall include, but not limited to, the following features: (i) picnic area (to include a pavilion and picnic table(s), (ii) dog friendly area(s), (iii) (2) two (2) athletic courts, and (iv) common area open space ("Open Space") which shall resemble the overall design of the landscape plan shown in Exhibit D (collectively the "Project Enhancements"); (b) all common areas including the Project Enhancements and stormwater detention area, are to be maintained exclusively by the Subdivision's homeowner's association (the "HOA") in accordance with City Code §§10-22-4(D) (2024).

(5) Residential Design Standards. There shall be a minimum of forty percent (40%) of streetside facades in premium products limited to brick, rock, fibrous cement board, and hardwood. The coverage requirement excludes doors, windows, and garage doors. (collectively the "Residential Design Standards"). The Developer anticipates incorporating these Residential Design Standards in the construction of single residential homes to include single and multi-level homes with modern, prairie, craftsman, and farmhouse style element in the Subdivision.

B. Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential development in an appropriate location. The City further finds that the development of the Subdivision, in conformance with the Development Standards of Riverdale City in conjunction with the agreed to terms of this Agreement, will not violate the general purpose, goals and objectives of the City Code and any plans adopted by the Planning Commission and City Council. Subject to the Developer's performance and compliance with the

terms of this Agreement and City Code in effect on the date of this Agreement, Developer's rights to develop the Subdivision in accordance with the approved Site Plan, construction drawings and building plans is determined to be vested.

3. ON-SITE PROJECT IMPROVEMENTS.

Developer shall construct and install all site improvements, including utilities, required for the Subdivision, at Developer's sole cost and expense in compliance with approval and in accord with the City Code and the State of Utah, including, but not limited to, (a) burying and piping that portion of the ditch way on the Property when phase 2 of the Subdivision is commenced, and (b) installing all Project Enhancements, as identified on Exhibit D, as part of the infrastructure improvements when phase 3 of the Subdivision is commenced. The Project Enhancements shall be included as part of Developer's security funding for the Subdivision to assure their timely completion as contemplated herein.

4. OFF-SITE PROJECT IMPROVEMENTS.

In accordance with applicable standards and subject to the design approval of the City Engineer and Utah Department of Transportation, Developer shall construct and install improvement tie-ins needed for two access points to Subdivision which requires stubbing road improvements, sidewalks, utilities, and drainage improvements to Weber Drive and 1050 West.

5. WATER DEDICATION.

Developer has calculated the total water usage for the development of the Property as the Subdivision to be 39.12-acre feet of water per year (the "Required Water") in accordance with City Code §§8-6-3B (2024). If no water shares are available or acceptable to the City, and the City determines that Developer cannot provide the water shares needed (based upon reasonable efforts and availability) for the Subdivision, the City may accept that Developer purchase water (the "Purchased Water") from the Weber Basin Water Conservancy District, through the City at City's designated rate, as determined and established by the Weber Basin Water Conservancy District. Upon purchase of the water from Weber Basin Water Conservancy District, the City shall: (i) verify and guarantee that the Weber Basin water program allocation of Purchased Water equaling the Required Water will be made available to the Subdivision in perpetuity; (ii) monitor usage and ensure that the calculated Required Water is sufficient in providing full watering services to the lots within the approved Subdivision; (iii) provide Developer, in writing, a letter that certifies that the total amount of Purchased Water shall be fixed to the Property

(described in Section 1) in perpetuity, and that water cannot be forfeited by non-use, reduction in use, or for any other reason, without written consent of Developer or its assigns.

6. REPRESENTATIONS OF DEVELOPER.

A. Authority. Developer represents that it has authority to proceed with the Subdivision.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Subdivision.

7. ASSIGNMENT.

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder. The City may withhold approval of assignment, without consequence, if the City reasonably believes that the anticipated assignee will be unable to meet the requirements of this agreement or any City ordinances.

8. BINDING EFFECT.

This Agreement shall be recorded against the Property and shall be deeded to run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

9. ATTORNEY'S FEES.

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a Party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the Party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

10. SEVERABILITY.

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

11. CAPTIONS.

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand, or otherwise affect the construction of any provisions hereof.

12. GOVERNING LAW.

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

13. ENTIRE AGREEMENT.

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the Parties hereto, and supersedes all prior agreements, representations, or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

14. CONSTRUCTION.

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

15. AUTHORIZATION OF EXECUTION.

A. City. The execution of this Agreement by the City has been authorized by the City Council of Riverdale City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

[Remainder of page left intentionally blank; signatures immediately follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DEVELOPER

ATTEST:

By:_____
Gerald Anderson
Manager

_____
TITLE

RIVERDALE CITY

ATTEST:

By:_____
Braden Mitchell
Mayor

_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF WEBER)

On the _____ day of April 2024, personally appeared before me Braden Mitchell and the CITY RECORDER, who being by me duly sworn did say, each for himself and herself that he, the said Braden Mitchell, is the Mayor of Riverdale City, Weber County, State of Utah and that she, the said CITY RECORDER, is the City Recorder of Riverdale City, and that the within and foregoing instrument was signed on behalf of the said Riverdale City by authority of the City Council of Riverdale City and said Braden Mitchell and the CITY RECORDER, each duly acknowledged to me that the said Riverdale City executed the same and that the seal affixed is the seal of the said Riverdale City.

_____
NOTARY PUBLIC

STATE OF UTAH)
: ss.
COUNTY OF WEBER)

On the _____ day of April 2024, personally appeared before me, Gerald Anderson, the signer of the foregoing Agreement for the DEVELOPER, who duly acknowledged to me that he executed the same for and on behalf of the DEVELOPER.

_____
NOTARY PUBLIC

EXHIBIT A

ADDRESS: 5369 South 1050 West Riverdale, Utah

PARCEL ID NOS.: 070760001, 070760010, 081110012, 070760028.

LOCATION MAP:



LEGAL DESCRIPTION:

A parcel of land, situate in the West Half of Section 18, and the Southeast Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of 1050 West Street, said point being located South 00°48'21" West 318.76 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian; and running
thence North 15°50'31" East 223.44 feet to the Southerly Boundary line of Utah Military Academy as described in that Special Warranty Deed recorded as Entry No. 3047309, in the Office of the Weber County Recorder:
thence along the Boundary line of said Utah Military Academy the following three (3) courses:
(1) South 43°43'36" East 137.44 feet;
(2) North 74°48'06" East 119.99 feet;
(3) North 54°48'12" East 276.58 feet to the Westerly Right-of-Way line of Interstate 84;
thence along said Westerly Right-of-Way line the following three (3) courses:
(1) South 35°23'14" East 170.97 feet;

(2) South 49°48'12" West 26.52 feet;
(3) South 34°31'48" East 429.01 feet;

thence South 11°08'48" East 143.42 feet to the Westerly Boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;

thence along said Westerly Boundary line the following two (2) courses:
(1) South 45°10'12" West 159.42 feet;
(2) South 38°10'12" West 705.58 feet;

thence North 26°56'18" West 169.34 feet;

thence South 58°37'10" West 277.17 feet;

thence Southwesterly 38.53 feet along the arc of a 25.50 foot radius curve to the left (center bears South 31°22'50" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the Northerly Right-of-Way line of South Weber Drive;

thence North 27°57'11" West 347.47 feet along said Northerly Right-of-Way line to the Easterly Right-of-Way line of 1050 West Street;

thence along said Easterly Right-of-Way line the following seven (7) courses:
(1) Northwesterly 7.87 feet along the arc of a 55.50 foot radius curve to the right (center bears North 80°34'40" East and the chord bears North 05°21'34" West 7.86 feet with a central angle of 08°07'33");
(2) Northwesterly 11.10 feet along the arc of a 292.50 foot radius curve to the right (center bears North 86°23'41" East and the chord bears North 02°31'05" West 11.10 feet with a central angle of 02°10'28");
(3) Northeasterly 56.76 feet along the arc of a 197.70 foot radius curve to the right (center bears North 88°38'41" East and the chord bears North 06°52'12" East 56.57 feet with a central angle of 16°27'03");
(4) North 16°12'16" East 81.82 feet;
(5) North 12°07'17" East 8.83 feet;
(6) North 08°02'23" East 32.75 feet;
(7) North 15°50'31" East 557.88 feet to the point of beginning.

Contains: 843,752 square feet or 19.370 acres.

EXHIBIT B

CONCEPT PLAN

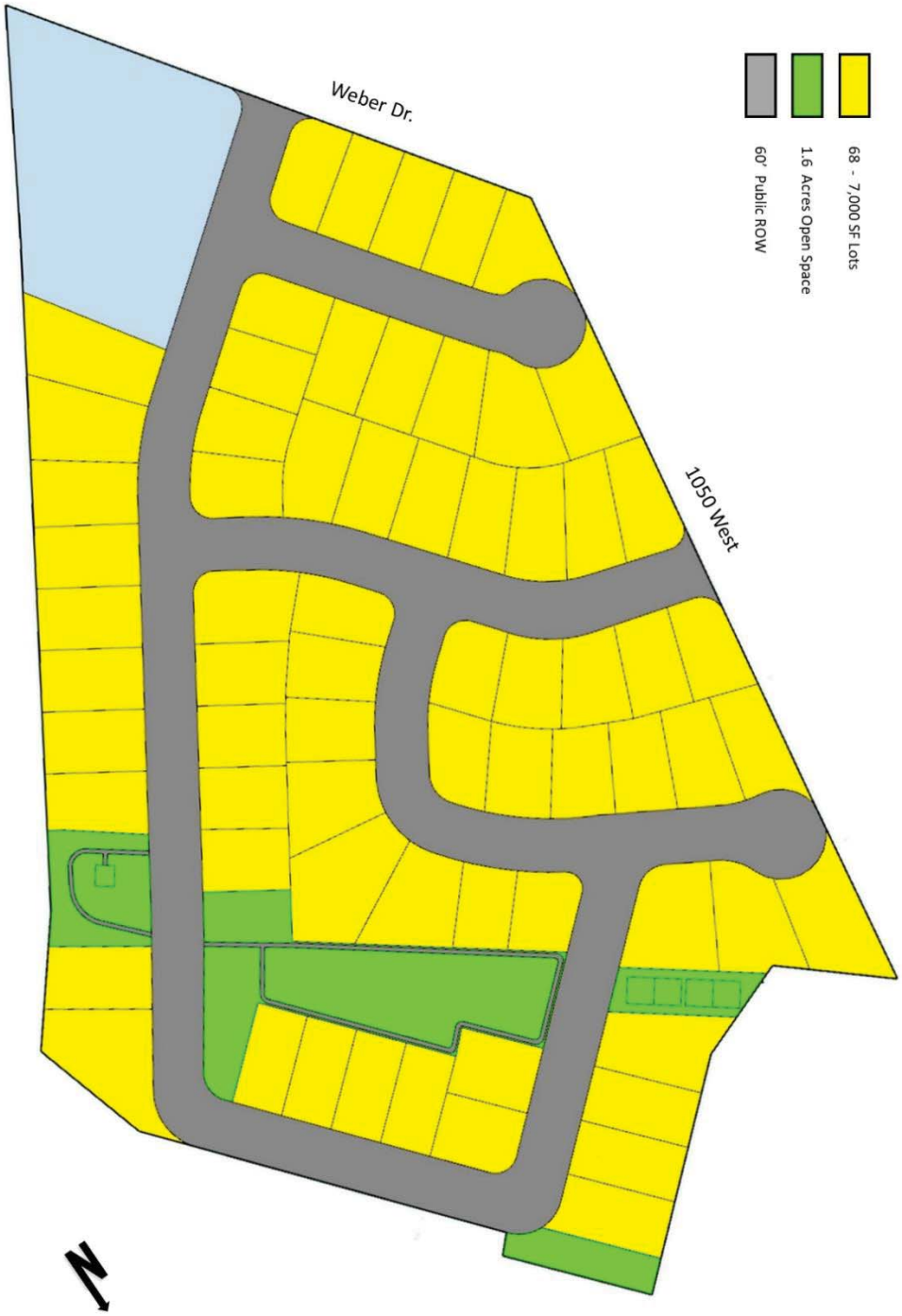


EXHIBIT C

ROAD CROSS SECTION

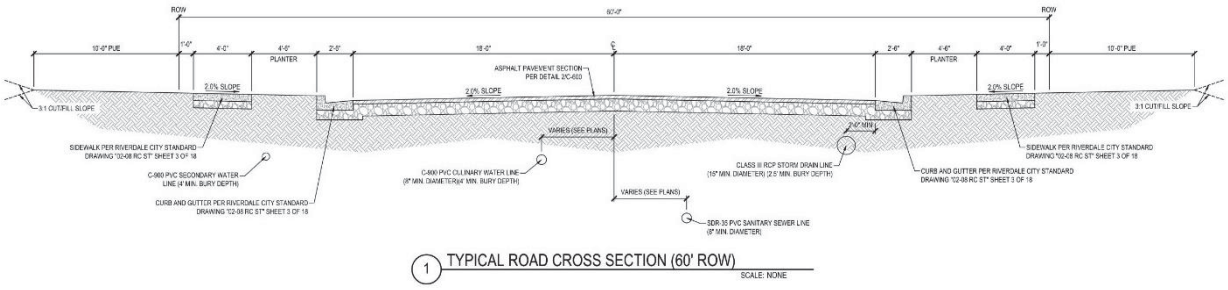


EXHIBIT D

LANDSCAPE PLAN – L100



EXHIBIT D cont.

LANDSCAPE PLAN – L101

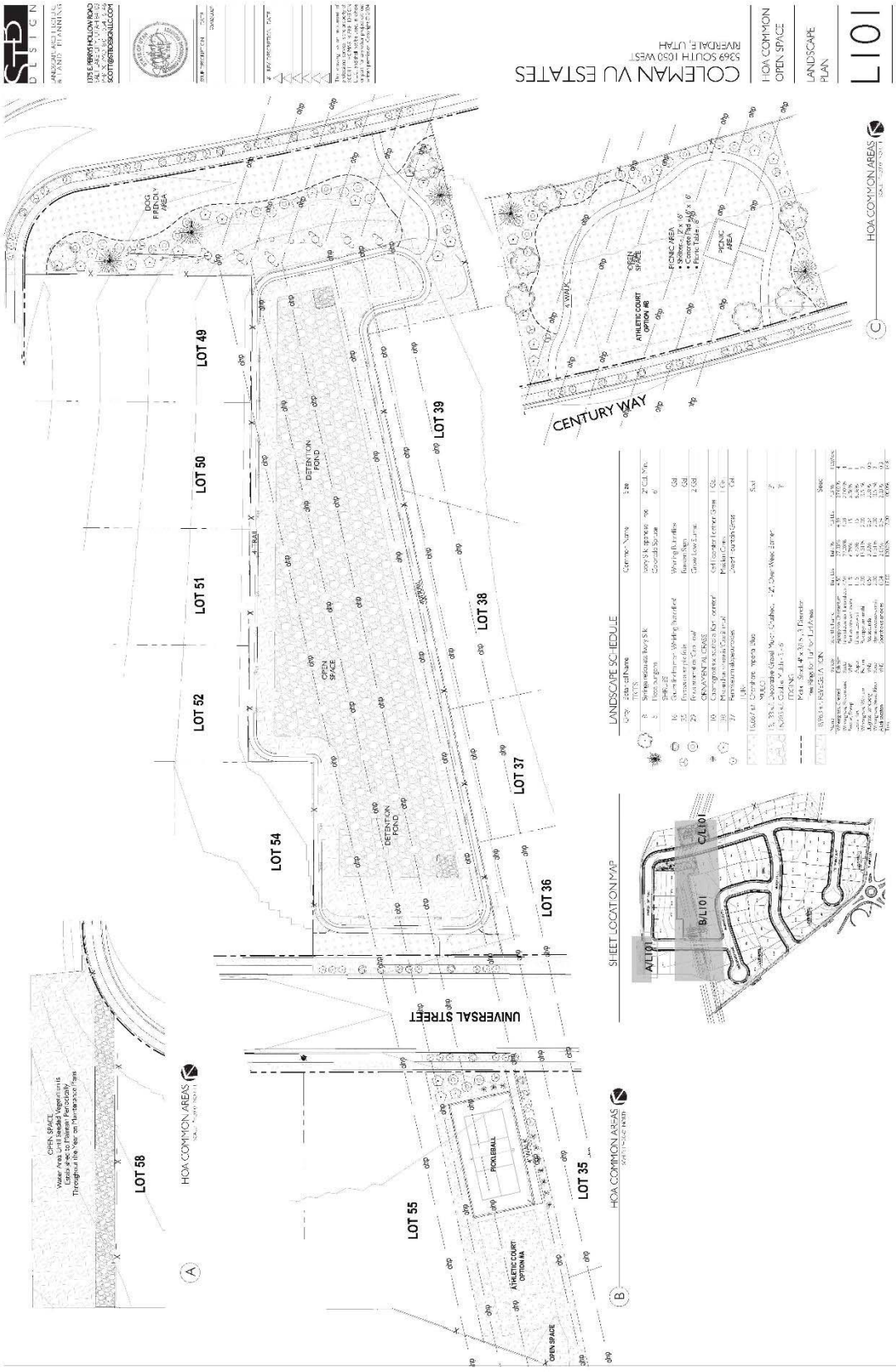
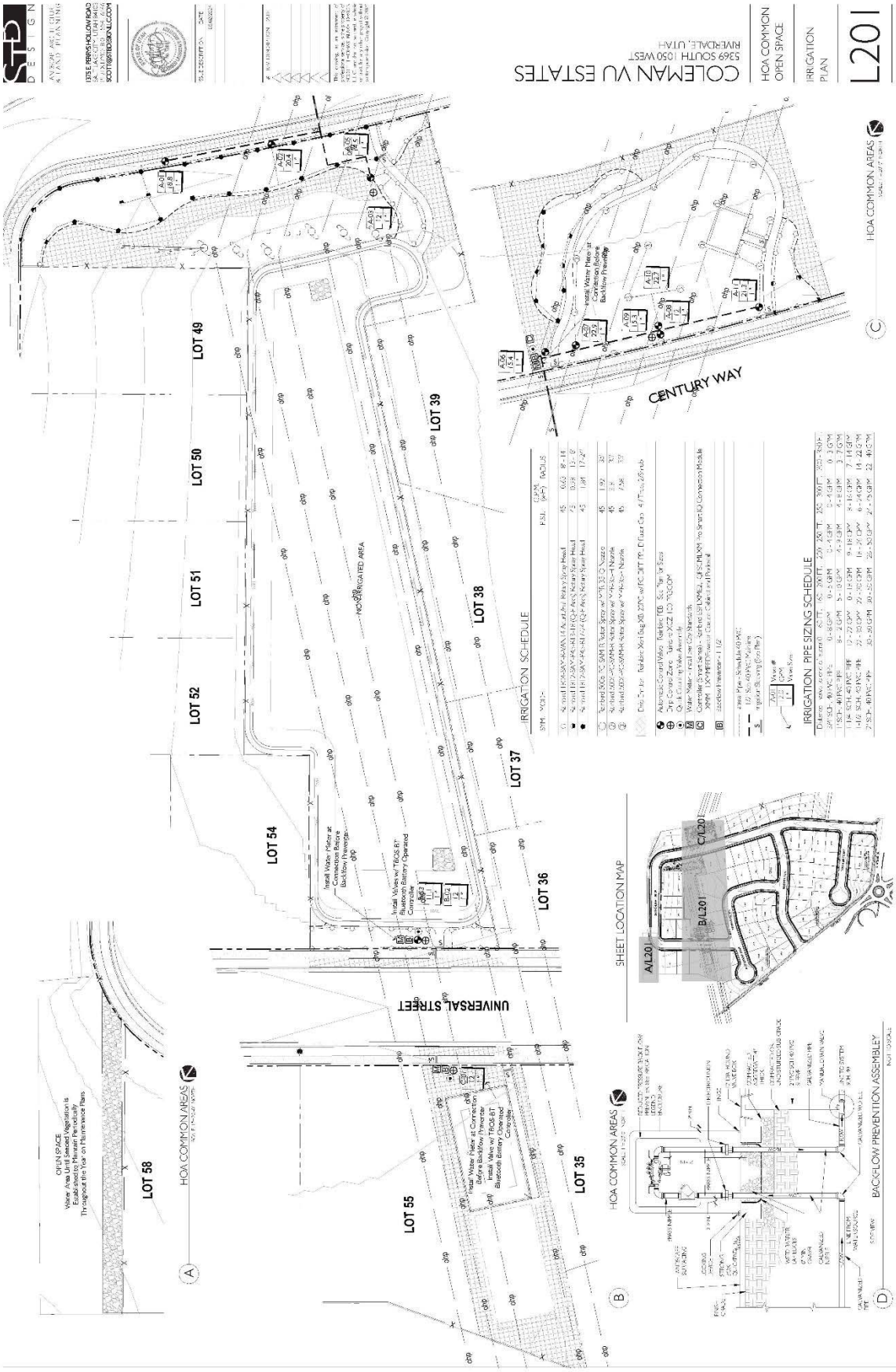


EXHIBIT D cont.

LANDSCAPE PLAN – L201



RIVERDALE CITY
CITY COUNCIL/RDA AGENDA
May 7, 2024

AGENDA ITEM: G3

SUBJECT: Consideration of Resolution 2024-08 awarding a bid for the 2024 Roadway Chip Seal Project in an amount not to exceed $443,743.64.

PRESENTER: Shawn Douglas, Public Works

INFORMATION:

a. Executive Summary
b. Resolution 2024-08
c. Bid Letter of Recommendation
d. Bid Results
e. Bid Tab

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on:	Petitioner:
May, 7 2024	Shawn Douglas, Public Works Director

Summary of Proposed Action

Consideration of Resolution #2024-08 approving the 2024 Roadway Chip Seal Project.

Summary of Supporting Facts & Options

On April 11th 2024 the City conducted the bid opening for the 2024 Roadway Chip Seal Project. The low bidder was Advanced Paving in the amount of $403,403.31. The city engineer has reviewed the bids and determined Advanced Paving has met the bid requirements and recommends approval. I would recommend approval of the contract with a 10% contingency in an amount not to exceed $443,743.64.

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

_____
Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

_____
Steve Brooks,
City Administrator

RESOLUTION NO. 2024-08

A RESOLUTION ACCEPTING A BID ON THE 2024 ROADWAY CHIP SEAL PROJECT, FOR AN AMOUNT NOT TO EXCEED $443,743.64 TO ADVANCED PAVING & CONSTRUCTION LLC, AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT(S) FOR THE PROJECT

WHEREAS, the city staff has prepared a report and the results on the above captioned subject which is attached hereto as Exhibit "A," detailing the work, bids and submissions concerning the 2024 Roadway Chip Seal Project; and

WHEREAS, the above noted project has been previously discussed and planned for as one that needs to be addressed and has gone through all the legal and usual processes in preparation for this type of bidding and work; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report(s); and

WHEREAS, interested parties and the public, if any, have had the opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Riverdale City does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and hereby awards the contract to Advanced Paving & Construction LLC.

FURTHER, the Council instructs that the Mayor is hereby authorized to enter into a contract(s) with Advanced Paving & Construction LLC at a cost not to exceed $**443,743.64**, for the 2024 Roadway Chip Seal Project.

ADOPTED by the City Council of the City of Riverdale at a regular meeting thereof this 7 day of May 2024 and shall take effect at the earliest date allowed by law.

_____
BRADEN MITCHELL, Mayor

ATTEST:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	_____ Yes	_____ No	_____ Absent
Bart Stevens	_____ Yes	_____ No	_____ Absent
Anne Hansen	_____ Yes	_____ No	_____ Absent
Michael Richter	_____ Yes	_____ No	_____ Absent
Stacey Haws	_____ Yes	_____ No	_____ Absent

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

22 April 2024

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mayor Braden Mitchell and City Council
Proj: **2024 Roadway Chip Seal Project**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor Mitchell and Council Members,

The "Bid Opening" for the above referenced project was conducted Thursday April 11th at your offices. The lowest responsible bidder is Advanced Paving & Construction LLC of Ogden, Utah.

Enclosed are the "Bid Results" and "Bid Proposal Tabulation." Advanced Paving & Construction LLC's bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Advanced Paving & Construction's bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of $403,403.31 to Advanced Paving & Construction.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

R. Todd Freeman

R. Todd Freeman, S.E. P.E.
City Engineer

CC: Shawn Douglas, Public Works Director

BID RESULTS

2024 Roadway Chip Seal Project

OWNER: RIVERDALE CITY
ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS, PLLC.

BID DATE: Thursday April 11th, 2024
TIME: 2:00 PM

BID LOCATION: Riverdale City Offices
4600 South Weber River Drive
Riverdale City, Utah 84405

BIDDERS NAME	ADDENDUM No. 1	BID BOND	BID AMOUNT
Advanced Paving	X	5%	$403.403.31
Staker & Parson Companies	X	5%	$590,000.00
CKC Operations	X	5%	$499.675.50 (Calculation Error Bid Submitted total: $31,162.81)

BID PROPOSAL TABULATION

2024 Roadway Chip Seal Project

BID DATE: 11 April 2024
OWNER: RIVERDALE CITY
PUBLIC WORKS DIRECTOR: SHAWN DOUGLAS

	Bid Item	Description	Quantity	Unit	Advanced Paving & Construction, LLC 1689 W. 2550 S. Ogden, UT 84401		Staker & Parson Companies 2350 S. 1900 W. Ogden UT 84401		CKC Operations, LLC P.O. Box 841 Roosevelt,UT 84066	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule A: 1000 West & 4300 South (approximately 4,550 sy).										
	A1.	Mobilization and traffic control.	1	ls.	$4,225.00	$4,225.00	$15,500.00	$15,500.00	$1,428.57	$1,428.57 *
	A2.	Stormwater Polution Prevention Plan (SWPPP)	1	ls	$1,000.00	$1,000.00	$1,725.00	$1,725.00	$714.00	$714.00 *
	A3.	"Light weight" chip seal with fog coat.	1	ls	$16,482.38	$16,482.38	$21,612.50	$21,612.50	$4.93	$4.93 *
	A4.	Pavement markings - 12" wide white stop bar.	20	lf	$5.38	$107.60	$37.50	$750.00	$1.05	$21.00 *
		Sub-Total Schedule A:				**$21,814.98**		**$39,587.50**		**$2,168.50**
Schedule B: River Valley Drive (approximately 5,950 sy).										
	B1.	Mobilization and traffic control.	1	ls.	$4,425.00	$4,425.00	$11,000.00	$11,000.00	$1,428.57	$1,428.57 *
	B2.	Stormwater Polution Prevention Plan (SWPPP).	1	ls	$1,000.00	$1,000.00	$2,250.00	$2,250.00	$714.00	$714.00 *
	B3.	"Light weight" chip seal with fog coat.	1	ls.	$21,553.88	$21,553.88	$28,262.50	$28,262.50	$4.93	$4.93 *
	B4.	Pavement markings - 4" single white.	2,342	lf.	$0.36	$843.12	$0.50	$1,171.00	$0.35	$819.70 *
	B5.	Pavement markings - 4" double yellow.	1,158	lf.	$0.36	$416.88	$1.00	$1,158.00	$0.35	$405.30 *
	B6.	Pavement markings - 4" broken white.	75	lf.	$0.39	$29.25	$0.12	$9.00	$0.35	$26.25 *

	Bid Item	Description	Quantity	Unit	Advanced Paving & Construction, LLC 1689 W. 2550 S. Ogden, UT 84401		Staker & Parson Companies 2350 S. 1900 W. Ogden UT 84401		CKC Operations, LLC P.O. Box 841 Roosevelt,UT 84066		
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	
	B7.	Pavement markings - 12" wide white stop bar.	17	lf.	$5.38	$91.46	$37.50	$637.50	$1.05	$17.85	*
		Sub-Total Schedule B:				**$28,359.59**		**$44,488.00**		**$3,416.60**	*
Schedule C: 950 West (approximately 5,850 sy).											
	C1.	Mobilization and traffic control.	1	ls	$3,850.00	$3,850.00	$11,000.00	$11,000.00	$1,428.57	$1,428.57	*
	C2.	Stormwater Polution Prevention Plan (SWPPP).	1	ls	$1,000.00	$1,000.00	$2,500.00	$2,500.00	$714.00	$714.00	*
	C3.	"Light weight" chip seal with fog coat.	1	ls	$21,191.63	$21,191.63	$27,787.50	$27,787.50	$4.93	$4.93	*
		Sub-Total Schedule C:				**$26,041.63**		**$41,287.50**		**$2,147.50**	*
Schedule D: Ritter Drive (approximately 14,360 sy).											
	D1.	Mobilization and traffic control.	1	ls.	$5,225.00	$5,225.00	$9,000.00	$9,000.00	$1,428.57	$1,428.57	*
	D2.	Stormwater Polution Prevention Plan (SWPPP).	1	ls	$1,000.00	$1,000.00	$6,000.00	$6,000.00	$715.00	$715.00	*
	D3.	"Light weight" chip seal with fog coat.	1	ls.	$52,019.10	$52,019.10	$68,210.00	$68,210.00	$4.93	$4.93	*
	D4.	Pavement markings - 4" single white.	6,906	lf.	$0.36	$2,486.16	$0.50	$3,453.00	$0.35	$2,417.10	*
	D5.	Pavement markings - 4" double yellow.	3,457	lf.	$0.36	$1,244.52	$1.00	$3,457.00	$0.35	$1,209.95	*
	D6.	Pavement markings - 12" wide white stop bar.	38	lf.	$5.38	$204.44	$37.50	$1,425.00	$1.05	$39.90	*
		Sub-Total Schedule D:				**$62,179.22**		**$91,545.00**		**$5,815.45**	*
Schedule E: 900 West (approximately 7,000 sy).											
	E1.	Mobilization and traffic control.	1	ls.	$5,475.00	$5,475.00	$9,000.00	$9,000.00	$1,428.57	$1,428.57	*
	E2.	Stormwater Polution Prevention Plan (SWPPP).	1	ls	$1,000.00	$1,000.00	$3,500.00	$3,500.00	$715.00	$715.00	*

	Bid Item	Description	Quantity	Unit	Advanced Paving & Construction, LLC 1689 W. 2550 S. Ogden, UT 84401		Staker & Parson Companies 2350 S. 1900 W. Ogden UT 84401		CKC Operations, LLC P.O. Box 841 Roosevelt,UT 84066	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
	E3.	"Light weight" chip seal with fog coat.	1	ls.	$25,357.50	$25,357.50	$33,250.00	$33,250.00	$4.93	$4.93 *
	E4.	Pavement markings - 4" single white.	640	lf.	$0.36	$230.40	$0.50	$320.00	$0.35	$224.00 *
	E5.	Pavement markings - 4" double yellow.	1,033	lf.	$0.36	$371.88	$1.00	$1,033.00	$0.35	$361.55 *
	E6.	Pavement markings - 4" solid & broken yellow.	1,027	lf.	$0.36	$369.72	$1.00	$1,027.00	$0.35	$359.45 *
	E7.	Pavement markings - 12" wide white stop bar.	38	lf.	$5.38	$204.44	$37.50	$1,425.00	$1.05	$39.90 *
	E8.	Pavement markings - turn arrow.	13	ea.	$72.80	$946.40	$82.50	$1,072.50	$55.00	$715.00 *
	E9.	Pavement markings - "ONLY".	1	ea.	$89.60	$89.60	$100.00	$100.00	$55.00	$55.00 *
		Sub-Total Schedule E:				**$34,044.94**		**$50,727.50**		**$3,903.40** *
Schedule F: 300 West (approximately 18,100 sy).										
	F1.	Mobilization and traffic control.	1	ls.	$3,725.00	$3,725.00	$9,000.00	$9,000.00	$1,428.57	$1,428.57 *
	F2.	Stormwater Polution Prevention Plan (SWPPP).	1	ls	$1,000.00	$1,000.00	$8,413.50	$8,413.50	$714.00	$714.00 *
	F3.	"Light weight" chip seal with fog coat.	1	ls.	$65,567.25	$65,567.25	$85,975.00	$85,975.00	$4.93	$4.93 *
	F4.	Pavement markings - 4" single white.	105	lf.	$0.36	$37.80	$0.50	$52.50	$0.35	$36.75 *
	F5.	Pavement markings - 4" double yellow.	509	lf.	$0.36	$183.24	$1.00	$509.00	$0.35	$178.15 *
	F6.	Pavement markings - 4" solid & broken yellow.	772	lf.	$0.36	$277.92	$1.00	$772.00	$0.35	$270.20 *
	F7.	Pavement markings - 4"dashed white.	86	lf.	$0.39	$33.54	$0.50	$43.00	$0.35	$30.10 *
	F8.	Pavement markings - 4" broken white.	5,116	lf.	$0.39	$1,995.24	$0.50	$2,558.00	$0.35	$1,790.60 *
		Sub-Total Schedule F:				**$72,819.99**		**$107,323.00**		**$4,453.30** *

	Bid Item	Description	Quantity	Unit	Advanced Paving & Construction, LLC 1689 W. 2550 S. Ogden, UT 84401		Staker & Parson Companies 2350 S. 1900 W. Ogden UT 84401		CKC Operations, LLC P.O. Box 841 Roosevelt,UT 84066	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule G: Parker Drive (approximately 39,230 sy).										
	G1.	Mobilization and traffic control.	1	ls.	$7,050.00	$7,050.00	$11,000.00	$11,000.00	$1,428.58	$1,428.58 *
	G2.	Stormwater Polution Prevention Plan (SWPPP).	1	ls	$1,000.00	$1,000.00	$3,500.00	$3,500.00	$714.00	$714.00 *
	G3.	"Light weight" chip seal with fog coat.	1	ls.	$142,110.68	$142,110.68	$186,342.50	$186,342.50	$4.93	$4.93 *
	G4.	Pavement markings - 4" single white.	11,338	lf.	$0.36	$4,081.68	$0.50	$5,669.00	$0.35	$3,968.30 *
	G5.	Pavement markings - 4" double yellow.	8,035	lf.	$0.36	$2,892.60	$1.00	$8,035.00	$0.35	$2,812.25 *
	G6.	Pavement markings - bike marker with chevrons.	1	ea.	$644.00	$644.00	$82.50	$82.50	$55.00	$55.00 *
	G7.	Pavement markings - turn arrow.	5	ea.	$72.80	$364.00	$82.50	$412.50	$55.00	$275.00 *
		Sub-Total Schedule G:				**$158,142.96**		**$215,041.50**		**$9,258.06 ***
		TOTAL BID PROPOSAL AMOUNT:				**$403,403.31**		**$590,000.00**		**$31,162.81 ***
		Surety Company			Old Republic Surety Company		Fidelity And Deposit Company Of Maryland		The Grey Casualty & Surity Company	
		City, State			Milwaukee, WI		Schaumberg, IL		Hudson, WI	
		Bid Security - Bid Bond Amount			5%		5%		5%	
		Contractor's License Number			8698462-5501		4910822-5501		9758274-5501	

*** Denotes Error In Calculation**

RIVERDALE CITY
CITY COUNCIL/RDA AGENDA
May 7, 2024

AGENDA ITEM: G4

SUBJECT: Consideration of Resolution 2024-09 authorizing the continuation of the pick-up contribution for public safety and firefighter Tier II employee retirement contributions to the Utah Retirement System and a contribution to a 401k for non-public safety/firefighter Tier II participants.

PRESENTER: Cody Cardon, Business Administration

INFORMATION:

a. Executive Summary
b. Resolution 2024-09
c. URS Condensed Retirement Contribution Rates
d. 2020 Resolution

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on:	Petitioner:
May 7, 2024	Cody Cardon

Summary of Proposed Action

Motion to approve resolution 2024-09 authorizing the continuation of the pick-up contribution for Public Safety and Firefighter Tier II employee retirement contributions to the Utah Retirement System and a contribution to a 401k for non Public Safety/Firefighter Tier II participants.

Summary of Supporting Facts & Options

In 2020 the Council passed resolution 2020-12 authorizing the pick-up of the required employee contribution for Tier II Police and Fire employees. In addition, in being fair with all other employees (non public safety) under Tier II retirement, the resolution also authorized the city to contribute the same amount to all other Tier II employees in the form of a 401k contribution.

The required employee contribution when the resolution was adopted was 2.27%, in 2022 the required employee contribution was 2.59%, beginning July 1st 2024 the required employee contribution will be 4.73%.

Because resolution 2020-12 did not specify an amount, URS is requiring a new resolution which specifies the amount the city intends to pick-up.

The city is prohibited from reducing amounts previously elected as a pick-up.

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

_____
Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

_____
Steve Brooks,
City Administrator

RESOLUTION 2024-09

A RESOLUTION OF THE CITY COUNCIL OF RIVERDALE CITY AUTHORIZING THE CONTINUATION OF THE PICK-UP CONTRIBUTION FOR PUBLIC SAFETY AND FIREFIGHTER TIER II EMPLOYEE RETIREMENT CONTRIBUTIONS TO THE UTAH RETIREMENT SYSTEM AND A CONTRIBUTION TO A 401K TO OTHER TIER II PARTICIPANTS.

WHEREAS, the City employs Individuals who are eligible for and participate as members in the Tier II Contributory Retirement System administered by the Utah Retirement Systems (URS); and

WHEREAS, on June 16, 2020 the City Council passed Resolution 2020-12 authorizing the pick-up of the required contribution for Tier II Police and Fire employees, and,

WHEREAS, in fairness to all other City employees participating under the Tier II URS system, the Council finds it important to contribute to those employees as well; and

WHEREAS, the required employee contribution when the resolution was adopted was 2.27%, in 2022 the required employee contribution was 2.59%, and beginning July 1st 2024 the required employee contribution will be 4.73%; and

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions; and

WHEREAS, the City desires to formally pick up the employee contributions required to be paid under the Tier II Retirement Enhancements (2020 General Session) for all City employees participating in the Public Safety and Firefighter Tier II Contributory Retirement System; and

WHEREAS, a recent mandate from the URS has imposed a requirement of the resolution to specify an amount; and

WHEREAS, the City Council is duly authorized to take this formal action on behalf of the City as a participating employer with the Utah Retirement Systems.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverdale City, State of Utah, in regular session on the 7 day of May, 2024, pursuant to proper authority granted it, declares that beginning July 1, 2024, the City, shall continue to pick up and pay the required employee contributions for all city employees who are members of Tier II Contributory Retirement System, subject to a maximum of 4.73% of compensation for each employee.

BE IT FURTHER RESOLVED that the picked-up contributions paid by the employer, even though designated as employee contributions for state law purposes, are being paid by the city on behalf of its agencies in lieu of the required employee contributions.

BE IT FURTHER RESOLVED that the picked-up contributions will not be included in the gross income of the employees for tax reporting purposes, that is, for federal or state income tax

withholding taxes, until distributed from the Utah Retirements Systems, so that the contributions are treated as employer contributions pursuant to Section 414(h)(2) of the Internal Revenue Code.

BE IT FURTHER RESOLVED that the picked-up contributions are a supplement and not a salary reduction to the city employees who are eligible for and participating members in the Public Safety and Firefighter Tier II Contributory Retirement System.

BE IT FURTHER RESOLVED that beginning July 1, 2024, the City will make a 4.73% contribution to a URS 401K for all other City Tier II retirement employees who are not a part of the Public Safety and Firefighter Tier II Contributory Retirement System.

RESOLVED this 7th day of May 2024.

_____
BRADEN MITCHELL, Mayor

ATTEST:

_____
Michelle Marigoni, City Recorder

Utah Retirement Systems
Final Condensed Retirement Contribution Rates as a Percentage of Salary and Wages
Fiscal Year July 1, 2024 - June 30, 2025

	Tier 1 DB System			Tier 1 Post Retired		Tier 2 - DB Hybrid System					Tier 2 - DC Plan				
	Contribution Reporting Fields Tier 1 2024-2025 RATES			Post Retired Employment after 6/30/2010 - NO 401(k)	Post Retired Employment before 7/1/2010	Contribution Reporting Fields Tier 2 2024-2025 RATES					Contribution Reporting Fields Tier 2 2024-2025 RATES				
	Employee	Employer	TOTAL	Amortization of UAAL**	Optional 401(k) Cap	Tier 2 Fund	Employee	Employer	401(k)	TOTAL	Tier 2 Fund	Employee	Employer	401(k)	TOTAL
Public Employees Contributory Retirement System															
11- Local Government	6.00	12.96	18.96	6.87	12.09	111	0.70	16.95	0.00	17.65	211	0.00	6.95	10.00	16.95
12- State and School [1]	6.00	17.20	23.20	11.75	11.45										
17- Higher Education	6.00	17.70	23.70	12.25	11.45										
Public Employees Noncontributory Retirement System															
15- Local Government	-	16.97	16.97	5.11	11.86	111	0.70	15.19	0.00	15.89	211	0.00	5.19	10.00	15.19
16- State and School [1]	-	21.69	21.69 *	9.44	12.25	112	0.70	19.52	0.00	20.22	212	0.00	9.52	10.00	19.52
18- Higher Education	-	22.19	22.19 *	9.94	12.25	117	0.70	20.02	0.00	20.72	217	0.00	10.02	10.00	20.02
Public Safety Contributory Retirement System															
Division A															
23- Other Division A With 2.5% COLA	12.29	22.29	34.58	11.27	23.31	122	4.73	25.35	0.00	30.08	222	0.00	11.35	14.00	25.35
Public Safety Noncontributory Retirement System															
Division A															
42- State With 4% COLA	-	40.85	40.85	17.96	22.89	122	4.73	32.04	0.00	36.77	222	0.00	18.04	14.00	32.04
43- Other Division A With 2.5% COLA	-	33.54	33.54	11.25	22.29	122	4.73	25.33	0.00	30.06	222	0.00	11.33	14.00	25.33
75- Other Division A With 4% COLA	-	35.21	35.21	12.41	22.80	122	4.73	26.49	0.00	31.22	222	0.00	12.49	14.00	26.49
48- Bountiful With 2.5% COLA	-	50.38	50.38	26.89	23.49	122	4.73	40.97	0.00	45.70	222	0.00	26.97	14.00	40.97
Division B															
44- Salt Lake City With 2.5% COLA	-	46.71	46.71	24.20	22.51	122	4.73	38.28	0.00	43.01	222	0.00	24.28	14.00	38.28
45- Ogden With 2.5% COLA	-	48.72	48.72	26.30	22.42	122	4.73	40.38	0.00	45.11	222	0.00	26.38	14.00	40.38
46- Provo With 2.5% COLA	-	42.23	42.23	19.61	22.62	122	4.73	33.69	0.00	38.42	222	0.00	19.69	14.00	33.69
47- Logan With 2.5% COLA	-	41.47	41.47	18.87	22.60	122	4.73	32.95	0.00	37.68	222	0.00	18.95	14.00	32.95
49- Other Division B With 2.5% COLA	-	32.57	32.57	9.95	22.62	122	4.73	24.03	0.00	28.76	222	0.00	10.03	14.00	24.03
76- Other Division B With 4% COLA	-	36.97	36.97	13.94	23.03	122	4.73	28.02	0.00	32.75	222	0.00	14.02	14.00	28.02
Firefighters' Retirement System															
Division A															
31- Division A	15.05	1.61	16.66	-	16.66	132	4.73	14.08	0.00	18.81	232	0.00	0.08	14.00	14.08
Division B															
32- Division B	16.71	4.34	21.05	-	21.05	132	4.73	14.08	0.00	18.81	232	0.00	0.08	14.00	14.08
Judges' Retirement System															
37- Judges' Noncontributory	-	45.76	45.76												

** Does not include the required 1.5% 401(k) contribution.*

*** Unfunded Actuarial Accrued Liability*

1 Public School Districts and Charter School rates are effective September 1, 2024 - August 31, 2025

Riverdale City

RESOLUTION 2020-12

A RESOLUTION OF THE CITY COUNCIL OF RIVERDALE CITY AUTHORIZING A PICK UP CONTRIBUTION FOR PUBLIC SAFETY AND FIREFIGHTER TIER II EMPLOYEE RETIREMENT CONTRIBUTIONS TO THE UTAH RETIREMENT SYSTEM AND A CONTRIBUTION TO A 401K/457 TO OTHER TIER II PARTICIPANTS.

WHEREAS, the City employs Individuals who are eligible for and participate as members in the Tier II Retirement System administered by the Utah Retirement Systems (URS); and

WHEREAS, a recent mandate from the URS imposed an employee contribution on all Public Safety and Firefighter Tier II employees; and

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions; and

WHEREAS, the City desires to formally pick up the employee contributions required to be paid under Subsection 49-23-301(2)(c), as enacted in S.B. 56, Public Safety and Firefighter Tier II Retirement Enhancements (2020 General Session), for all City employees participating in the New Public Safety and Firefighter Tier II Retirement System; and

WHEREAS, in fairness to all other City employees participating under the Tier II URS system, the Council finds it important to contribute at the same rate to those employees as well; and

WHEREAS, the City Council is duly authorized to take this formal action on behalf of the City as a participating employer with the Utah Retirement Systems.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverdale City, State of Utah, in regular session on the 16th day of June, 2020, pursuant to proper authority granted it, declares that beginning July 1, 2020, the City, shall prospectively pick up and pay required employee contributions for all city employees who are members of the Public Safety and Firefighter Tier II Retirement System.

BE IT FURTHER RESOLVED that the picked up contributions paid by the employer, even though designated as employee contributions for state law purposes, are being paid by the city on behalf of its agencies in lieu of the required employee contributions.

BE IT FURTHER RESOLVED that the picked up contributions will not be included in the gross income of the employees for tax reporting purposes, that is, for federal or state income tax withholding taxes, until distributed from the Utah Retirements Systems, so that the contributions are treated as employer contributions pursuant to Section 414(h)(2) of the Internal Revenue Code.

BE IT FURTHER RESOLVED that the picked up contributions are a supplement and not a salary reduction to the city employees who are eligible for and participating members in the Public Safety and Firefighter Tier II Retirement System.

BE IT FURTHER RESOLVED that beginning July 1, 2020, the City will make the required employee contribution to a URS 401K/457 for all other City Tier II retirement employees who are not a part of the Public Safety and Firefighter Tier II Retirement System.

This Resolution was introduced, read and passed at the regular meeting of the City Council of Riverdale City held on this 16th day of June, 2020 and is to become effective July 1, 2020.

Norm Searle
Mayor

ATTEST:

Shalee Evans
City Clerk

CITY OF RIVERDALE Corporate SEAL WEBER COUNTY, UTAH

RIVERDALE CITY
CITY COUNCIL/RDA AGENDA
May 7, 2024

AGENDA ITEM: G5-G6

SUBJECT: Tentative Budget Review of departments, funds, and RDA by department heads and administration.

Consideration of Resolution 2024-10 adopting the Riverdale City tentative budget for Fiscal Year 2025.

PRESENTER: Cody Cardon, Business Administration
Department Heads

INFORMATION:

a. Executive Summary
b. Resolution 2024-10
c. Riverdale City FY2025 Tentative Budget Packet

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on:	Petitioner:
May 7, 2024	Cody Cardon, Business Administrator

Summary of Proposed Action

Approval of Resolution 2024-10 to adopt the City's tentative budget for fiscal year 2025.

Summary of Supporting Facts & Options

The budget is the City's fiscal planning and control document compiled by the budget officer. It reflects estimates of revenues and expenditures by the Department Heads and City Administrator of the City. It is adopted on a tentative basis by the governing body and is then amended through a budget workshop session (following tonight's regular City Council Meeting) prior to a public hearing and adoption of the final budget on June 18, 2024.

Utah State Law requires municipalities to approve a tentative budget by their first meeting in May.

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

Steve Brooks,
City Administrator

RESOLUTION NO. 2024-10

A RESOLUTION OF THE RIVERDALE CITY COUNCIL ACKNOWLEDGING RECEIPT OF AND ADOPTING THE TENTATIVE BUDGET FOR THE CITY OF RIVERDALE FOR FISCAL YEAR 2025 (JULY 1, 2023-JUNE 30, 2025).

WHEREAS, the Budget Officer of Riverdale City has prepared a tentative budget for fiscal year 2025 (the period from July 1, 2024 to June 30, 2025); and,

WHEREAS, Utah State Code §10-6-111 requires that the Budget Officer submit the tentative budget to the governing body on or before their first regularly scheduled meeting in May; and,

WHEREAS, the Riverdale City Council met in a regular session on May 7, 2024 to consider, among other things, the acknowledgement of the tentative budget in preparation for the final budget; and,

WHEREAS, the budget shall be reviewed, considered, and tentatively adopted by the governing body and may be amended or revised in such manner as is considered advisable prior to final adoption.

WHEREAS, the City Council shall set a time and date of June 18, 2024 at 6:00 pm to hold a public hearing concerning the fiscal year 2025 budget and fiscal year 2024 amended budget and will publish public notice of the hearing as the requirements set out in Utah State Code §63G-30-102; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:

Section 1: The City Council hereby adopts the tentative budget for fiscal year 2025 as outlined in Attachment A.

Section 2: The City of Riverdale shall hold a public hearing on June 18, 2024 at 6:00 pm concerning the fiscal year 2025 budget and fiscal year 2024 amended budget.

Section 3: This Resolution shall become effective immediately upon the passage thereof.

RESOLVED this 7th day of May 2024.

_____

BRADEN MITCHELL, Mayor

ATTEST:

_____

Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	_____ Yes	_____ No	_____ Absent
Bart Stevens	_____ Yes	_____ No	_____ Absent
Anne Hansen	_____ Yes	_____ No	_____ Absent
Michael Richter	_____ Yes	_____ No	_____ Absent
Stacey Haws	_____ Yes	_____ No	_____ Absent

ATTACHMENT A

May 7, 2024

To: Mayor, City Council, and City Administration
From: Cody Cardon, Business Administrator
Subject: Budget Message FY 2025 Tentative Budget

Explanation of the budget:

The budget is the city's fiscal planning and control document compiled by the budget officer. It reflects estimates of revenues and expenditures by the department heads. It is adopted on a tentative basis by the governing body and is then amended through a budget workshop session (following tonight's City Council Meeting) prior to a public hearing and adoption of the final budget in June.

It is comprised of separate funds that serve special purposes. The General Fund, which deals primarily with the day-to-day operations of the city. The Redevelopment Agency Funds, which deal with the activities of the RDA project areas and functions. The Capital Projects Fund, which deals with larger dollar projects usually determined through the strategic planning process. The Enterprise Funds, Water, Sewer, Storm Water, and Garbage, deal with utility service delivery to customers. The Internal Service Funds (Motor Pool and Information Technology) allow the city to accumulate funding to obtain and 'lease back' equipment to users.

Proposed financial policies of the city for FY 2025:

The financial policies of the city are those adopted by the governing body through ordinance and resolution and as set forth in the city code, Title 1. These policies deal primarily with compensation, purchasing and fees for services. Other policies and procedures are those mandated by state statute, GASB (Governmental Accounting Standards Board), etc.

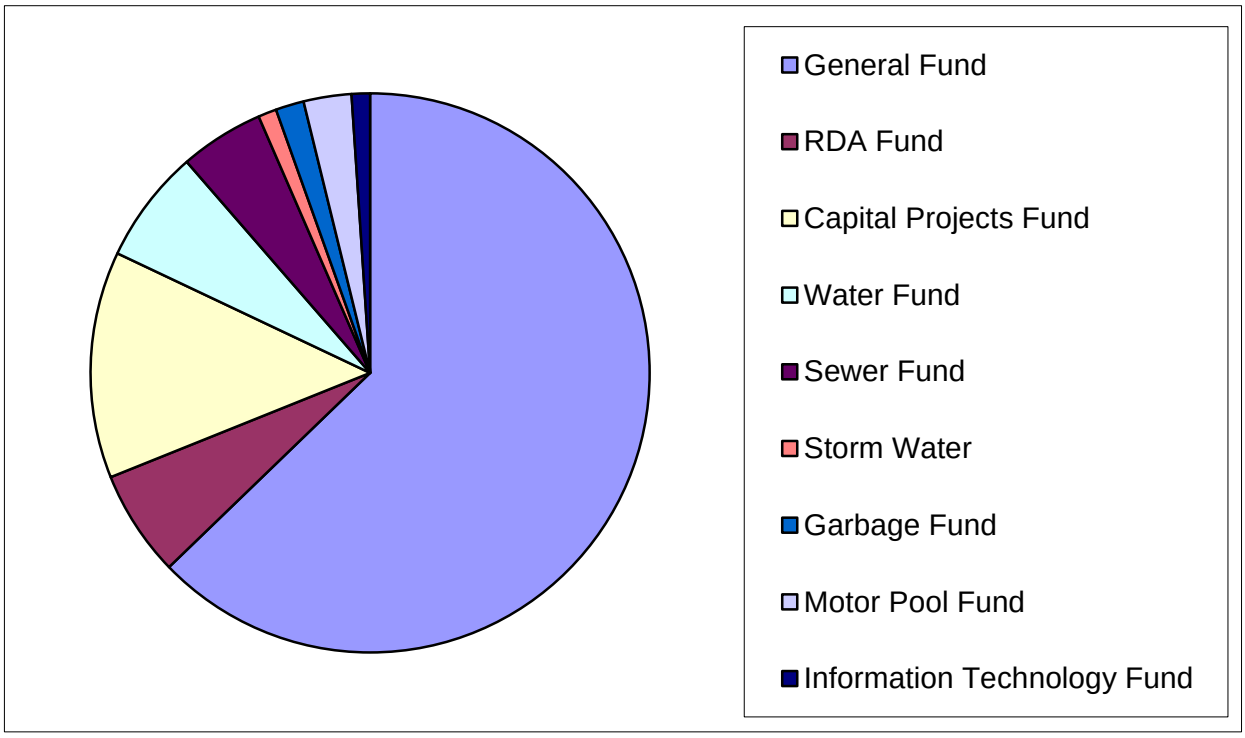
Important features of the budgetary plan:

Please refer to the attachments that follow titled:

- FY 2025 – Budget Summary Comparative, Revenue by Fund
- FY 2025 - Budget Summary Comparative, Expenditures by Fund
- FY 2025 - Budget Detail Comparative, General Fund Revenues
- FY 2025 - Budget Detail Comparative, General Fund - Expenditures by Department

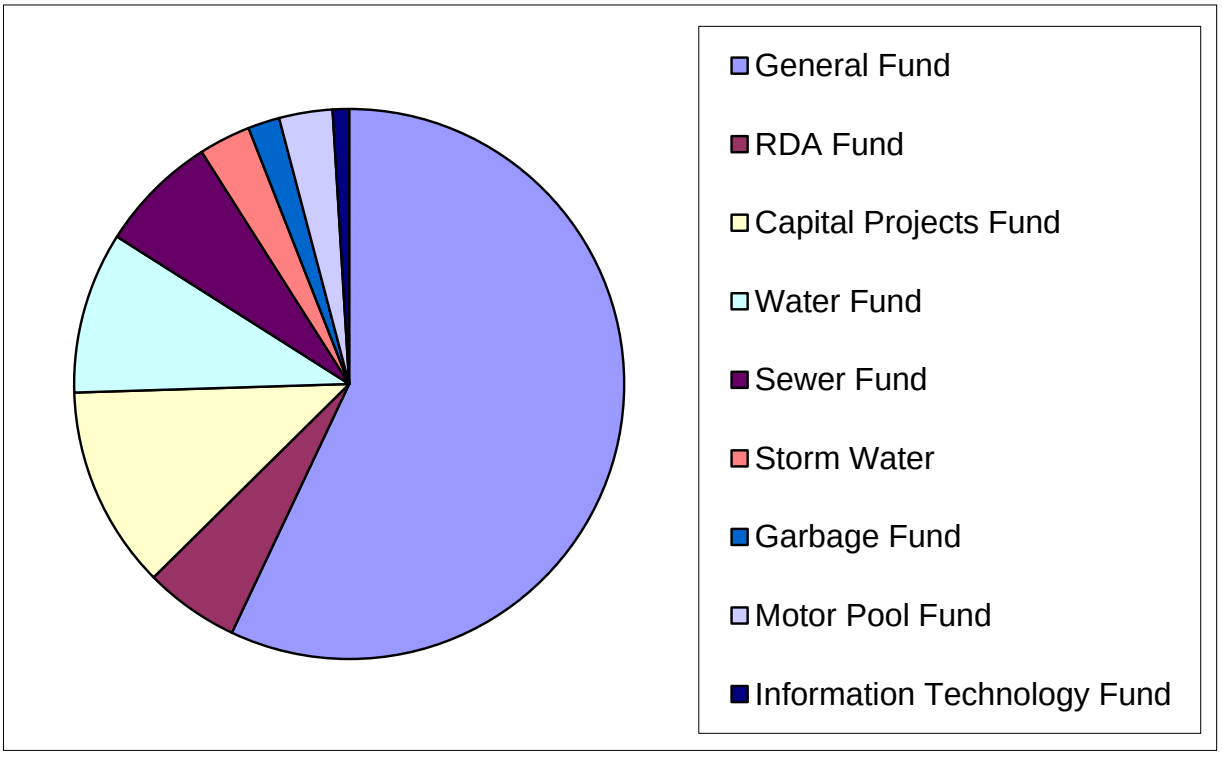
FY 2025 - Budget Summary Comparative
Revenue by Fund

	FY 2025	FY 2024	$ Change	% Change
General Fund	$17,546,646	$17,389,571	$157,075	0.9%
RDA Fund	$1,716,500	$1,315,250	$401,250	30.5%
Capital Projects Fund	$3,665,600	$2,750,000	$915,600	33.3%
Water Fund	$1,840,000	$1,509,500	$330,500	21.9%
Sewer Fund	$1,358,500	$1,259,600	$98,900	7.9%
Storm Water	$297,000	$265,000	$32,000	12.1%
Garbage Fund	$457,000	$438,000	$19,000	4.3%
Motor Pool Fund	$772,928	$565,956	$206,972	36.6%
Information Technology Fund	$296,500	$501,500	($205,000)	-40.9%
Total	$27,950,674	$25,994,377	$1,956,297	7.5%



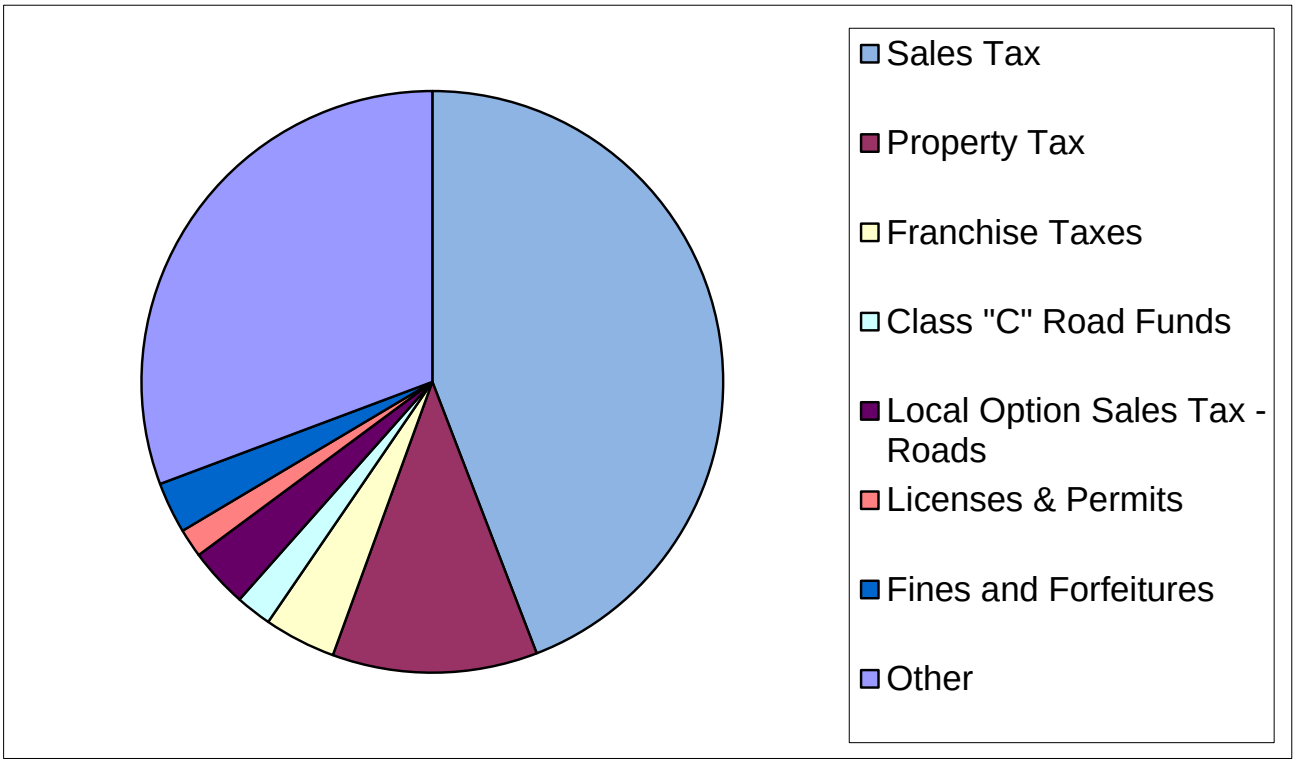
FY 2025 - Budget Summary Comparative Expenditures by Fund

	FY 2025	FY 2024	$ Change	% Change
General Fund	$17,546,646	$17,389,571	$157,075	0.9%
RDA Fund	$1,716,500	$1,315,250	$401,250	30.5%
Capital Projects Fund	$3,665,600	$2,750,000	$915,600	33.3%
Water Fund	$2,922,705	$2,950,661	($27,956)	-0.9%
Sewer Fund	$2,151,478	$1,801,905	$349,573	19.4%
Storm Water	$937,588	$655,496	$282,092	43.0%
Garbage Fund	$573,054	$554,856	$18,198	3.3%
Motor Pool Fund	$965,750	$1,398,250	($432,500)	-30.9%
Information Technology Fund	$296,500	$501,500	($205,000)	-40.9%
Total	$30,775,821	$29,317,489	$1,458,332	5.0%



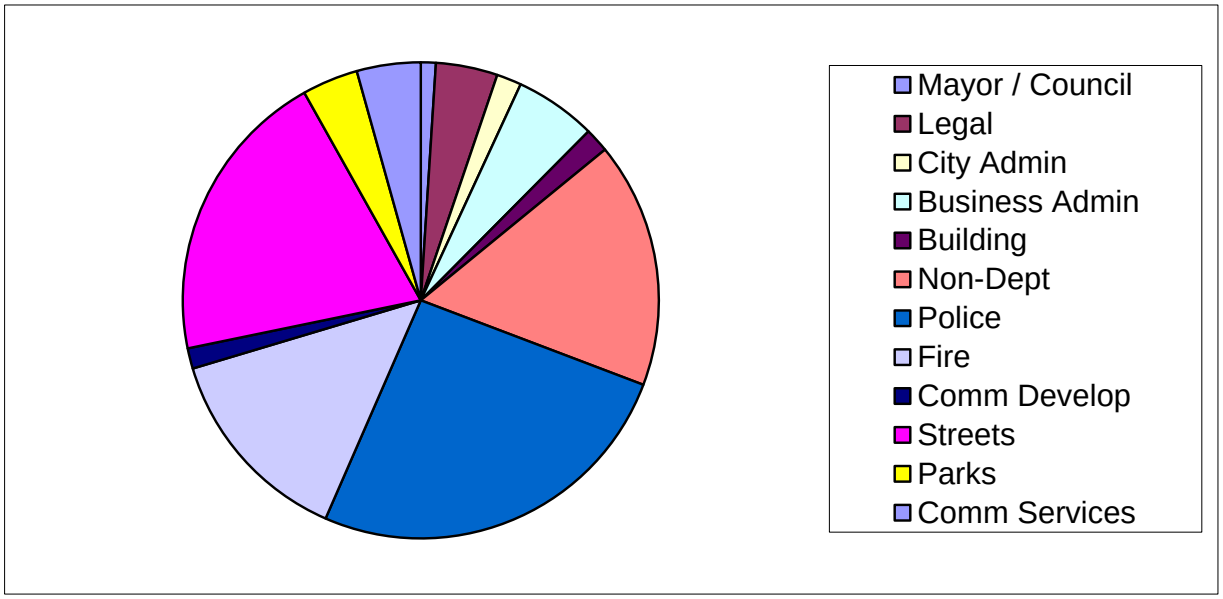
FY 2025 - Budget Summary Comparative
General Fund Revenues

	FY 2025	FY 2024	$ Change	% Change	% of Total FY 2025	% of Total FY 2024
Sales Tax	$7,748,657	$7,633,961	$114,696	1.5%	44.2%	43.9%
Property Tax	$2,000,000	$1,676,039	$323,961	19.3%	11.4%	9.6%
Franchise Taxes	$700,000	$600,000	$100,000	16.7%	4.0%	3.5%
Class "C" Road Funds	$350,000	$320,000	$30,000	9.4%	2.0%	1.8%
Local Option Sales Tax - Roads	$580,000	$445,500	$134,500	30.2%	3.3%	2.6%
Licenses & Permits	$280,000	$258,000	$22,000	8.5%	1.6%	1.5%
Fines and Forfeitures	$500,000	$420,000	$80,000	19.0%	2.8%	2.4%
Other	$5,387,989	$6,036,071	($648,082)	-10.7%	30.7%	34.7%
Total	$17,546,646	$17,389,571	$157,075	0.9%	100.0%	100.0%



FY 2025 - Budget Summary Comparative
General Fund - Expenditures by Department

	FY 2025	FY 2024	$ Change	% Change	% of Total FY 2025	% of Total FY 2024
Mayor / Council	$178,051	$172,692	$5,359	3.1%	1.0%	1.0%
Legal	$736,020	$638,413	$97,607	15.3%	4.2%	3.7%
City Admin	$295,327	$272,964	$22,363	8.2%	1.7%	1.6%
Business Admin	$973,547	$895,216	$78,331	8.7%	5.5%	5.1%
Building	$288,529	$272,912	$15,617	5.7%	1.6%	1.6%
Non-Dept	$2,927,853	$3,711,066	($783,213)	-21.1%	16.7%	21.3%
Police	$4,523,452	$4,305,361	$218,091	5.1%	25.8%	24.8%
Fire	$2,425,539	$2,165,259	$260,280	12.0%	13.8%	12.5%
Comm Develop	$243,551	$361,178	($117,627)	-32.6%	1.4%	2.1%
Streets	$3,527,166	$3,309,759	$217,407	6.6%	20.1%	19.0%
Parks	$667,166	$576,884	$90,282	15.6%	3.8%	3.3%
Comm Services	$760,445	$707,870	$52,575	7.4%	4.3%	4.1%
Total	$17,546,646	$17,389,574	$157,072	0.9%	100.0%	100.0%



Report Criteria:
- Budget note year end periods: Current year
- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Page and Total by Department
- All Segments Tested for Total Breaks

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
GENERAL FUND						
TAX REVENUE						
10-31-1000	CURRENT YEAR GENERAL PROPERT	1,545,149.01	1,676,039.00	1,534,781.87	1,676,039.00	2,000,000.00
Budget notes: TNT?						
10-31-2000	REDEMPTIONS - PROPERTY TAXES	15,894.78	6,000.00	11,650.41	16,972.00	15,000.00
10-31-3000	GENERAL SALES TAX	8,632,885.24	7,633,961.00	5,151,768.49	8,831,603.00	7,748,657.00
10-31-4000	FRANCHISE TAXES	741,654.26	600,000.00	499,576.37	743,862.00	700,000.00
10-31-5000	911 EMERGENCY TAX	.00	.00	.00	.00	.00
10-31-7000	VEHICLE FEE-IN-LIEU	79,853.96	45,000.00	44,683.19	76,600.00	60,000.00
10-31-8000	TRANSIENT ROOM TAX	22,379.48	12,000.00	10,930.83	18,739.00	15,000.00
Total TAX REVENUE:		11,037,816.73	9,973,000.00	7,253,391.16	11,363,815.00	10,538,657.00
LICENSES AND PERMITS						
10-32-1000	BUSINESS LICENSES	144,156.67	135,000.00	146,162.50	147,000.00	135,000.00
10-32-2100	BUILDING PERMITS	144,578.12	75,000.00	93,657.21	109,426.00	100,000.00
10-32-2200	BUILDING PLAN/DEV FEES	87,679.57	40,000.00	70,663.84	73,144.00	40,000.00
10-32-2500	ANIMAL LICENSES & IMPOUND FEES	4,760.00	8,000.00	3,670.00	4,000.00	5,000.00
Total LICENSES AND PERMITS:		381,174.36	258,000.00	314,153.55	333,570.00	280,000.00
INTERGOVERNMENTAL REVENUE						
10-33-2000	GRANTS	24,835.00	43,750.00	33,093.00	40,714.00	43,750.00
Budget notes: JAG (Police) $6,000, AFCU Community Services Grant $1,500 State of Utah Medical Grant (Fire) $1,500; RAMP Populations Grants $8,500 ULGT TAP Grant $1,250; CTC Community Services Grant(s) $10,000						
10-33-2100	LLEBG GRANT	.00	.00	.00	.00	.00
10-33-2200	CARES ACT GRANTS - FEDERAL	.00	.00	3,850.00	530,000.00	.00
10-33-2210	ARPA/CLFRF FEDERAL GRANTS	522,991.50	1,025,000.00	.00	.00	125,000.00
10-33-3000	CDBG	.00	.00	.00	.00	.00
10-33-3050	CMAQ FUNDING (FEDERAL)	.00	500,000.00	.00	.00	500,000.00
10-33-3100	CONTR FRO OTH LOCAL ST 15HB362	607,870.04	445,500.00	363,629.78	623,365.00	580,000.00
10-33-3200	ALLOC OF INT TO COUNTY OPT HWY	35,699.81	28,700.00	34,477.89	59,105.00	28,700.00
10-33-5600	CLASS "C" ROAD FUNDS	402,211.92	320,000.00	290,609.27	498,187.00	350,000.00
10-33-5700	ALLOC OF INT TO CLASS C ROADS	25,051.90	16,700.00	28,182.49	48,313.00	16,700.00
10-33-5800	STATE LIQUOR FUND ALLOTMENT	20,782.53	17,500.00	18,111.18	31,048.00	17,500.00
10-33-5900	DUI/SEATBELT OT REIMBURSEMENT	.00	.00	.00	.00	.00
10-33-8000	RESOURCE OFFICER REIMBURSEME	.00	.00	14,875.00	.00	.00
10-33-9000	OTHER INTERGOVERNMENTAL REVE	35,578.11	37,450.00	27,170.50	36,807.00	37,450.00
Budget notes: WEBER COUNTY FUNDING OF HEAVY RESCUE PROGRAM						
Total INTERGOVERNMENTAL REVENUE:		1,675,020.81	2,434,600.00	813,999.11	1,867,539.00	1,699,100.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
CHARGES FOR SERVICES						
10-34-1500	ZONING & SUB. FEES	52,150.80	1,500.00	3,388.00	5,679.00	3,000.00
10-34-3100	STREETS, SIDEWALK/CURB REPAIR	.00	.00	.00	.00	.00
10-34-3700	INTERFUND SERVICES	60,000.00	60,000.00	30,000.00	60,000.00	60,000.00
Budget notes:						
	RDA - Reimbursement for facility support services	$60,000				
10-34-5500	STREET CUTS	12,606.80	2,500.00	18,375.90	22,697.00	2,500.00
10-34-7100	VOLLEYBALL	35.00	.00	.00	.00	.00
10-34-7200	BASEBALL/SOFTBALL	4,045.00	11,000.00	4,200.00	10,000.00	13,750.00
10-34-7300	SOCCER	1,740.00	2,000.00	2,470.00	2,500.00	2,500.00
10-34-7400	FOOTBALL	1,775.00	2,500.00	2,105.00	3,609.00	3,125.00
10-34-7500	ADULT BASKETBALL	.00	.00	.00	.00	.00
10-34-7550	YOUTH BASKETBALL	11,175.00	8,000.00	10,121.20	17,351.00	10,000.00
10-34-7600	OLD GLORY DAYS	6,196.00	5,000.00	1,893.00	819.00	6,250.00
10-34-7700	INTRAMURAL FEES	12,516.00	5,500.00	1,935.00	2,709.00	6,875.00
10-34-7750	CONTRACT CLASS FEES	.00	5,000.00	50.00-	.00	.00
10-34-7900	RENT-COMMUNITY CTR FACILITIES	15,085.00	7,500.00	13,960.00	21,540.00	9,375.00
10-34-8000	PARK PAVILION RENTAL	14,282.75	10,000.00	7,190.00	8,657.00	12,500.00
10-34-8100	USER FEES - COMM CTR	25,272.00	24,800.00	31,476.75	44,012.00	31,000.00
10-34-8200	CROSSING GUARD SERVICES	.00	.00	.00	.00	.00
10-34-8300	AMBULANCE TRANSPORT FEES	418,495.59	380,000.00	282,392.18	475,967.00	450,000.00
10-34-8400	ROY COMPLEX	1,411.50	4,000.00	.00	.00	4,000.00
10-34-9000	SENIORS PROGRAMS	35,946.88	41,000.00	30,790.23	37,228.00	41,000.00
Total CHARGES FOR SERVICES:		672,733.32	570,300.00	440,247.26	712,768.00	655,875.00
FINES AND FORFEITURES						
10-35-1000	FINES	610,391.11	420,000.00	557,863.76	692,437.00	500,000.00
10-35-2000	SMALL CLAIMS FILING FEES	.00	.00	.00	.00	.00
10-35-3000	SECURITY SURCHARGES	12,802.50	.00	.00	.00	.00
10-35-4000	MISCELLANEOUS COURT REVENUES	.00	.00	.00	.00	.00
Total FINES AND FORFEITURES:		623,193.61	420,000.00	557,863.76	692,437.00	500,000.00
MISCELLANEOUS REVENUE						
10-36-1000	INTEREST EARNINGS	1,162,355.67	710,000.00	1,187,024.78	2,034,900.00	1,800,000.00
10-36-1500	INTEREST ALLOC. TO OTHER FUNDS	933,658.77-	610,000.00-	1,040,854.83-	1,784,323.00-	1,575,000.00-
10-36-2000	USE OF CLASS C ROAD FUNDS	.00	720,000.00	.00	.00	720,000.00
10-36-3000	USE OF LOCAL OPTION HWY FUNDS	.00	830,000.00	.00	.00	830,000.00
10-36-4000	SALE OF FIXED ASSETS	200.00	100.00	100.00	171.00	100.00
10-36-5000	LEASE REVENUE	34,771.61	25,000.00	29,674.83	45,391.00	30,000.00
10-36-7500	CASH OVER/SHORT	.00	.00	102.02	171.00	.00
10-36-8000	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.00
10-36-9000	SUNDRY REVENUE	55,341.17	35,000.00	84,742.07	100,000.00	35,000.00
10-36-9010	HAZMAT RECEIPTS	717.36	500.00	.00	.00	500.00
10-36-9100	USE OF FUND BALANCE	.00	2,022,071.00	.00	.00	2,031,414.00
Budget notes:						
	Budgeted Transfer of Surplus to CP offset RAMP Population Grant Rollover $31,414					
10-36-9200	DONATIONS	.00	1,000.00	500.00	857.00	1,000.00
10-36-9210	DONATIONS - PARK	.00	.00	.00	.00	.00
10-36-9300	WOODS PROPERTY PARK REVENUE	.00	.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		319,727.04	3,733,671.00	261,288.87	397,167.00	3,873,014.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
MAYOR/COUNCIL						
10-41-1100	SALARIES/WAGES	75,482.84	81,807.00	68,174.20	80,245.00	90,579.00
Budget notes:						
	Normal Increase & $15 per month electronic device compensation					
10-41-1300	EMPLOYEE BENEFITS	18,280.63	25,405.00	17,924.42	20,712.00	24,992.00
10-41-2100	SUBSCRIPTIONS AND MEMBERSHIPS	14,840.73	13,000.00	18,650.07	5,143.00	17,000.00
Budget notes:						
	ULCT dues $8,400					
	Chamber of Commerce membership $3,000					
	Pathways $1,000					
10-41-2200	PUBLIC NOTICES	2,389.36	4,000.00	.00	.00	4,000.00
10-41-2300	TRAVEL AND TRAINING	3,782.34	7,000.00	4,255.86	5,000.00	7,000.00
Budget notes:						
	ULCT Spring - April - St. George					
	ULCT Annual - Sept. - SLC					
10-41-2350	TRAVEL EXPENSES	.00	.00	.00	.00	.00
10-41-2850	MOBILE PHONE	.00	.00	.00	.00	.00
10-41-3200	ELECTIONS	.00	12,000.00	4,800.51	5,000.00	.00
10-41-3300	PARTNERS IN EDUCATION	.00	.00	.00	.00	.00
10-41-4500	SPECIAL DEPARTMENT EXPENSES	.00	7,000.00	.00	.00	12,000.00
10-41-4600	MISCELLANEOUS	1,008.23	2,000.00	710.12	532.00	2,000.00
10-41-4700	SPECIAL PROJECTS	10,992.43	20,000.00	2,100.94	3,291.00	20,000.00
Budget notes:						
	Lunch with the Mayor $1,500 and 2030 Plan $18,500					
10-41-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-41-5600	INFO TECHNOLOGY PAYMENTS	1,272.00	480.00	400.00	480.00	480.00
10-41-6200	CAPITAL OUTLAY	.00	.00	.00	.00	.00
Total MAYOR/COUNCIL:		128,048.56	172,692.00	117,016.12	120,403.00	178,051.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
LEGAL						
10-42-1100	SALARIES/WAGES - FULL TIME	232,511.52	255,532.00	219,642.04	255,532.00	318,038.00
10-42-1110	SICK LEAVE PAID	.00	.00	.00	.00	.00
10-42-1150	OVERTIME WAGES	.00	.00	.00	.00	.00
10-42-1200	SALARIES/WAGES - PART TIME	138,380.74	151,749.00	121,223.39	151,749.00	163,434.00
10-42-1300	EMPLOYEE BENEFITS	120,730.62	132,792.00	99,632.08	125,957.00	154,149.00
10-42-1400	CAR ALLOWANCE	3,000.00	3,000.00	2,500.00	3,214.00	3,000.00
10-42-1500	PERFORMANCE INCENTIVES	13,510.02	3,353.00	3,490.34	3,490.00	3,518.00
10-42-2100	SUBSCRIPTIONS AND MEMBERSHIPS	1,280.32	1,500.00	200.00	343.00	1,500.00
10-42-2300	TRAVEL AND TRAINING	983.87	6,765.00	1,709.49	1,045.00	6,765.00
10-42-2400	OFFICE SUPPLIES	6,015.75	5,000.00	2,832.80	4,353.00	5,000.00
10-42-2800	TELEPHONE	3,169.95	5,000.00	2,397.06	2,739.00	5,000.00
10-42-3100	PROFESSIONAL SERVICES	6,096.80	5,000.00	2,943.85	3,898.00	5,000.00
10-42-3200	PUBLIC DEFENDER	14,400.00	12,500.00	17,270.00	12,343.00	15,000.00
10-42-3300	WARRANT PROSECUTION	250.00	10,080.00	.00	.00	10,080.00
10-42-3600	WITNESS AND JURY FEES	240.50	2,000.00	74.00	127.00	2,000.00
10-42-3700	BAILIFF WAGES	23,852.72	20,850.00	20,108.75	24,534.00	26,000.00
10-42-4100	MISC LEGAL EXPENSE	.00	10,000.00	.00	.00	10,000.00
10-42-4200	ON-LINE SERVICES (BCI)	.00	.00	.00	.00	.00
10-42-4500	SPECIAL DEPARTMENT EXPENSES	895.00	1,000.00	13.37	.00	1,000.00
10-42-4600	MISCELLANEOUS	3,384.13	2,750.00	3,793.61	3,600.00	2,750.00
10-42-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-42-5000	GRANT EXPENDITURES	.00	.00	.00	.00	.00
10-42-5100	RSAC EXPENDITURES	339.70	5,000.00	334.54	376.00	.00
10-42-5600	INFO TECHNOLOGY PAYMENTS	5,844.00	4,542.00	3,790.00	4,548.00	3,786.00
10-42-6200	CAPITAL OUTLAY	.00	.00	.00	.00	.00
Total LEGAL:		574,885.64	638,413.00	501,955.32	597,848.00	736,020.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
CITY ADMINISTRATION						
10-43-1100	SALARIES/WAGES - FULL TIME	163,052.19	173,955.00	152,777.73	173,955.00	195,418.00
10-43-1110	SICK LEAVE PAID	.00	.00	.00	.00	.00
10-43-1150	OVERTIME WAGES	.00	.00	.00	.00	.00
10-43-1200	SALARIES/WAGES - PART TIME	.00	.00	.00	.00	.00
10-43-1300	EMPLOYEE BENEFITS	56,834.62	60,209.00	48,950.91	60,209.00	61,434.00
10-43-1400	CAR ALLOWANCE	3,000.00	3,000.00	2,500.00	3,000.00	3,000.00
10-43-1500	PERFORMANCE INCENTIVES	7,875.24	1,718.00	1,765.97	1,766.00	1,933.00
10-43-2100	SUBSCRIPTIONS AND MEMBERSHIPS	790.00	3,000.00	725.00	1,243.00	3,000.00
Budget notes:						
	City Admin UCMA					
	City Admin APA $600					
	City Admin ICMA $300					
	City Recorder UMCA					
	Standard Examiner					
10-43-2300	TRAVEL AND TRAINING	3,621.56	6,000.00	5,920.90	5,500.00	6,000.00
Budget notes:						
	ULCT Conference - Spring & Fall - $300					
	UCMA Conference - Spring & Fall - $1,000					
	Recorder Training Conference - $1,000					
	City-Wide Staff Training - Quarterly - $1,500					
	Leadership Training					
10-43-2350	EDUCATION ASSISTANCE	.00	7,000.00	.00	.00	7,000.00
Budget notes:						
	No graduate degrees					
	50% tuition and fees					
	50% books					
10-43-2400	OFFICE SUPPLIES	798.13	750.00	629.91	751.00	750.00
10-43-2800	TELEPHONE	702.00	500.00	585.00	702.00	500.00
10-43-2900	FUEL	.00	.00	.00	.00	.00
10-43-3300	PROFESSIONAL SERVICES	1,334.85	2,000.00	2,142.45	2,200.00	2,000.00
Budget notes:						
	Sterling Codifiers					
10-43-4100	INSURANCE	.00	.00	.00	.00	.00
10-43-4400	ECONOMIC DEVELOPMENT	.00	.00	.00	.00	.00
10-43-4500	SPECIAL DEPARTMENT EXPENSES	2,597.73	500.00	.00	.00	500.00
10-43-4600	MISCELLANEOUS	1,601.44	1,500.00	1,635.00	1,650.00	1,500.00
10-43-4700	EMERGENCY MANAGEMENT	86.09	10,000.00	.00	.00	10,000.00
10-43-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-43-5600	INFO TECHNOLOGY PAYMENTS	1,680.00	2,832.00	2,360.00	2,832.00	2,292.00
10-43-5700	MOTOR POOL PAYMENTS	.00	.00	.00	.00	.00
10-43-6200	CAPITAL OUTLAY	.00	.00	.00	.00	.00
Total CITY ADMINISTRATION:		243,973.85	272,964.00	219,992.87	253,808.00	295,327.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
BUSINESS ADMINISTRATION						
10-44-1100	SALARIES/WAGES - FULL TIME	323,377.44	391,878.00	288,359.40	370,838.00	428,469.00
10-44-1110	SICK LEAVE PAID	726.02	1,397.00	.00	.00	4,101.00
10-44-1150	OVERTIME WAGES	353.43	.00	7.69	13.00	.00
10-44-1200	SALARIES/WAGES - PART TIME	104,880.48	124,336.00	98,608.31	124,336.00	138,183.00
10-44-1300	EMPLOYEE BENEFITS	177,226.42	187,084.00	152,157.41	187,000.00	191,034.00
10-44-1500	PERFORMANCE INCENTIVES	21,327.12	4,701.00	5,423.53	5,424.00	5,140.00
10-44-2100	SUBSCRIPTIONS AND MEMBERSHIPS	1,146.63	1,500.00	1,239.00	1,500.00	1,800.00
10-44-2300	TRAVEL AND TRAINING	2,740.15	4,500.00	658.24	2,000.00	4,500.00
10-44-2400	OFFICE SUPPLIES	1,348.04	2,500.00	1,901.43	2,177.00	2,500.00
10-44-2500	EQUIPMENT	235.00	1,500.00	.00	.00	1,500.00
10-44-2600	BLDG AND GROUNDS MAINTENANCE	6,310.83	25,000.00	5,159.67	15,000.00	25,000.00
10-44-2700	UTILITIES	17,924.00	17,000.00	13,779.79	16,297.00	20,000.00
10-44-2800	TELEPHONE	936.00	1,200.00	780.00	936.00	1,200.00
10-44-2900	FUEL	.00	.00	.00	.00	.00
10-44-3300	PROFESSIONAL SERVICES	.00	.00	.00	.00	.00
10-44-3400	AUDIT	7,450.00	8,500.00	7,598.24	7,881.00	9,000.00
10-44-3600	SAFETY INCENTIVE PROGRAM	2,170.00	3,200.00	1,690.00	1,903.00	3,200.00
10-44-4100	INSURANCE	52,385.08	60,000.00	58,936.05	58,937.00	70,000.00
10-44-4500	SPECIAL DEPARTMENT EXPENSES	46,336.61	50,000.00	29,286.01	50,080.00	55,000.00
Budget notes:						
	Primarily bank and credit card fees					
10-44-4600	MISCELLANEOUS	6,450.37	4,000.00	4,932.49	4,000.00	6,000.00
10-44-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-44-4800	POSTAGE	2,305.85	3,200.00	2,305.26	3,441.00	3,500.00
10-44-5600	INFO TECHNOLOGY PAYMENTS	2,556.00	3,720.00	3,100.00	3,720.00	3,420.00
10-44-5700	MOTOR POOL PAYMENTS	.00	.00	.00	.00	.00
10-44-6200	CAPITAL OUTLAY	.00	.00	.00	.00	.00
Total BUSINESS ADMINISTRATION:		778,185.47	895,216.00	675,922.52	855,483.00	973,547.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
BUILDING						
10-46-1100	SALARIES/WAGES - FULL TIME	.00	106,766.00	89,042.00	106,766.00	133,067.00
10-46-1150	OVERTIME WAGES	.00	.00	173.24	.00	.00
10-46-1200	SALARIES/WAGES - PART TIME	556.01	43,763.00	22,691.64	28,972.00	31,967.00
10-46-1300	EMPLOYEE BENEFITS	.00	58,315.00	44,154.05	55,905.00	57,698.00
10-46-1400	CLOTHING ALLOWANCE	.00	700.00	450.00	540.00	700.00
10-46-1500	PERFORMANCE INCENTIVES	.00	1,505.00	1,189.22	1,190.00	1,508.00
10-46-2100	SUBSCRIPTIONS AND MEMBERSHIPS	.00	1,000.00	226.04	182.00	1,000.00
10-46-2300	TRAVEL AND TRAINING	.00	5,000.00	2,564.08	3,383.00	5,000.00
10-46-2400	OFFICE SUPPLIES	.00	1,500.00	441.05	427.00	1,500.00
10-46-2500	EQUIPMENT	.00	1,500.00	.00	.00	1,500.00
10-46-2600	BLDG AND GROUNDS MAINTENANCE	.00	.00	.00	.00	.00
10-46-2700	UTILITIES	.00	.00	.00	.00	.00
10-46-2800	TELEPHONE	.00	.00	160.04	137.00	1,200.00
10-46-2850	MOBILE PHONE	.00	500.00	390.00	468.00	658.00
10-46-2900	FUEL	.00	1,875.00	783.62	770.00	1,875.00
10-46-3300	PROFESSIONAL SERVICES	.00	40,000.00	8,138.48	70,000.00	40,000.00
10-46-4100	INSURANCE	.00	500.00	.00	.00	500.00
10-46-4150	INSURANCE DEDUCTIBLE	.00	.00	.00	.00	.00
10-46-4500	SPECIAL DEPARTMENT EXPENSES	4,000.00	3,000.00	269.97	463.00	3,000.00
10-46-4600	MISCELLANEOUS	29.09	3,000.00	395.41	548.00	3,000.00
10-46-5600	INFO TECHNOLOGY PAYMENTS	.00	700.00	580.00	696.00	1,068.00
10-46-5700	MOTOR POOL PAYMENTS	.00	3,288.00	2,740.00	3,288.00	3,288.00
10-46-6100	EQUIPMENT RENTAL	.00	.00	.00	.00	.00
Total BUILDING:		4,585.10	272,912.00	174,388.84	273,735.00	288,529.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
NON DEPARTMENTAL						
10-49-1100	CARES ACT - SUBGRANTS	.00	.00	.00	.00	.00
10-49-1150	CARES ACT - GRANT EXPENDITURES	.00	.00	.00	.00	.00
10-49-1160	COVID PROJECTS	103.02	.00	.00	.00	.00
10-49-4100	INSURANCE	.00	.00	.00	.00	.00
10-49-4150	FRAUDULENT TRANSACTIONS	13,609.85	.00	.00	.00	.00
10-49-4760	ARPA/CLFRF EXPENDITURES	522,991.50	1,025,000.00	747,861.86	709,698.00	120,000.00
Budget notes:						
	REMAINING BALANCE STORM WATER AND WATER PROJECTS (I84/RAILROAD TRACKS)					
10-49-4810	TRANSFER TO OTHER FUNDS	2,464,989.93	2,600,000.00	.00	2,000,000.00	2,700,000.00
Budget notes:						
	Capital Projects Fund Transfer					
10-49-5600	INFO TECHNOLOGY PAYMENTS	80,004.00	79,996.00	66,660.00	79,992.00	99,996.00
Budget notes:						
	Payments for IT support/maintenance/equipment.					
10-49-5700	MOTOR POOL PAYMENTS	.00	.00	.00	.00	.00
10-49-5800	TRANSFER TO WATER FUND	.00	.00	.00	.00	.00
10-49-5900	CITY-WIDE EXPENDITURES	.00	.00	.00	.00	.00
10-49-8000	INCREASE IN CLASS C RESERVES	.00	.00	.00	.00	.00
10-49-8100	INCREASE IN LOCAL OPTION RESER	.00	.00	.00	.00	.00
10-49-9000	INCREASE IN RESERVES	.00	6,070.00	.00	.00	7,857.00
Total NON DEPARTMENTAL:		3,081,698.30	3,711,066.00	814,521.86	2,789,690.00	2,927,853.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
POLICE						
10-54-1100	SALARIES/WAGES - FULL TIME	2,029,924.24	2,205,795.00	1,786,712.56	2,205,795.00	2,326,990.00
10-54-1110	SICK LEAVE PAID	6,748.40	10,331.00	2,794.00	4,790.00	5,312.00
10-54-1150	HOLIDAY OVERTIME WAGES	39,754.74	45,367.00	46,767.08	47,000.00	48,000.00
10-54-1155	OTHER OVERTIME WAGES	58,773.16	60,000.00	58,166.81	65,000.00	70,000.00
10-54-1160	LLEBG GRANT EXPENDITURES	.00	.00	.00	.00	.00
10-54-1200	SALARIES/WAGES - XING GUARDS	22,325.00	24,279.00	21,120.00	23,400.00	25,596.00
10-54-1250	PART TIME OFFICERS WAGES	.00	58,002.00	29,554.21	35,571.00	51,332.00
10-54-1300	EMPLOYEE BENEFITS	1,093,169.54	1,225,144.00	948,641.86	1,215,317.00	1,275,618.00
10-54-1400	CLOTHING ALLOWANCE	.00	.00	.00	.00	.00
10-54-1500	PERFORMANCE INCENTIVES	86,090.73	21,584.00	19,372.92	19,373.00	23,500.00
10-54-2100	SUBSCRIPTIONS AND MEMBERSHIPS	2,484.61	3,000.00	2,129.81	2,130.00	3,200.00
10-54-2300	TRAVEL AND TRAINING	13,963.34	19,500.00	15,242.39	17,874.00	20,000.00
10-54-2400	OFFICE SUPPLIES	1,393.09	3,000.00	2,314.90	2,720.00	3,000.00
10-54-2500	EQUIPMENT SUPPLY & MAINTENANC	52,776.66	50,000.00	22,751.40	27,267.00	50,000.00
10-54-2520	NAP	673.92	1,000.00	673.92	.00	1,000.00
10-54-2530	LEXIPOL	6,726.61	7,265.00	7,264.74	7,265.00	7,700.00
10-54-2540	EQUIP WARRANTY - WATCHGUARD	4,625.00	.00	.00	.00	.00
10-54-2600	BUILDING AND GROUNDS	4,414.95	5,000.00	3,631.95	4,601.00	5,000.00
10-54-2700	UTILITIES	10,810.23	9,500.00	8,751.13	10,393.00	11,000.00
10-54-2800	TELEPHONE	3,669.94	5,100.00	2,752.58	3,132.00	5,100.00
10-54-2850	MOBILE PHONE	19,709.76	21,000.00	16,845.47	21,310.00	21,000.00
10-54-2900	FUEL	75,451.02	100,000.00	61,009.49	78,977.00	100,000.00
10-54-3000	DISPATCHING	.00	.00	.00	.00	.00
10-54-3200	ANIMAL SHELTER	19,986.00	21,500.00	21,465.00	21,465.00	22,150.00
10-54-3700	OTHER PROF & TECH SERVICE, CSI	29,668.00	31,650.00	31,603.00	31,603.00	33,150.00
10-54-4100	INSURANCE	2,629.95	4,000.00	3,183.10	5,320.00	4,000.00
10-54-4150	INSURANCE DEDUCTIBLE	.00	4,000.00	210.20	1,714.00	4,000.00
10-54-4200	BCI, ULEIN, UCA - ACCESS FEES	.00	.00	.00	.00	.00
10-54-4300	GRAFITTI REMOVAL	.00	.00	.00	.00	.00
10-54-4500	SPECIAL DEPARTMENT EXPENSES	7,725.47	16,000.00	11,620.88	9,962.00	10,000.00
10-54-4510	DUTY & TRAINING AMMUNITION	3,521.91	4,000.00	2,964.00	4,588.00	4,000.00
10-54-4550	UNIFORM EXPENSE	15,999.17	18,000.00	15,485.62	24,010.00	20,000.00
10-54-4600	MISCELLANEOUS	14,592.70	12,500.00	8,938.58	10,423.00	12,500.00
10-54-4700	DRUG TASK FORCE, SWAT, & HTF	10,288.00	11,500.00	10,291.00	17,642.00	12,000.00
10-54-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-54-4800	POSTAGE	183.05	500.00	212.58	231.00	500.00
10-54-4900	SCHOOL RESOURCE OFFICER	.00	.00	.00	.00	.00
10-54-5000	GRANT EXPENDITURES	3,492.00	6,000.00	3,850.00	6,600.00	6,000.00
10-54-5005	MENTAL HEALTH SUPPORT - PD	.00	.00	1,450.00	.00	9,000.00
10-54-5010	STATE LIQUOR/BEER EXPENDITURES	.00	17,500.00	.00	.00	17,500.00
Budget notes:						
	Communities That Care (CTC) $2,000					
10-54-5500	PREVENTION	5,255.84	4,500.00	5,076.37	5,100.00	5,000.00
Budget notes:						
	Bonneville High School Drug Free Activity $500					
	Nova, block parties $2,500					
10-54-5600	INFO TECHNOLOGY PAYMENTS	38,646.00	68,928.00	57,440.00	68,928.00	65,388.00
10-54-5700	MOTOR POOL PAYMENTS	282,768.00	209,916.00	174,930.00	209,916.00	209,916.00
10-54-6200	CAPITAL OUTLAY	.00	.00	.00	.00	35,000.00
Budget notes:						
	Body Armor					
Total POLICE:		3,968,241.03	4,305,361.00	3,405,217.55	4,209,417.00	4,523,452.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
FIRE						
10-57-1100	SALARIES/WAGES - FULL TIME	782,788.28	970,839.00	775,304.07	970,839.00	1,089,446.00
10-57-1110	SICK LEAVE PAID	1,426.80	3,501.00	3,122.40	3,123.00	5,457.00
10-57-1150	OVERTIME WAGES	171,550.92	86,998.00	156,075.02	165,000.00	93,476.00
10-57-1200	SALARIES/WAGES - PART TIME	44,679.60	48,377.00	59,805.62	66,705.00	117,172.00
10-57-1250	SHIFT COVERAGE WAGES	95,164.10	91,333.00	64,857.97	88,143.00	91,333.00
10-57-1300	BENEFITS	440,190.07	556,435.00	433,020.00	556,684.00	581,884.00
10-57-1400	CLOTHING ALLOWANCE	10,967.99	15,451.00	9,425.38	11,395.00	15,451.00
10-57-1500	PERFORMANCE INCENTIVES	42,824.49	10,978.00	11,240.06	11,241.00	12,583.00
10-57-2100	SUBSCRIPTIONS AND MEMBERSHIPS	5,901.24	4,615.00	2,402.16	3,705.00	4,615.00
10-57-2300	TRAVEL AND TRAINING - EMS	3,975.18	2,350.00	3,507.68	3,508.00	2,350.00
Budget notes:						
	EMS Instructor Seminars					
	EMS Training Officer Semianrs					
	CPR Certification					
	EMT Recertification					
	PALS Training					
	ACLS Training					
	Training Supplies					
10-57-2301	TRAVEL AND TRAINING - FIRE	656.52	9,850.00	854.34	1,465.00	9,850.00
Budget notes:						
	UFRA Certification, Wildland Recert Fees					
10-57-2400	OFFICE SUPPLIES	1,285.33	2,200.00	1,181.05	1,422.00	2,200.00
10-57-2500	EQUIP OPERATION	18,268.61	26,800.00	21,179.63	23,291.00	26,800.00
10-57-2501	HR41 APPARATUS	15,959.94	7,000.00	1,880.23	2,627.00	7,000.00
10-57-2510	VEHICLE MAINTENANCE	65,011.52	25,000.00	14,358.83	24,355.00	25,000.00
10-57-2600	BLDG AND GROUNDS MAINTENANCE	6,771.57	5,760.00	7,212.45	10,605.00	5,760.00
10-57-2700	UTILITIES	13,059.97	11,000.00	10,368.63	12,082.00	11,000.00
10-57-2800	TELEPHONE	9,299.67	8,000.00	7,589.19	9,614.00	8,000.00
10-57-2900	FUEL	13,905.63	22,000.00	10,364.46	12,557.00	22,000.00
10-57-3300	PROFESSIONAL SERVICES	10,946.69	9,000.00	9,000.00	9,000.00	9,000.00
Budget notes:						
	Doctor					
10-57-4100	INSURANCE	5,078.59	4,500.00	5,557.76	6,000.00	4,500.00
10-57-4200	UCAN	.00	.00	.00	.00	.00
10-57-4500	SPECIAL DEPARTMENT EXPENSES	5,518.73	13,200.00	3,921.41	5,000.00	7,200.00
10-57-4520	PROTECTIVE EQUIP	2,553.31	17,000.00	2,078.75	3,564.00	17,000.00
10-57-4530	AMBULANCE SUPPLIES	15,319.67	16,000.00	10,591.85	12,802.00	16,000.00
10-57-4540	UNIFORM ALLOWANCE - FULL TIME	.00	.00	.00	.00	.00
10-57-4550	UNIFORM ALLOWANCE - PART TIME	.00	.00	.00	.00	.00
10-57-4600	MISCELLANEOUS	15,890.14	10,200.00	13,942.49	16,000.00	10,200.00
10-57-4700	AMBULANCE FEES	87,919.02	60,000.00	61,910.45	62,000.00	60,000.00
10-57-4750	COVID-19 EXPENDITURES	4,506.66	.00	.00	.00	.00
10-57-5000	GRANT EXPENDITURES	.00	1,500.00	.00	.00	1,500.00
10-57-5005	MENTAL HEALTH SUPPORT - FD	.00	.00	.00	.00	6,000.00
10-57-5500	PUBLIC EDUCATION	425.81	1,000.00	.00	.00	1,000.00
10-57-5510	FIRE PREVENTION OPEN HOUSE	323.88	1,000.00	1,331.15	1,331.00	1,500.00
10-57-5520	CERT	.00	.00	.00	.00	13,000.00
10-57-5600	INFO TECHNOLOGY PAYMENTS	6,324.00	4,452.00	5,313.99	7,202.00	6,054.00
10-57-5700	MOTOR POOL PAYMENTS	118,920.00	118,920.00	101,840.00	122,208.00	122,208.00
10-57-6200	CAPITAL OUTLAY	.00	.00	.00	.00	19,000.00
Budget notes:						
	Ice Machine and Fine Inspector Office remodel					
Total FIRE:		2,017,413.93	2,165,259.00	1,809,237.02	2,223,468.00	2,425,539.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
COMMUNITY DEVELOPMENT						
10-58-1100	SALARIES/WAGES - FULL TIME	326,186.35	216,307.00	125,345.76	139,613.00	141,336.00
10-58-1110	SICK LEAVE PAID	.00	.00	.00	.00	.00
10-58-1150	OVERTIME WAGES	628.58	.00	36.04	62.00	.00
10-58-1200	SALARIES/WAGES - PART TIME	4,200.00	4,200.00	3,500.00	4,200.00	4,200.00
10-58-1300	EMPLOYEE BENEFITS	133,845.30	100,197.00	47,824.14	62,803.00	60,034.00
10-58-1400	CLOTHING ALLOWANCE	780.19	700.00	.00	.00	.00
10-58-1500	PERFORMANCE INCENTIVES	11,638.85	2,099.00	1,120.96	1,121.00	1,413.00
10-58-2100	SUBSCRIPTIONS AND MEMBERSHIPS	720.28	1,100.00	296.52	435.00	1,100.00
10-58-2300	TRAVEL AND TRAINING	4,771.55	4,000.00	343.75	589.00	2,500.00
10-58-2350	PLANNING COMMISSION/BOA	183.06	2,500.00	1,872.80	3,211.00	2,500.00
10-58-2400	OFFICE SUPPLIES	1,284.14	500.00	678.91	835.00	500.00
10-58-2500	EQUIPMENT	1,007.52	600.00	.00	.00	600.00
10-58-2850	MOBILE PHONE	2,414.32	2,100.00	1,083.25	1,624.00	1,500.00
10-58-2900	FUEL	2,306.78	1,875.00	421.45	722.00	.00
10-58-3200	ENGINEERING	857.38	2,000.00	542.50	930.00	5,000.00
10-58-3300	PROFESSIONAL SERVICES	37,377.44	10,000.00	72,019.20	10,000.00	15,000.00
10-58-4100	INSURANCE	287.93	500.00	340.20	583.00	.00
10-58-4500	SPECIAL DEPARTMENT EXPENSES	5,401.00	3,500.00	.00	.00	3,500.00
10-58-4600	MISCELLANEOUS	20,216.51	3,000.00	1,391.12	1,500.00	3,000.00
10-58-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-58-5600	INFO TECHNOLOGY PAYMENTS	1,548.00	2,712.00	1,680.00	2,016.00	1,368.00
10-58-5700	MOTOR POOL PAYMENTS	6,576.00	3,288.00	.00	.00	.00
10-58-6200	CAPITAL OUTLAY	.00	.00	.00	.00	.00
Total COMMUNITY DEVELOPMENT:		562,231.18	361,178.00	258,496.60	230,244.00	243,551.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
STREETS						
10-61-1100	SALARIES/WAGES - FULL TIME	116,578.99	126,315.00	104,555.48	126,315.00	139,704.00
Budget notes:						
	Public Works Director's Salary - 30% Streets, 15% Sewer, 45% Storm Water, 10% Garbage Assistant Public Works Director's Salary - 10% Streets, 10% Parks, 20% Water, 20% Sewer, 20% Storm Water, 20% Garbage					
10-61-1110	SICK LEAVE PAID	2,264.92	2,408.00	2,407.52	2,408.00	2,663.00
10-61-1150	OVERTIME WAGES	1,005.40	4,000.00	1,421.94	2,177.00	4,000.00
10-61-1200	SALARIES/WAGES - PART TIME	.00	.00	.00	.00	.00
10-61-1300	EMPLOYEE BENEFITS	57,833.01	62,665.00	50,465.66	62,665.00	61,942.00
10-61-1400	CLOTHING ALLOWANCE	594.00	560.00	495.00	594.00	560.00
10-61-1500	PERFORMANCE INCENTIVES	5,811.32	1,252.00	1,491.65	1,492.00	1,385.00
10-61-2100	SUBSCRIPTIONS AND MEMBERSHIPS	.00	.00	.00	.00	.00
10-61-2300	TRAVEL AND TRAINING	347.00	1,200.00	20.00	34.00	1,200.00
10-61-2500	EQUIPMENT & MAINTENANCE	10,355.35	17,500.00	7,826.84	12,903.00	27,500.00
Budget notes:						
	$10,000 for #662 to sandblast and paint bed					
10-61-2850	MOBILE PHONE	468.00	700.00	390.00	468.00	700.00
10-61-2900	FUEL	15,123.73	20,000.00	8,743.13	8,429.00	20,000.00
10-61-3000	STREETS LIGHTS	55,699.38	60,000.00	3,754.83	60,000.00	70,000.00
10-61-3100	CDL TESTING	.00	.00	.00	.00	.00
10-61-3200	ENGINEERING	224.80	2,000.00	843.00	1,445.00	2,000.00
10-61-3300	PROFESSIONAL SERVICES	19,591.47	30,000.00	12,851.82	22,032.00	30,000.00
10-61-4100	INSURANCE	998.21	2,000.00	1,112.41	1,907.00	2,000.00
10-61-4200	CLASS "C" ROADS	307,830.82	1,056,700.00	16,164.75	300,000.00	1,086,700.00
10-61-4300	LOCAL OPTION ROAD EXPENDITURE	784,726.94	904,200.00	65,580.31	300,000.00	1,038,700.00
Budget notes:						
	Local Option Sales Tax Highway Money Sidewalk Additions $20,000 Sidewalk Maintenance $30,000					
10-61-4350	1050 W ROUNDABOUT PROJECT	7,202.47	900,000.00	4,450.69	6,000.00	900,000.00
10-61-4400	STORM DRAIN EXPENSES	.00	.00	.00	.00	.00
10-61-4500	SPECIAL DEPARTMENT EXPENSES	15,544.04	25,000.00	17,110.84	25,165.00	25,000.00
Budget notes:						
	Road Base Shoulders $3,000					
	New signs $2,000					
	Sign posts $1,600					
10-61-4510	ROAD SALT	16,844.71	35,000.00	11,661.80	19,992.00	35,000.00
10-61-4600	MISCELLANEOUS	460.44	3,000.00	1,208.90	1,500.00	3,000.00
Budget notes:						
	Includes $500 for PPE					
	Emergency preparedness $500					
10-61-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-61-5600	INFO TECHNOLOGY PAYMENTS	444.00	444.00	370.00	444.00	300.00
10-61-5700	MOTOR POOL PAYMENTS	43,020.00	33,312.00	27,760.00	33,312.00	33,312.00
10-61-6100	EQUIPMENT RENTAL	.00	1,500.00	1,331.70	2,000.00	1,500.00
10-61-6200	CAPITAL OUTLAY	1,000.00	20,000.00	923.00-	.00	40,000.00
Budget notes:						
	Asphalt Roller $20,000					
Total STREETS:		1,463,969.00	3,309,756.00	341,095.27	991,282.00	3,527,166.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
PARKS						
10-70-1100	SALARIES/WAGES - FULL TIME	228,252.96	250,968.00	209,033.80	250,968.00	276,666.00
Budget notes:						
	10% Assistant Public Works Director's Salary					
10-70-1110	SICK LEAVE PAID	195.88	211.00	211.44	212.00	229.00
10-70-1150	OVERTIME WAGES	4,275.70	9,000.00	6,014.04	7,000.00	9,000.00
10-70-1200	SALARIES/WAGES - TEMPORARY	.00	.00	.00	.00	.00
10-70-1300	EMPLOYEE BENEFITS	104,732.82	115,718.00	92,165.21	115,718.00	119,157.00
10-70-1400	CLOTHING ALLOWANCE	2,214.00	2,700.00	1,845.00	2,214.00	2,700.00
10-70-1500	PERFORMANCE INCENTIVES	11,183.56	2,508.00	2,697.99	2,698.00	2,764.00
10-70-2300	TRAVEL AND TRAINING	394.00	1,500.00	1,969.00	2,126.00	2,000.00
10-70-2500	EQUIPMENT & MAINTENANCE	3,784.11	6,000.00	1,650.10	2,579.00	6,000.00
10-70-2600	BUILDINGS & GROUNDS	411.58	1,500.00	434.83	215.00	1,500.00
10-70-2650	SPLASHPAD EXPENSES	7,195.89	10,000.00	6,155.98	9,435.00	12,000.00
10-70-2700	UTILITIES	1,495.46	2,200.00	1,346.46	1,492.00	2,200.00
10-70-2850	MOBILE PHONE	1,872.00	2,300.00	1,560.00	1,872.00	2,300.00
10-70-2900	FUEL	7,446.82	11,000.00	5,663.93	7,592.00	11,000.00
10-70-3200	ENGINEERING	.00	1,000.00	.00	.00	1,000.00
10-70-3300	PROFESSIONAL SERVICES	.00	.00	.00	.00	.00
10-70-3700	OTHER PROF & TECHNICAL SERVICE	.00	.00	.00	.00	.00
10-70-4100	INSURANCE	375.02	1,000.00	397.11	681.00	1,000.00
10-70-4150	INSURANCE DEDUCTIBLE	.00	1,000.00	.00	.00	1,000.00
10-70-4200	FERTILIZER AND WEED CONTROL	6,591.85	11,000.00	806.09	1,500.00	11,000.00
Budget notes:						
	Fertilizing twice a year (25% increase in fertilizer and 50% for weed spray)					
10-70-4300	GRAFITTI REMOVAL	.00	1,000.00	.00	.00	1,000.00
10-70-4500	SPECIAL DEPARTMENT EXPENSES	15,991.12	26,500.00	8,675.75	9,260.00	26,500.00
Budget notes:						
	Mulch $2,500					
	Portable Restroom $3,000 Flowers $1,500					
10-70-4600	MISCELLANEOUS	967.15	3,000.00	1,522.71	2,292.00	3,000.00
10-70-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
10-70-5010	RAMP GRANT EXPENDITURES	.00	30,571.00	3,573.00	4,000.00	39,914.00
Budget notes:						
	RAMP Population Grant Expenditures					
10-70-5020	PARK DONATION EXPENDITURES	.00	.00	.00	.00	.00
10-70-5600	INFO TECHNOLOGY PAYMENTS	1,044.00	1,044.00	870.00	1,044.00	900.00
10-70-5700	MOTOR POOL PAYMENTS	62,160.00	56,364.00	46,970.00	56,364.00	108,336.00
10-70-6100	EQUIPMENT RENTAL	203.27	1,000.00	.00	.00	1,000.00
10-70-6200	CAPITAL OUTLAY	25,693.79	27,800.00	16,154.30	21,487.00	25,000.00
Budget notes:						
	Fibar $6,600					
	Tree removal $4,000					
	Playground Parts $7,500 Replace grills at Park $3,000 Grass Seed $1,500					
Total PARKS:		486,480.98	576,884.00	409,716.74	500,749.00	667,166.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
COMMUNITY SERVICES						
10-71-1100	SALARIES/WAGES - FULL TIME	144,822.12	165,083.00	136,013.40	165,083.00	179,068.00
10-71-1150	OVERTIME WAGES	.00	.00	.00	.00	.00
10-71-1200	SALARIES/WAGES - PART TIME	187,233.99	180,000.00	162,155.87	180,000.00	199,000.00
10-71-1300	EMPLOYEE BENEFITS	97,039.35	101,087.00	86,056.92	101,087.00	103,823.00
10-71-1500	PERFORMANCE INCENTIVES	14,389.76	3,304.00	4,052.96	4,053.00	3,604.00
10-71-2100	SUBSCRIPTIONS AND MEMBERSHIPS	469.40	600.00	200.00	343.00	600.00
10-71-2300	TRAVEL AND TRAINING	4,054.65	3,100.00	4,951.90	4,952.00	4,250.00
10-71-2400	OFFICE SUPPLIES	899.63	900.00	815.08	838.00	1,000.00
10-71-2500	EQUIPMENT & MAINTENANCE	7,706.96	10,000.00	1,600.09	1,452.00	10,000.00
10-71-2600	BLDGS AND GROUNDS MAINT.	12,377.88	17,000.00	17,835.77	17,500.00	17,000.00
10-71-2700	UTILITIES	17,327.11	16,500.00	12,647.17	15,112.00	16,500.00
10-71-2800	TELEPHONE	2,403.98	2,800.00	1,881.05	2,189.00	2,800.00
10-71-2900	FUEL	309.71	750.00	94.79	162.00	750.00
10-71-3000	COMMUNITY ACTIVITIES	.00	.00	.00	.00	.00
10-71-3010	OLD GLORY DAYS	23,593.04	21,500.00	8,630.33	5,795.00	25,000.00
10-71-3011	FIREWORKS	10,500.00	21,600.00	22,225.00	22,225.00	22,000.00
10-71-3020	CHRISTMAS DECOR & EQUIP	284.10	1,000.00	291.79	500.00	1,000.00
10-71-3030	COUNTY FAIR	.00	.00	.00	.00	.00
10-71-3040	SPECIAL EVENTS & PROJECTS	.00	.00	.00	.00	.00
10-71-3100	SENIOR CITIZENS ACTIVITIES	.00	.00	.00	.00	.00
10-71-3110	PROGRAMS	72.50	600.00	95.22	123.00	500.00
10-71-3120	OPERATIONS/MATERIALS/SUPP	9,124.44	8,000.00	7,925.68	8,011.00	8,500.00
10-71-3121	SENIOR LUNCH	38,742.83	41,000.00	29,701.19	39,135.00	41,000.00
10-71-3130	EQUIPMENT	698.74	500.00	1,632.51	534.00	500.00
10-71-3150	ANNUAL MAINTENANCE (SENIOR CE)	5,593.00	6,000.00	4,770.00	.00	6,000.00
10-71-3200	ADULT ACTIVITIES	.00	.00	.00	.00	.00
10-71-3230	SOCCER	1,354.60	.00	1,303.81	.00	.00
10-71-3232	SOFTBALL	207.03	.00	.00	.00	.00
10-71-3233	VOLLEYBALL	.00	.00	.00	.00	.00
10-71-3300	YOUTH ACTIVITIES	.00	.00	.00	.00	.00
10-71-3310	INTRAMURALS	1,748.98	3,500.00	2,534.64	3,500.00	3,500.00
10-71-3320	CRAFTS & SKILLS	593.47	2,200.00	2.00	3.00	2,500.00
10-71-3330	CONTRACT CLASS EXPENDITURES	1,673.35	1,000.00	.00	.00	.00
10-71-3331	BASKETBALL	8,663.61	8,500.00	3,858.87	2,877.00	8,500.00
10-71-3332	BASEBALL/SOFTBALL	225.02	5,000.00	2,350.65	4,030.00	10,000.00
10-71-3333	FLAG FOOTBALL	925.95	1,500.00	378.37	649.00	1,500.00
10-71-3340	PARTNERS IN EDUCATION	.00	.00	.00	.00	.00
10-71-3350	YOUTH COMMITTEE	4,851.99	3,500.00	3,161.05	3,500.00	3,500.00
10-71-4100	INSURANCE	52.87	200.00	53.02	91.00	200.00
10-71-4500	SPECIAL DEPARTMENT EXPENSES	8,316.61	6,100.00	8,167.27	8,000.00	8,500.00
10-71-4560	PUBLIC COMMUNICATIONS	14,166.77	14,000.00	11,646.19	13,953.00	14,000.00
10-71-4600	MISCELLANEOUS	8,082.85	15,000.00	7,387.48	8,985.00	15,000.00
10-71-4700	ROY AQUATIC CENTER & COMPLEX	10,927.93	18,000.00	9,093.81	15,589.00	23,000.00
Budget notes:						
	Roy City Complex passes and Aquatic Center Nights					
10-71-4750	COVID-19 EXPENDITURES	729.22	.00	.00	.00	.00
10-71-5000	GRANT EXPENDITURES	6,021.83	20,000.00	5,652.31	6,693.00	20,000.00
Budget notes:						
	CTC GRANT(S)					
10-71-5600	INFO TECHNOLOGY PAYMENTS	2,052.00	2,046.00	1,710.00	2,052.00	1,350.00
10-71-5700	MOTOR POOL PAYMENTS	1,296.00	.00	.00	.00	.00
10-71-7400	CAPITAL OUTLAY	6,984.42	6,000.00	.00	.00	6,000.00
Budget notes:						
	FURNACE REPLACEMENT					

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
	Total COMMUNITY SERVICES:	656,517.69	707,870.00	560,876.19	639,016.00	760,445.00
	GENERAL FUND Revenue Total:	14,709,665.87	17,389,571.00	9,640,943.71	15,367,296.00	17,546,646.00
	GENERAL FUND Expenditure Total:	13,966,230.73	17,389,571.00	9,288,436.90	13,685,143.00	17,546,646.00
	Net Total GENERAL FUND:	743,435.14	.00	352,506.81	1,682,153.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
RDA GENERAL FUND						
Source: 36						
21-36-1000	INTEREST	38,092.84	25,000.00	130,418.93	223,575.00	220,000.00
Total Source: 36:		38,092.84	25,000.00	130,418.93	223,575.00	220,000.00
RDA REVENUE						
21-39-2000	RIVERDALE ROAD TAX INCREMENT	.00	.00	.00	.00	.00
21-39-2050	RIVERDALE ROAD INTEREST	.00	.00	.00	.00	.00
21-39-2500	RIVERDALE ROAD REDEMPTIONS	.00	.00	.00	.00	.00
21-39-3000	1050 WEST RDA TAX INCREMENT	.00	.00	.00	.00	.00
21-39-3050	1050 WEST INTEREST	.00	.00	.00	.00	.00
21-39-3500	1050 WEST REDEMPTIONS	.00	.00	.00	.00	.00
21-39-4000	WEBER RIVER RDA TAX INCREMENT	.00	.00	.00	.00	.00
21-39-4050	WEBER RIVER INTEREST	.00	.00	.00	.00	.00
21-39-4500	WEBER RIVER REDEMPTIONS	.00	.00	.00	.00	.00
21-39-5050	HOUSING INTEREST	.00	.00	.00	.00	.00
21-39-6000	LOAN INTEREST	.00	.00	.00	.00	.00
21-39-7000	SR FACILITY-TENANT RENTS	.00	.00	.00	.00	.00
21-39-7100	SR FACILITY-MTG ROOM RENTS	.00	.00	.00	.00	.00
21-39-7200	SR FACILITY-MISC REVENUE	.00	.00	.00	.00	.00
21-39-9000	SUNDRY REVENUES	.00	.00	.00	.00	.00
21-39-9100	USE OF FUND BALANCE	.00	13,750.00	.00	.00	.00
21-39-9200	TRANSFERS FROM 550 W.	17,504.81	.00	.00	.00	.00
Budget notes:						
	5% of tax increment revenue from 550 West Project Area - Expired					
21-39-9900	SR FACILITY FINANCING CAPITAL	.00	.00	.00	.00	.00
Total RDA REVENUE:		17,504.81	13,750.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
RDA EXPENSES						
21-40-1100	SALARIES & WAGES	.00	.00	.00	.00	.00
21-40-1300	EMPLOYEE BENEFITS	.00	.00	.00	.00	.00
21-40-1500	PERFORMANCE INCENTIVES	.00	.00	.00	.00	.00
21-40-2000	BUSINESS & ECONOMIC DEVELOPM	.00	5,000.00	.00	.00	5,000.00
Budget notes:						
Activities, meetings, etc.						
21-40-2100	SUBSCRIPTIONS AND MEMBERSHIPS	600.00	500.00	600.00	771.00	500.00
Budget notes:						
NAHRO						
21-40-2200	PUBLIC NOTICES	.00	500.00	.00	.00	500.00
21-40-2300	TRAVEL & TRAINING	.00	750.00	.00	.00	750.00
21-40-2400	OFFICE SUPPLIES	.00	100.00	.00	.00	100.00
21-40-3300	ATTORNEY SERVICES	12,802.00	13,000.00	4,436.00	7,008.00	13,000.00
21-40-3400	PROFESSIONAL SERVICES	750.00	10,000.00	3,840.00	.00	10,000.00
Budget notes:						
Sewer Study						
21-40-4100	INSURANCE	.00	1,700.00	.00	.00	1,700.00
21-40-4600	MISCELLANEOUS	162.86	5,000.00	1,160.32	1,989.00	5,000.00
21-40-4710	RIVERDALE ROAD INCR. PAYMENTS	.00	.00	.00	.00	.00
21-40-4730	WEBER RIVER INCREMENT PAYMENT	.00	.00	.00	.00	.00
21-40-4900	SENIOR FACILITY FURNISHINGS	.00	.00	.00	.00	.00
21-40-5000	SENIOR FACILITY CAPITAL COSTS	.00	.00	.00	.00	.00
21-40-5100	LAND	.00	.00	.00	.00	.00
21-40-5200	BUILDINGS	.00	.00	.00	.00	.00
21-40-5300	IMPROVEMENTS-RIVERDALE RD ARE	.00	.00	.00	.00	.00
21-40-5500	IMPROVEMENTS-WEBER RIVER ARE	.00	.00	.00	.00	.00
21-40-5550	WEST BENCH AREA	.00	.00	.00	.00	.00
21-40-5560	550 WEST AREA	.00	.00	.00	.00	.00
21-40-5600	INCREASE IN RESERVE ACCOUNTS	.00	2,200.00	.00	.00	183,450.00
21-40-5700	NOT USED	.00	.00	.00	.00	.00
21-40-7000	SR FACILITY-MGMT,ADMIN, OPERAT	.00	.00	.00	.00	.00
21-40-7100	SR FACILITY-UTILITIES	.00	.00	.00	.00	.00
21-40-7200	SR FACILITY-MAINTENANCE	.00	.00	.00	.00	.00
21-40-7300	SR FACILITY-MISC. SUPPLIES	.00	.00	.00	.00	.00
21-40-7400	SR FACILITY-DEBT SVC EXTERNAL	.00	.00	.00	.00	.00
21-40-7500	SR FACILITY-DEBT SVC INTERNAL	.00	.00	.00	.00	.00
21-40-8000	AMORTIZATION EXPENSE	.00	.00	.00	.00	.00
Total RDA EXPENSES:		14,314.86	38,750.00	10,036.32	9,768.00	220,000.00
RDA GENERAL FUND Revenue Total:		55,597.65	38,750.00	130,418.93	223,575.00	220,000.00
RDA GENERAL FUND Expenditure Total:		14,314.86	38,750.00	10,036.32	9,768.00	220,000.00
Net Total RDA GENERAL FUND:		41,282.79	.00	120,382.61	213,807.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
RIVERDALE ROAD RDA FUND						
TAX REVENUE						
22-31-1000	TAX INCREMENT	.00	.00	.00	.00	.00
Budget notes: RDA Increment Expired						
22-31-1100	INCREMENT TRANSFERRED	.00	.00	.00	.00	.00
Budget notes: 20% to Housing Fund						
22-31-2000	REDEMPTIONS	.00	.00	.00	.00	.00
Total TAX REVENUE:		.00	.00	.00	.00	.00
MISCELLANEOUS REVENUE						
22-36-1000	INTEREST	.00	.00	.00	.00	.00
22-36-4000	SALE OF ASSETS	.00	.00	.00	.00	.00
22-36-8100	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.00
22-36-9100	USE OF FUND BALANCE	.00	230,000.00	.00	.00	240,000.00
Total MISCELLANEOUS REVENUE:		.00	230,000.00	.00	.00	240,000.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
22-40-3400	PROFESSIONAL SERVICES	3,634.45	50,000.00	.00	.00	50,000.00
22-40-5300	INCREMENT PAYMENTS	.00	.00	.00	.00	.00
22-40-5400	IMPROVEMENTS	13,500.00	180,000.00	.00	.00	190,000.00
Budget notes:						
	Project area development improvements					
22-40-5500	LAND	.00	.00	.00	.00	.00
22-40-8200	INTERFUND LOAN TO HOUSING RDA	.00	.00	.00	.00	.00
22-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		17,134.45	230,000.00	.00	.00	240,000.00
RIVERDALE ROAD RDA FUND Revenue Total:		.00	230,000.00	.00	.00	240,000.00
RIVERDALE ROAD RDA FUND Expenditure Total:		17,134.45	230,000.00	.00	.00	240,000.00
Net Total RIVERDALE ROAD RDA FUND:		17,134.45-	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
1050 WEST RDA FUND						
TAX REVENUE						
23-31-1000	TAX INCREMENT	.00	.00	.00	.00	.00
23-31-1100	INCREMENT TRANSFERRED	.00	.00	.00	.00	.00
Budget notes:	To Senior Facility Fund THIS RDA AREA HAS EXPIRED					
23-31-2000	REDEMPTIONS	.00	.00	.00	.00	.00
Total TAX REVENUE:		.00	.00	.00	.00	.00
MISCELLANEOUS REVENUE						
23-36-1000	INTEREST	.00	.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		.00	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
23-40-3300	ATTORNEY SERVICES	.00	.00	.00	.00	.00
23-40-3400	PROFESSIONAL SERVICES	.00	.00	.00	.00	.00
23-40-3500	ADMINISTRATIVE EXPENSES	.00	.00	.00	.00	.00
23-40-5300	INCREMENT PAYMENTS	.00	.00	.00	.00	.00
23-40-5400	IMPROVEMENTS	.00	.00	.00	.00	.00
Budget notes:						
	500 West housing acquisition (to pioneer development in the 550 W. project area and also enhance the prospects of this city-owned 8 acres at 550 West project area.					
23-40-5500	LAND	.00	.00	.00	.00	.00
23-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		.00	.00	.00	.00	.00
1050 WEST RDA FUND Revenue Total:		.00	.00	.00	.00	.00
1050 WEST RDA FUND Expenditure Total:		.00	.00	.00	.00	.00
Net Total 1050 WEST RDA FUND:		.00	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
WEBER RIVER RDA FUND						
TAX REVENUE						
24-31-1000	TAX INCREMENT	.00	.00	.00	.00	.00
24-31-1100	INCREMENT TRANSFERRED	.00	.00	.00	.00	.00
24-31-2000	REDEMPTIONS	.00	.00	.00	.00	.00
24-31-9100	USE OF FUND BALANCE	.00	.00	.00	.00	.00
Total TAX REVENUE:		.00	.00	.00	.00	.00
MISCELLANEOUS REVENUE						
24-36-1000	INTEREST	.00	.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		.00	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
24-40-3300	ATTORNEY SERVICES	.00	.00	.00	.00	.00
24-40-3400	PROFESSIONAL SERVICES	.00	.00	.00	.00	.00
24-40-3500	ADMINISTRATIVE EXPENSES	.00	.00	.00	.00	.00
24-40-5300	INCREMENT PAYMENTS	.00	.00	.00	.00	.00
24-40-5400	IMPROVEMENTS	.00	.00	.00	.00	.00
24-40-5500	LAND	.00	.00	.00	.00	.00
24-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		.00	.00	.00	.00	.00
WEBER RIVER RDA FUND Revenue Total:		.00	.00	.00	.00	.00
WEBER RIVER RDA FUND Expenditure Total:		.00	.00	.00	.00	.00
Net Total WEBER RIVER RDA FUND:		.00	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
550 WEST RDA FUND						
TAX REVENUE						
25-31-1000	TAX INCREMENT	346,970.62	.00	.00	.00	.00
25-31-1100	INCREMENT TRANSFERRED	87,524.02-	.00	.00	.00	.00
Budget notes:						
	20% Housing from 550 W. ($60,000) to Statutory Housing RDA Fund - EXPIRED					
	5% Administration Fee from 550 W ($15,000) to General RDA Fund - EXPIRED					
25-31-2000	REDEMPTIONS	.00	.00	.00	.00	.00
Total TAX REVENUE:		259,446.60	.00	.00	.00	.00
MISCELLANEOUS REVENUE						
25-36-1000	INTEREST	.00	.00	.00	.00	.00
25-36-2000	USE OF FUND BALANCE	.00	547,500.00	.00	.00	547,500.00
Total MISCELLANEOUS REVENUE:		.00	547,500.00	.00	.00	547,500.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
25-40-3300	ATTORNEY SERVICES	.00	2,500.00	.00	.00	2,500.00
25-40-3400	PROFESSIONAL SERVICES	500.00	5,000.00	.00	.00	5,000.00
25-40-3500	ADMINISTRATIVE EXPENSES	.00	.00	.00	.00	.00
25-40-4110	PROPERTY TAX EXPENDITURE	.00	.00	.00	.00	.00
25-40-5300	INCREMENT PAYMENTS	173,270.00	.00	.00	.00	.00
25-40-5400	IMPROVEMENTS	4,500.00	540,000.00	.00	.00	540,000.00
Budget notes:						
	550 W. Improvment Projects					
25-40-5500	LAND	.00	.00	.00	.00	.00
Budget notes:						
	Property purchased by non-Statutory Housing in 550 W. RDA area:					
	Parcel #06-030-0012, September 2010, House/Land $137,584.14					
	Parcel #06-030-0012, September 2010, retirement of gas line $300					
	Parcel #06-030-0012, October 2010, asbestos inspection, $721.25					
	Parcel #06-030-0012, October 2010, asbestos removal, $550					
	Parcel #06-030-0012, October 2010, demolish house, stumps, asphalt $6,650					
	Parcel #06-030-0006, March 2015, Cruz property $180,270					
	Property purchased by Statutory Housing in 550 W. RDA area:					
	Bingham Property, Parcel # 06-030-0007, August 2013, House/Land $150,290					
	Bingham Property, Parcel # 06-030-0007, January 2014, Asbestos removal from house $3,349					
	Bingham Property, Parcel # 06-030-0007, January 2014, Tree removal, site clearing $7,100					
	Jensen Property, Parcel # 06-030-0011, February 2014, House/Land $170,236					
	Mann Property, Parcel #060300010, March 2014, House/Land $125,421					
	Property purchased by Capital Projects (Riverdale City) in 550 W. RDA area:					
	Parcel #06-029-0002,06-029-0003, 06-028-0004, 06-028-0006 , December2009, $214,266.32					
25-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		178,270.00	547,500.00	.00	.00	547,500.00
550 WEST RDA FUND Revenue Total:		259,446.60	547,500.00	.00	.00	547,500.00
550 WEST RDA FUND Expenditure Total:		178,270.00	547,500.00	.00	.00	547,500.00
Net Total 550 WEST RDA FUND:		81,176.60	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
WEST BENCH RDA FUND						
TAX REVENUE						
26-31-1000	TAX INCREMENT	.00	.00	.00	.00	.00
26-31-2000	REDEMPTIONS	.00	.00	.00	.00	.00
Total TAX REVENUE:		.00	.00	.00	.00	.00
MISCELLANEOUS REVENUE						
26-36-1000	INTEREST	.00	.00	.00	.00	.00
26-36-2000	USE OF FUND BALANCE	.00	.00	.00	.00	100,000.00
26-36-9000	SUNDRY REVENUES	.00	.00	4,582,512.00	4,582,512.00-	.00
Total MISCELLANEOUS REVENUE:		.00	.00	4,582,512.00	4,582,512.00-	100,000.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
26-40-3300	ATTORNEY SERVICES	.00	.00	.00	.00	30,000.00
26-40-3400	PROFESSIONAL SERVICES	.00	.00	290,095.72	290,096.00	40,000.00
26-40-3500	ADMINISTRATIVE EXPENSES	.00	.00	.00	.00	.00
26-40-4600	MISCELLANEOUS	.00	.00	.00	.00	30,000.00
26-40-5300	INCREMENT PAYMENTS	.00	.00	.00	.00	.00
26-40-5400	IMPROVEMENTS	.00	.00	.00	.00	.00
26-40-5500	LAND	.00	.00	.00	.00	.00
26-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		.00	.00	290,095.72	290,096.00	100,000.00
WEST BENCH RDA FUND Revenue Total:		.00	.00	4,582,512.00	4,582,512.00-	100,000.00
WEST BENCH RDA FUND Expenditure Total:		.00	.00	290,095.72	290,096.00	100,000.00
Net Total WEST BENCH RDA FUND:		.00	.00	4,292,416.28	4,872,608.00-	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
STATUTORY HOUSING FUND						
TAX REVENUE						
28-31-1000	TAX INCREMENT - TRANSFERRED	70,019.21	.00	.00	.00	.00
Budget notes:						
	From 550 West Project Area tax increment 20% - EXPIRED					
Total TAX REVENUE:		70,019.21	.00	.00	.00	.00
MISCELLANEOUS REVENUE						
28-36-1000	INTEREST	22,243.15	16,000.00	20,498.96	35,141.00	25,000.00
28-36-4000	SALE OF FIXED ASSETS	.00	.00	.00	.00	.00
28-36-8050	HOUSE RENT	.00	.00	.00	.00	.00
28-36-9000	SUNDRY REVENUE	.00	.00	.00	.00	.00
28-36-9100	USE OF FUND BALANCE	.00	12,000.00	.00	.00	3,000.00
Budget notes:						
	Property purchased by Statutory Housing in 550 W. RDA area:					
	Bingham Property, Parcel # 06-030-0007, August 2013, House/Land $150,290					
	Bingham Property, Parcel # 06-030-0007, January 2014, Asbestos removal from house $3,349					
	Bingham Property, Parcel # 06-030-0007, January 2014, Tree removal, site clearing $7,100					
	Jensen Property, Parcel # 06-030-0011, February 2014, House/Land $170,236					
	Mann Property, Parcel #060300010, March 2014, House/Land $125,421					
Total MISCELLANEOUS REVENUE:		22,243.15	28,000.00	20,498.96	35,141.00	28,000.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
28-40-3300	ATTORNEY SERVICES	.00	.00	.00	.00	.00
28-40-3400	PROFESSIONAL SERVICES	.00	.00	.00	.00	.00
28-40-3500	ADMINISTRATIVE EXPENSES	.00	1,000.00	.00	.00	1,000.00
28-40-4100	INSURANCE	.00	1,000.00	.00	.00	1,000.00
28-40-4510	RENTAL RELATED EXPENSES	.00	1,000.00	.00	.00	1,000.00
28-40-5400	IMPROVEMENTS	.00	25,000.00	.00	.00	25,000.00
28-40-5500	LAND	.00	.00	.00	.00	.00
28-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		.00	28,000.00	.00	.00	28,000.00
STATUTORY HOUSING FUND Revenue Total:		92,262.36	28,000.00	20,498.96	35,141.00	28,000.00
STATUTORY HOUSING FUND Expenditure Total:		.00	28,000.00	.00	.00	28,000.00
Net Total STATUTORY HOUSING FUND:		92,262.36	.00	20,498.96	35,141.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
HOUSING RDA FUND						
TAX REVENUE						
29-31-1000	TAX INCREMENT - TRANSFERRED	.00	.00	.00	.00	.00
Budget notes:						
	Transfer 20% from Riverdale Road Project Area - Increment Expired					
29-31-1100	550 W. TAX INCR, TRANSFERRED	.00	.00	.00	.00	.00
Total TAX REVENUE:		.00	.00	.00	.00	.00
Source: 34						
29-34-8050	HOUSE RENTAL	.00	.00	.00	.00	.00
Total Source: 34:		.00	.00	.00	.00	.00
MISCELLANEOUS REVENUE						
29-36-1000	INTEREST	30,832.19	22,000.00	28,147.73	48,253.00	35,000.00
29-36-1100	LOAN INTEREST	29.15	3,500.00	568.84	769.00	1,200.00
29-36-2000	USE OF FUND BALANCE	.00	.00	.00	.00	.00
Budget notes:						
	Property purchased by non-Statutory Housing in West Bench RDA area:					
	FY2007 - purchase 2 homes West Bench project area (Golden Bingham & Don Gibby) $519,110.36 approximately 5 acres					
	Property purchased by non-Statutory Housing in 550 W. RDA area:					
	Parcel #06-030-0012, September 2010, House/Land $137,584.14					
	Parcel #06-030-0012, September 2010, retirement of gas line $300					
	Parcel #06-030-0012, October 2010, asbestos inspection, $721.25					
	Parcel #06-030-0012, October 2010, asbestos removal, $550					
	Parcel #06-030-0012, October 2010, demolish house, stumps, asphalt $6,650					
	Parcel #06-030-0006, March 2015, Cruz property $180,270					
29-36-4000	SALE OF ASSETS	.00	.00	.00	.00	.00
29-36-8100	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.00
29-36-8200	INTERFUND LOAN PROCEEDS	.00	.00	.00	.00	.00
29-36-9000	SUNDRY REVENUE	.00	.00	.00	.00	.00
29-36-9100	USE OF FUND BALANCE	.00	29,500.00	.00	.00	18,800.00
Total MISCELLANEOUS REVENUE:		30,861.34	55,000.00	28,716.57	49,022.00	55,000.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
29-40-1100	SALARIES & WAGES	.00	.00	.00	.00	.00
29-40-1300	BENEFITS	.00	.00	.00	.00	.00
29-40-2300	TRAVEL AND TRAINING	.00	.00	.00	.00	.00
29-40-3300	ATTORNEY SERVICES	.00	5,000.00	.00	.00	5,000.00
29-40-3400	PROFESSIONAL SERVICES	.00	10,000.00	.00	.00	10,000.00
29-40-3500	ADMINISTRATIVE EXPENSES	.00	.00	.00	.00	.00
29-40-4600	MISCELLANEOUS	383.54	40,000.00	291.12	387.00	40,000.00
29-40-4700	LOAN FORGIVENESS PURCH ASSIST	.00	.00	11,400.00	11,400.00	.00
29-40-5500	LAND	.00	.00	.00	.00	.00
29-40-8100	TRANSFER TO OTHER FUND	.00	.00	.00	.00	.00
29-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		383.54	55,000.00	11,691.12	11,787.00	55,000.00
HOUSING RDA FUND Revenue Total:		30,861.34	55,000.00	28,716.57	49,022.00	55,000.00
HOUSING RDA FUND Expenditure Total:		383.54	55,000.00	11,691.12	11,787.00	55,000.00
Net Total HOUSING RDA FUND:		30,477.80	.00	17,025.45	37,235.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
SENIOR FACILITY RDA FUND						
TAX REVENUE						
30-31-1000	TAX INCREMENT - TRANSFERRED	.00	.00	.00	.00	.00
30-31-2000	REDEMPTIONS	.00	.00	.00	.00	.00
Total TAX REVENUE:		.00	.00	.00	.00	.00
CHARGES FOR SERVICES						
30-34-8000	TENANT RENTS	151,169.50	230,000.00	160,844.17	213,265.00	253,000.00
Budget notes:						
	Proposed Rent Increase: 1 Bedroom: Current $891 Proposed $980.10 2 Bedroom: Current $1,105 Proposed $1,215.50					
30-34-8050	HOUSE RENT	.00	.00	.00	.00	.00
30-34-8100	MEETING ROOM RENTS	.00	.00	.00	.00	.00
Total CHARGES FOR SERVICES:		151,169.50	230,000.00	160,844.17	213,265.00	253,000.00
MISCELLANEOUS REVENUE						
30-36-1000	INTEREST	66,209.50	50,000.00	56,020.59	96,035.00	80,000.00
30-36-9000	SUNDRY REVENUES	25.00	.00	84.03-	144.00-	.00
30-36-9100	USE OF FUND BALANCE	.00	136,000.00	.00	.00	193,000.00
30-36-9900	FINANCING CAPITAL	.00	.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		66,234.50	186,000.00	55,936.56	95,891.00	273,000.00
Source: 38						
30-38-1000	CONTRIBUTIONS FROM OTHER FUND	.00	.00	.00	.00	.00
Total Source: 38:		.00	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
EXPENDITURES						
30-40-1200	SALARIES/WAGES - PART TIME	.00	.00	.00	.00	.00
30-40-1300	EMPLOYEE BENEFITS	.00	.00	.00	.00	.00
30-40-2500	EQUIPMENT/MAINTENANCE	.00	25,000.00	.00	.00	25,000.00
30-40-2700	UTILITIES	42,476.16	42,000.00	29,581.34	39,523.00	42,000.00
30-40-2800	TELEPHONE	.00	500.00	.00	.00	500.00
30-40-3300	ATTORNEY SERVICES	.00	.00	.00	.00	.00
30-40-3400	PROFESSIONAL SERVICES	.00	25,000.00	.00	.00	25,000.00
30-40-3500	ADMINISTRATIVE EXPENSES	500.00	.00	3,500.00	5,143.00	.00
30-40-4100	INSURANCE	4,955.85	6,500.00	.00	.00	6,500.00
Budget notes:						
	Property Insurance					
30-40-4110	PROPERTY TAXES	17,850.15	14,000.00	13,414.85	13,415.00	14,000.00
30-40-4510	MGMT, ADMIN, OPERATIONS	152,162.03	100,000.00	93,477.16	127,375.00	100,000.00
Budget notes:						
	Other Admin/Oper $20,000					
	General Fund reimbursement for services					
	Bldgs & Grounds, Custodial Services $60,000					
30-40-4600	MISCELLANEOUS	412.40	3,000.00	511.54	461.00	3,000.00
30-40-5000	CAPITAL COSTS	59,865.00	200,000.00	.00	.00	310,000.00
Budget notes:						
	Various Other Repairs/Improvements Roof $80,000; Kitchen Appliances (as needed) $30,000; $50,000 New dinning room floor; $100,000 roof top A/C units (partial);					
30-40-7400	DEBT SERVICE EXTERNAL	.00	.00	.00	.00	.00
30-40-8100	TRANSFER TO OTHER FUNDS	.00	.00	.00	.00	.00
30-40-9000	INCREASE IN RESERVES	.00	.00	.00	.00	.00
Total EXPENDITURES:		278,221.59	416,000.00	140,484.89	185,917.00	526,000.00
SENIOR FACILITY RDA FUND Revenue Total:		217,404.00	416,000.00	216,780.73	309,156.00	526,000.00
SENIOR FACILITY RDA FUND Expenditure Total:		278,221.59	416,000.00	140,484.89	185,917.00	526,000.00
Net Total SENIOR FACILITY RDA FUND:		60,817.59-	.00	76,295.84	123,239.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
CAPITAL PROJECTS FUND						
CAPITAL PROJECTS REVENUE						
45-38-1200	PROCEEDS FROM LAND SALE	.00	.00	.00	.00	.00
45-38-1300	GENERAL FUND TRANSFER	2,464,989.93	2,600,000.00	.00	.00	2,700,000.00
45-38-1400	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.00
45-38-2000	USE OF FUND BALANCE	.00	.00	.00	.00	.00
45-38-6100	INTEREST ALLOCATION	313,157.92	150,000.00	354,025.25	606,900.00	965,600.00
45-38-7800	GRANTS/DONATIONS	.00	.00	.00	.00	.00
Total CAPITAL PROJECTS REVENUE:		2,778,147.85	2,750,000.00	354,025.25	606,900.00	3,665,600.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
CAPITAL PROJECTS EXPENDITURES						
45-47-4810	TRANSFER TO OTHER FUNDS	.00	.00	.00	.00	.00
45-47-7000	CIVIC CENTER	2,860.00	25,000.00	.00	.00	118,000.00
Budget notes:						
	Civic Center Misc Repairs $30,000 replace broken windows on Civic Center $15,000 Court Office exterior doors $33,000 Civic Center furniture and $15,000 Council Room Chairs					
45-47-7100	POLICE STATION	8,154.00	55,000.00	19,207.96	32,928.00	80,000.00
Budget notes:						
	$80,000 Evidence Storage					
45-47-7200	FIRE STATION	17,731.97	85,000.00	68,226.12	.00	65,000.00
Budget notes:						
	$65,000 SCBA Fill Station					
45-47-7300	COMMUNITY CENTER	37,950.10	145,000.00	7,897.00	13,538.00	125,000.00
Budget notes:						
	Bleacher Replacement $125,000 (rollover)					
45-47-7350	SENIOR CENTER/SENIOR HOUSING	.00	.00	.00	.00	.00
45-47-7400	MISC. PROJECTS	.00	100,000.00	.00	.00	100,000.00
Budget notes:						
	Emergency Management					
45-47-7800	BUILDINGS/CONSTRUCTION	.00	.00	.00	.00	.00
45-47-7900	BUILDINGS/RENOVATION & REMODEL	.00	.00	.00	.00	.00
45-47-8000	STREET INFRASTRUCTURE & SYSTE	.00	.00	.00	.00	.00
45-47-8010	ROAD PROJECTS - CLASS C	.00	.00	.00	.00	.00
45-47-8100	PARKS AND TRAILS	.00	350,000.00	.00	.00	450,000.00
Budget notes:						
	PLAYGROUND EQUIPMENT @ LOWER RIVERDALE PARK (rollover and increase)					
45-47-8200	EQUIPMENT	.00	60,000.00	46,459.00	58,215.00	60,000.00
Budget notes:						
	WIFI Tower Park and Trails Camera Systems $50,000					
45-47-8300	LAND ACQUISITION	.00	.00	.00	.00	400,000.00
Budget notes:						
	Property purchased by Capital Projects (Riverdale City) in 550 W. RDA area:					
	Parcel #06-029-0002, 06-029-0003, 06-028-0004, 06-028-0006, December 2009 $214,266.32 Parcel #08-112-0014 - January 2020 $239,920.44					
45-47-8500	TRANSFER TO OTHER FUNDS	.00	.00	.00	.00	.00
45-47-9000	INCREASE IN RESERVES	.00	1,930,000.00	.00	.00	2,267,600.00
Budget notes:						
	Offset to tentative transfer from GF					
	Total CAPITAL PROJECTS EXPENDITURES:	66,696.07	2,750,000.00	141,790.08	104,681.00	3,665,600.00
	CAPITAL PROJECTS FUND Revenue Total:	2,778,147.85	2,750,000.00	354,025.25	606,900.00	3,665,600.00
	CAPITAL PROJECTS FUND Expenditure Total:	66,696.07	2,750,000.00	141,790.08	104,681.00	3,665,600.00
	Net Total CAPITAL PROJECTS FUND:	2,711,451.78	.00	212,235.17	502,219.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
WATER FUND						
WATER - INTEREST REVENUE						
51-36-1000	INTEREST REVENUE	137,844.74	110,000.00	150,604.84	258,180.00	250,000.00
51-36-2000	CONTRIB FROM RETAINED EARNING	.00	.00	.00	.00	.00
Total WATER - INTEREST REVENUE:		137,844.74	110,000.00	150,604.84	258,180.00	250,000.00
WATER REVENUE						
51-37-1000	WATER SALES	1,577,011.63	1,352,000.00	1,313,815.72	1,790,781.00	1,540,000.00
Budget notes:						
	13.83% Weber Basin Rate Increase, Propose 13.83% Rate Increase					
51-37-2000	CONNECTION FEES - WATER	6,800.00	4,000.00	2,200.00	3,086.00	4,000.00
51-37-3000	MISCELLANEOUS - WATER	4,543.20	20,000.00	8,317.50	10,849.00	5,000.00
51-37-3100	WATER SHARE FEE IN LIEU (REV)	29,091.00	.00	67,215.00	115,226.00	20,000.00
51-37-3400	LATE FEES	18,990.00	16,000.00	16,710.00	21,574.00	16,000.00
51-37-3500	RECONNECT FEES	6,400.00	7,500.00	6,000.00	7,457.00	5,000.00
51-37-4000	GRANTS	.00	.00	.00	.00	.00
Total WATER REVENUE:		1,642,835.83	1,399,500.00	1,414,258.22	1,948,973.00	1,590,000.00
WATER - OTHER SOURCES						
51-39-1000	ALLOCATION FROM GARBAGE DEPT	.00	.00	.00	.00	.00
51-39-2000	ALLOCATION FROM SEWER DEPT.	.00	.00	.00	.00	.00
51-39-3000	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.00
51-39-3500	CONTRIBUTIONS FROM DEVELOPER	.00	.00	.00	.00	.00
51-39-4000	CONTRIBUTION FROM GENERAL FUN	.00	.00	.00	.00	.00
51-39-5000	PROCEEDS FROM LOAN	.00	.00	.00	.00	.00
Total WATER - OTHER SOURCES:		.00	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
WATER EXPENSES						
51-40-1100	SALARIES/WAGES - FULL TIME	198,278.64	212,268.00	176,537.20	212,268.00	236,108.00
Budget notes:						
	Utility Billing Clerk's wages allocated: 34% Water, 33% Sewer, 33% Storm Water					
51-40-1110	SICK LEAVE PAID	391.76	423.00	422.88	423.00	458.00
51-40-1150	OVERTIME WAGES	7,618.39	7,500.00	5,542.78	6,000.00	7,500.00
51-40-1200	SALARIES/WAGES - PART TIME	.00	.00	.00	.00	.00
51-40-1300	EMPLOYEE BENEFITS	70,873.30	90,940.00	67,277.84	87,643.00	95,806.00
51-40-1400	CLOTHING ALLOWANCE	1,728.00	1,620.00	1,440.00	1,728.00	2,100.00
51-40-1500	PERFORMANCE INCENTIVES	10,096.18	2,118.00	2,371.02	2,371.00	2,357.00
51-40-2100	SUBSCRIPTIONS AND MEMBERSHIPS	1,487.00	1,600.00	9,994.40	10,000.00	11,000.00
51-40-2200	BAD DEBT	.00	3,000.00	.00	.00	3,000.00
51-40-2300	TRAVEL AND TRAINING	1,187.02	3,000.00	1,541.28	566.00	3,000.00
51-40-2400	OFFICE SUPPLIES	335.46	3,000.00	593.35	443.00	3,000.00
51-40-2500	EQUIPMENT	1,261.35	4,400.00	1,333.47	2,286.00	4,400.00
51-40-2600	BUILDING AND GROUNDS	482.47	5,000.00	698.85	749.00	5,000.00
51-40-2700	UTILITIES	3,021.20	3,500.00	2,113.90	2,368.00	3,500.00
51-40-2800	WHOLESALE WATER (WBWCD, ROY)	316,395.73	600,000.00	425,155.72	426,000.00	650,000.00
51-40-2850	MOBILE PHONE	4,115.78	4,500.00	3,860.93	4,653.00	4,500.00
51-40-2900	FUEL	4,130.52	6,750.00	3,413.38	4,476.00	6,750.00
51-40-3000	POWER FOR PUMPING	71,529.70	95,000.00	74,624.89	93,650.00	95,000.00
51-40-3100	SPECIAL TESTING	17,273.47	5,000.00	4,809.00	6,458.00	5,000.00
Budget notes:						
	Includes $600 for large meter testing and $4,400 for other water tests					
51-40-3200	ENGINEERING	2,346.60	15,000.00	5,186.00	6,748.00	50,000.00
51-40-3300	PROFESSIONAL SERVICES	7,071.44	3,000.00	3,211.86	5,506.00	3,300.00
51-40-3500	WATER STOCK ASSESSMENTS	12,831.72	13,000.00	15,279.08	15,028.00	13,000.00
51-40-3600	BLUE STAKES	1,418.90	2,000.00	1,888.20	2,009.00	2,000.00
51-40-3700	OTHER PROF & TECHNICAL SERVICE	7,098.40	.00	.00	.00	.00
51-40-4100	INSURANCE	5,688.75	7,500.00	5,900.49	10,115.00	7,500.00
Budget notes:						
	Insurance on tanks					
51-40-4500	SPECIAL DEPARTMENT EXPENSES	47,954.87	53,000.00	36,250.72	34,377.00	45,000.00
Budget notes:						
	Includes: Well Inspection $1,000 Water Meters $20,000 State Fee $2,500 Well Rectifier $2,500 Hydrant $3,500 Tools $1,500 Misc tools $2,500					
51-40-4600	MISCELLANEOUS	5,914.08	5,150.00	7,292.01	4,861.00	5,150.00
Budget notes:						
	Personal Protective Equipment $850					
51-40-4700	EMERGENCY MANAGEMENT	.00	500.00	.00	.00	500.00
Budget notes:						
	Emergency Preparedness $500					
51-40-4750	COVID-19 EXPENDITURES	.00	.00	.00	.00	.00
51-40-4800	POSTAGE	13,828.45	13,000.00	11,795.71	14,137.00	15,000.00
51-40-5300	DEPRECIATION EXPENSE	274,092.34	275,000.00	229,170.00	275,004.00	275,000.00
51-40-5600	INFO TECHNOLOGY PAYMENTS	6,396.00	6,392.00	5,330.00	6,396.00	5,276.00
51-40-5700	MOTOR POOL PAYMENTS	.00	.00	.00	.00	.00
51-40-6100	EQUIPMENT RENTAL & LEASE	.00	2,500.00	.00	.00	2,500.00
51-40-6200	CAPITAL PROJECTS	.00	1,455,000.00	36,190.98	500,000.00	1,310,000.00
Budget notes:						
	SCADA Upgrade $50,000					

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
	Waterline Replacement $500,000 Truck Buy Back Program $60,000 Waterline Projects (ARPA) Water Conservation Projects $50,000 Train Track Project Rollover $350,000					
51-40-6300	WATER STOCK PURCHASE	.00	50,000.00	.00	.00	50,000.00
	Budget notes: Additional Water Stock/Shares Purchase $50,000					
51-40-6350	FEE IN LIEU WATER PURCHASE WBW	.00	.00	29,086.67	49,863.00	.00
	Total WATER EXPENSES:	1,094,847.52	2,950,661.00	1,168,312.61	1,786,126.00	2,922,705.00
	WATER FUND Revenue Total:	1,780,680.57	1,509,500.00	1,564,863.06	2,207,153.00	1,840,000.00
	WATER FUND Expenditure Total:	1,094,847.52	2,950,661.00	1,168,312.61	1,786,126.00	2,922,705.00
	Net Total WATER FUND:	685,833.05	1,441,161.00-	396,550.45	421,027.00	1,082,705.00-

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
SEWER FUND						
SEWER REVENUE						
52-38-1000	SEWER SERVICE CHARGES	1,360,980.67	1,175,000.00	1,164,754.62	1,399,708.00	1,198,500.00
Budget notes:						
	Proposed 1.4% Rate Increase					
52-38-2000	SEWER IMPACT FEES	.00	.00	.00	.00	.00
52-38-2050	SEWER IMPACT FEE INTEREST	.00	.00	.00	.00	.00
52-38-3000	MISCELLANEOUS SEWER	.00	.00	.00	.00	.00
52-38-3500	CONTRIBUTIONS FROM DEVELOPER	.00	.00	.00	.00	.00
52-38-6100	INTEREST REVENUE	104,131.43	74,600.00	98,569.44	168,976.00	150,000.00
52-38-8900	PROCEEDS FROM LOAN	.00	.00	.00	.00	.00
52-38-9000	SEWER CONNECTION FEE	5,055.00	10,000.00	750.00	1,286.00	10,000.00
Total SEWER REVENUE:		1,470,167.10	1,259,600.00	1,264,074.06	1,569,970.00	1,358,500.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
SEWER EXPENSES						
52-50-1100	SALARIES/WAGES - FULL TIME	133,226.68	142,017.00	117,764.64	142,017.00	155,535.00
Budget notes:						
	Includes 15% Public Works Director Salary 20% Assistant Public Works Director Salary					
52-50-1110	SICK LEAVE PAID	2,227.28	2,358.00	2,358.32	2,359.00	2,571.00
52-50-1150	OVERTIME WAGES	5,505.26	5,000.00	2,179.38	3,199.00	5,000.00
52-50-1300	EMPLOYEE BENEFITS	61,046.67	62,661.00	50,653.69	62,661.00	62,368.00
52-50-1400	CLOTHING ALLOWANCE	648.00	540.00	540.00	648.00	540.00
52-50-1500	PERFORMANCE INCENTIVES	6,793.82	1,411.00	1,631.64	1,632.00	1,546.00
52-50-2000	CENTRAL WEBER SEWER DISTRICT	701,208.00	725,000.00	535,192.00	616,982.00	725,000.00
Budget notes:						
	CWSD increase in rates					
52-50-2100	EPA PRE-TREATMENT	8,672.00	11,000.00	.00	.00	16,000.00
52-50-2300	TRAVEL AND TRAINING	200.00	1,000.00	150.00	171.00	1,000.00
52-50-2500	EQUIPMENT	784.76	3,000.00	9.18	16.00	4,000.00
52-50-2600	BUILDINGS & GROUNDS	3,340.75	4,000.00	732.67	698.00	4,000.00
52-50-2700	UTILITIES	.00	.00	.00	.00	.00
52-50-2800	TELEPHONE	.00	.00	.00	.00	.00
52-50-2850	MOBILE PHONE	622.44	750.00	518.70	622.00	750.00
52-50-2900	FUEL	3,913.90	6,000.00	2,796.45	3,154.00	6,000.00
52-50-3000	POWER FOR PUMPING	.00	.00	.00	.00	.00
52-50-3200	ENGINEERING	3,368.40	20,000.00	1,299.50	625.00	50,000.00
52-50-3300	PROFESSIONAL SERVICES	41,215.38	120,000.00	25,289.63	43,354.00	120,000.00
Budget notes:						
	Includes camera work on three year rotation					
52-50-3700	INSPECTION SERVICES	.00	.00	.00	.00	.00
52-50-4100	INSURANCE	519.12	4,000.00	525.11	900.00	4,000.00
52-50-4500	SPECIAL DEPARTMENT EXPENSES	2,205.76	6,000.00	302.97	438.00	6,000.00
52-50-4600	MISCELLANEOUS	217.84	1,500.00	378.20	629.00	1,500.00
Budget notes:						
	Personal Protective Equipment $250					
52-50-4700	EMERGENCY MANAGEMENT	.00	500.00	.00	.00	500.00
Budget notes:						
	Emergency preparedness $500					
52-50-5300	DEPRECIATION EXPENSE	142,771.00	155,000.00	129,170.00	155,004.00	155,000.00
52-50-5500	INSURANCE DEDUCTIBLE	.00	4,000.00	.00	.00	4,000.00
52-50-5600	INFO TECHNOLOGY PAYMENTS	5,304.00	5,300.00	4,420.00	5,304.00	5,300.00
52-50-5700	MOTOR POOL PAYMENTS	20,868.00	20,868.00	17,390.00	20,868.00	20,868.00
52-50-5800	TRANSFER TO WATER FUND	.00	.00	.00	.00	.00
52-50-6100	EQUIPMENT RENTAL	.00	.00	.00	.00	.00
52-50-6200	CAPITAL PROJECTS	.00	500,000.00	6,149.95	9,465.00	800,000.00
Budget notes:						
	Sewer Line Replacement $500,000, includes parital rollover from current year					
52-50-7400	SEWER BOND PAYMENTS	.00	.00	.00	.00	.00
52-50-7900	SEWER IMPACT EXPENSE	.00	.00	.00	.00	.00
	Total SEWER EXPENSES:	1,144,659.06	1,801,905.00	899,452.03	1,070,746.00	2,151,478.00
	SEWER FUND Revenue Total:	1,470,167.10	1,259,600.00	1,264,074.06	1,569,970.00	1,358,500.00
	SEWER FUND Expenditure Total:	1,144,659.06	1,801,905.00	899,452.03	1,070,746.00	2,151,478.00
	Net Total SEWER FUND:	325,508.04	542,305.00-	364,622.03	499,224.00	792,978.00-

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
STORM WATER FUND						
STORM WATER REVENUE						
53-39-1000	STORM WATER FEES	232,145.21	230,000.00	264,186.50	317,118.00	237,000.00
Budget notes:						
	Proposed increase of 6.1% per ERU					
53-39-3000	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.00
53-39-3100	MISCELLANEOUS REVENUE	.00	.00	.00	.00	.00
53-39-3500	CONTRIBUTIONS FROM DEVELOPER	.00	.00	.00	.00	.00
53-39-6100	INTEREST REVENUE	46,688.67	35,000.00	41,160.87	70,561.00	60,000.00
Total STORM WATER REVENUE:		278,833.88	265,000.00	305,347.37	387,679.00	297,000.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
STORM WATER EXPENSES						
53-60-1100	SALARIES/WAGES - FULL TIME	105,327.23	112,091.00	93,296.53	112,091.00	124,582.00
Budget notes:						
	Includes 45% Public Works Director Salary 20% Assistant Public Works Director Salary					
53-60-1110	SICK LEAVE PAID	1,689.92	1,792.00	1,791.60	1,792.00	1,986.00
53-60-1150	OVERTIME WAGES	683.12	1,000.00	348.86	489.00	1,000.00
53-60-1300	EMPLOYEE BENEFITS	57,681.71	40,106.00	31,782.46	40,106.00	39,889.00
53-60-1400	CLOTHING ALLOWANCE	108.00	140.00	90.00	108.00	140.00
53-60-1500	PERFORMANCE INCENTIVES	5,355.76	1,117.00	1,357.39	1,358.00	1,241.00
53-60-2500	EQUIPMENT	1,998.88	2,000.00	192.82	331.00	3,500.00
53-60-2800	TELEPHONE	.00	.00	.00	.00	.00
53-60-2850	MOBILE PHONE	154.44	250.00	128.70	154.00	250.00
53-60-2900	FUEL	762.87	2,000.00	393.05	186.00	2,000.00
53-60-3200	ENGINEERING	229.50	15,000.00	.00	.00	15,000.00
53-60-3300	PROFESSIONAL SERVICES	29,589.00	50,000.00	23,982.75	30,309.00	90,000.00
Budget notes:						
	Street Sweeping $25,000					
53-60-3700	INSPECTION SERVICES	.00	.00	.00	.00	.00
53-60-4100	INSURANCE	251.71	2,500.00	268.47	460.00	2,500.00
53-60-4500	SPECIAL DEPARTMENT EXPENSES	6,748.79	15,000.00	10,254.28	15,000.00	15,000.00
Budget notes:						
	Coalition Costs $2,500 Manhole Collars $5,000					
53-60-4600	MISCELLANEOUS	.00	2,000.00	373.99	641.00	2,000.00
53-60-4700	EMERGENCY MANAGEMENT	22,111.17	500.00	.00	.00	500.00
Budget notes:						
	Emergency preparedness $500					
53-60-5300	DEPRECIATION EXPENSE	85,396.00	80,000.00	66,670.00	80,004.00	90,000.00
53-60-5600	INFO TECHNOLOGY PAYMENTS	5,004.00	5,000.00	4,170.00	5,004.00	5,000.00
53-60-5700	MOTOR POOL PAYMENTS	5,820.00	.00	.00	.00	.00
53-60-6100	EQUIPMENT RENTAL & LEASE	.00	5,000.00	.00	.00	5,000.00
53-60-6200	CAPITAL OUTLAY	1,488.64	320,000.00	29,928.62	75,000.00	538,000.00
Budget notes:						
	Storm Water Improvements $250,000 Manhole collars $15,000 Truck Buyback Program $55,000 Backup Pump $18,000					
	Total STORM WATER EXPENSES:	330,400.74	655,496.00	265,029.52	363,033.00	937,588.00
	STORM WATER FUND Revenue Total:	278,833.88	265,000.00	305,347.37	387,679.00	297,000.00
	STORM WATER FUND Expenditure Total:	330,400.74	655,496.00	265,029.52	363,033.00	937,588.00
	Net Total STORM WATER FUND:	51,566.86-	390,496.00-	40,317.85	24,646.00	640,588.00-

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
GARBAGE FUND						
GARBAGE REVENUE						
55-39-1000	GARBAGE COLLECTION	456,470.63	429,000.00	431,698.77	518,070.00	442,000.00
Budget notes:						
	Proposed Rate Increase: Hauler increasing 3.0%, Proposed Rate Increase 3.0%					
55-39-2000	CAN (GARB/REC) PURCHASE	.00	.00	933.73	1,601.00	.00
55-39-3000	MISCELLANEOUS - GARBAGE REVEN	.00	.00	.00	.00	.00
55-39-4000	CONTRIB. FROM GENERAL FUND	.00	.00	.00	.00	.00
55-39-6100	INTEREST REVENUE	11,647.87	9,000.00	9,980.14	17,109.00	15,000.00
Total GARBAGE REVENUE:		468,118.50	438,000.00	442,612.64	536,780.00	457,000.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
GARBAGE EXPENSES						
55-60-1100	SALARIES/WAGES - FULL TIME	35,387.06	38,229.00	31,558.23	38,229.00	41,916.00
Budget notes:						
	10% of Public Works Director's Wages 20% Assistant Public Works Director Salary					
55-60-1110	SICK LEAVE PAID	680.24	727.00	727.04	727.00	797.00
55-60-1150	OVERTIME WAGES	683.12	700.00	348.86	489.00	700.00
55-60-1300	EMPLOYEE BENEFITS	20,516.00	13,672.00	10,844.12	13,672.00	13,076.00
55-60-1400	CLOTHING ALLOWANCE	108.00	150.00	90.00	108.00	150.00
55-60-1500	PERFORMANCE INCENTIVES	1,800.86	378.00	459.37	460.00	415.00
55-60-2500	EQUIPMENT	205.21	1,000.00	.00	.00	1,000.00
55-60-2900	FUEL	909.58	2,500.00	633.55	970.00	2,500.00
55-60-3200	GARBAGE HAULER	423,390.71	445,000.00	329,382.43	381,596.00	460,000.00
55-60-3300	WEBER COUNTY LANDFILL	.00	.00	.00	.00	.00
55-60-4100	INSURANCE	.00	1,000.00	.00	.00	1,000.00
55-60-4500	SPECIAL DEPARTMENT EXPENSES	230.20	40,000.00	1,387.50	2,379.00	40,000.00
55-60-4600	MISCELLANEOUS	.00	5,000.00	.00	.00	5,000.00
55-60-4700	EMERGENCY MANAGEMENT	.00	1,500.00	.00	.00	1,500.00
55-60-5600	INFO TECHNOLOGY PAYMENTS	5,004.00	5,000.00	4,170.00	5,004.00	5,000.00
55-60-5700	MOTOR POOL PAYMENTS	.00	.00	.00	.00	.00
	Total GARBAGE EXPENSES:	488,914.98	554,856.00	379,601.10	443,634.00	573,054.00
	GARBAGE FUND Revenue Total:	468,118.50	438,000.00	442,612.64	536,780.00	457,000.00
	GARBAGE FUND Expenditure Total:	488,914.98	554,856.00	379,601.10	443,634.00	573,054.00
	Net Total GARBAGE FUND:	20,796.48-	116,856.00-	63,011.54	93,146.00	116,054.00-

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
MOTOR POOL FUND						
MOTOR POOL REVENUE						
61-37-1000	WATER	.00	.00	.00	.00	.00
61-37-1300	GENERAL FUND	.00	.00	.00	.00	.00
61-37-1400	LEASE REVENUE	541,428.00	445,956.00	371,630.00	445,956.00	497,928.00
61-37-1500	NONLEASE REVENUE	.00	.00	.00	.00	.00
61-37-3000	SEWER	.00	.00	.00	.00	.00
61-37-4000	FIRE DEPARTMENT	.00	.00	.00	.00	.00
61-37-5000	POLICE DEPARTMENT	.00	.00	.00	.00	.00
61-37-6000	STREETS	.00	.00	.00	.00	.00
61-37-6100	ALLOCATION OF INTEREST	96,982.55	70,000.00	85,900.40	147,258.00	125,000.00
61-37-7000	PARKS	.00	.00	.00	.00	.00
61-37-8000	INTERNAL SERVICE	.00	.00	.00	.00	.00
61-37-8100	SALE OF ASSETS	121,556.50	50,000.00	151,447.21	259,624.00	150,000.00
61-37-9000	SUNDRY REVENUES	.00	.00	1,672.89	2,868.00	.00
Total MOTOR POOL REVENUE:		759,967.05	565,956.00	610,650.50	855,706.00	772,928.00
MOTOR POOL - OTHER SOURCES						
61-38-3000	TRANSFERS TO(FROM) OTHER FUND	.00	.00	.00	.00	.00
Total MOTOR POOL - OTHER SOURCES:		.00	.00	.00	.00	.00

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
MOTOR POOL EXPENSES						
61-40-1100	SALARIES & WAGES - FULL TIME	.00	.00	.00	.00	.00
61-40-1150	OVERTIME WAGES	.00	.00	.00	.00	.00
61-40-1500	PERFORMANCE INCENTIVES	.00	.00	.00	.00	.00
61-40-2100	SUBSCRIPTIONS AND MEMBERSHIPS	.00	.00	.00	.00	.00
61-40-2300	TRAVEL AND TRAINING	.00	.00	.00	.00	.00
61-40-2400	OFFICE SUPPLIES	.00	.00	.00	.00	.00
61-40-2500	EQUIPMENT MAINTENANCE	8,634.35	9,000.00	7,956.86	10,386.00	11,000.00
61-40-2700	UTILITIES	8,852.11	7,000.00	6,665.81	7,531.00	8,500.00
61-40-2800	TELEPHONE	.00	.00	.00	.00	.00
61-40-2900	FUEL	.00	.00	.00	.00	.00
61-40-4100	INSURANCE	.00	.00	.00	.00	.00
61-40-4500	SPECIAL DEPARTMENT EXPENSES	971.98	7,000.00	.00	.00	7,000.00
61-40-4600	MISCELLANEOUS	.00	250.00	.00	.00	250.00
61-40-5300	DEPRECIATION EXPENSE	267,797.00	325,000.00	270,830.00	324,996.00	325,000.00
61-40-6100	LEASE EXPENSE	.00	.00	.00	.00	.00
61-40-6200	CAPITAL EQUIPMENT PURCHASE	100,163.49	1,050,000.00	648,694.73	800,000.00	614,000.00
	Budget notes:					
	Parks: Jacobsen Mower $120,000; Case Tractor $30,000; Grasshopper 722D2 $30,000; ATV $14,000; Streets: Freightliner Dump $250,000 (rollover 2022); Water: Backhoe $140,000;					
61-40-9000	TRANSFER TO OTHER FUNDS	.00	.00	.00	.00	.00
	Total MOTOR POOL EXPENSES:	386,418.93	1,398,250.00	934,147.40	1,142,913.00	965,750.00
	MOTOR POOL FUND Revenue Total:	759,967.05	565,956.00	610,650.50	855,706.00	772,928.00
	MOTOR POOL FUND Expenditure Total:	386,418.93	1,398,250.00	934,147.40	1,142,913.00	965,750.00
	Net Total MOTOR POOL FUND:	373,548.12	832,294.00-	323,496.90-	287,207.00-	192,822.00-

Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
INFORMATION TECH. FUND						
IT REVENUE						
64-37-1300	GENERAL FUND	.00	.00	.00	.00	.00
64-37-1400	LEASE/SUPPORT REVENUE	163,122.00	192,888.00	160,760.00	192,912.00	206,978.00
64-37-1500	NONLEASE REVENUE	.00	.00	.00	.00	.00
64-37-4000	SALES OF ASSETS	.00	500.00	.00	.00	500.00
64-37-4100	ALLOCATION OF INTEREST	5,859.58	3,000.00	2,867.30	4,915.00	4,000.00
64-37-5000	PAYMENTS FROM WATER DEPT	.00	.00	.00	.00	.00
64-37-6000	PAYMENTS FROM SEWER DEPT	.00	.00	.00	.00	.00
64-37-7000	PAYMENTS FROM STORM WATER	.00	.00	.00	.00	.00
64-37-8000	PAYMENTS FROM GARBAGE DEPT	.00	.00	.00	.00	.00
64-37-9000	SUNDRY REVENUE	.00	.00	.00	.00	.00
Total IT REVENUE:		168,981.58	196,388.00	163,627.30	197,827.00	211,478.00
IT - OTHER SOURCES						
64-38-2000	CONTRIB FROM RETAINED EARNING	.00	305,112.00	.00	.00	85,022.00
64-38-3000	PAYMENTS FROM POLICE DEPT	.00	.00	.00	.00	.00
64-38-3100	TRANSFERS TO(FROM) OTHER FUND	.00	.00	.00	.00	.00
Total IT - OTHER SOURCES:		.00	305,112.00	.00	.00	85,022.00

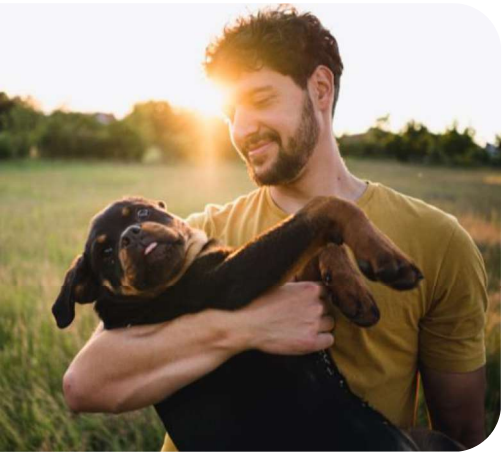
Account Number	Account Title	2022-23 Prior year Actual	2023-24 Current year Budget	2023-24 Current year Actual	2023-24 Current year Projected actual	2024-25 Future year Budget
IT EXPENSES						
64-40-2500	SUPPORT/MAINTENANCE	65,752.12	90,000.00	78,101.26	90,000.00	90,000.00
Budget notes:						
	Includes Caselle Support - $25,000/yr					
	Includes Web site hosting - $600/yr					
	Includes ETS Server Support					
64-40-2800	TELEPHONE	3,669.87	9,000.00	2,752.51	3,132.00	9,000.00
64-40-2900	DATA LINES (T-1, ETC)	.00	.00	.00	.00	.00
64-40-3000	INTERNET AND DATA	11,400.00	12,500.00	9,500.00	11,400.00	12,500.00
64-40-3300	PROFESSIONAL SERVICES	.00	5,000.00	.00	.00	5,000.00
64-40-4500	SPECIAL DEPARTMENT EXPENSES	7.98	25,000.00	79.96	137.00	25,000.00
64-40-4600	MISCELLANEOUS	.00	.00	139.96	.00	.00
64-40-4700	OFFICE 365	17,912.00	25,000.00	12,806.50	14,098.00	25,000.00
64-40-4750	COVID19 EXPENDITURES	.00	.00	.00	.00	.00
64-40-4800	POSTAGE	.00	.00	.00	.00	.00
64-40-5300	DEPRECIATION EXPENSE	35,453.00	80,000.00	66,670.00	80,004.00	80,000.00
64-40-5500	INTEREST EXPENSE	.00	.00	.00	.00	.00
64-40-7400	EQUIPMENT	92,795.82	255,000.00	165,456.69	175,000.00	50,000.00
Total IT EXPENSES:		226,990.79	501,500.00	335,506.88	373,771.00	296,500.00
INFORMATION TECH. FUND Revenue Total:		168,981.58	501,500.00	163,627.30	197,827.00	296,500.00
INFORMATION TECH. FUND Expenditure Total:		226,990.79	501,500.00	335,506.88	373,771.00	296,500.00
Net Total INFORMATION TECH. FUND:		58,009.21-	.00	171,879.58-	175,944.00-	.00

Riverdale City

A GUIDE TO YOUR

Employee Benefits

July 1, 2024 to June 30, 2025











Benefits at Riverdale City

2024-2025 Contacts

Medical
PEHP
(801) 366-7555
(800) 765-7347
pehp.org

Pharmacy
Express Scripts - Mail Order
(800) 903-4725
expressscripts.com
Accredo - Specialty
(800) 501-7260
accredo.com

Flexible Spending Account
PEHP
(801) 366-7555
(800) 765-7347
pehp.org

Health Savings Account
HealthEquity
(866) 346-5800
healthequity.com/hsalearn

Accident | Critical Illness | Hospital Indemnity
Reliance
(800) 351-7500
https://rslclaims.com/rslclaims/employee

For escalated claims and questions related to Voluntary Benefits:
GBS Voluntary Department
(801) 819-7744
vbcustomerservice@gbsbenefits.com

Employee Assistance Program (EAP)
Blomquist Hale
(800) 926-9619
blomquisthale.com

Dental
PEHP
(800) 765-7347
Pehp.org

Vision
EyeMed
(866) 939-3633
eyemed.com

Telemedicine (e-Care)
PEHP
Intermountain Connect Care
https://intermountainhealthcare.org/accessing
(801) 442-2610
-care/telehealth/connect-care/urgent-care U of U Virtual Visits
(801) 213-8669
https://healthcare.utah.edu/virtual-care/urgent-care/

Life & AD&D
The Hartford
(800) 523-2233
thehartford.com
PEHP
(801) 366-7555
(800) 765-7347
pehp.org

Disability
The Hartford
(800) 523-2233
thehartford.com

Retirement
Mission Square
(800) 669-7400
missionsq.org/
URS
(801) 366-7720
urs.com

Human Resources
Stacey Comeau, HR Manager/Treasurer
(801) 394-5541
scomeau@riverdalecity.com

Open Enrollment & Claims Support
Florence Gregory, GBS Account Manager
(801) 819-7724
Florence.Gregory@gbsbenefits.com

The benefits in this guide are effective July 1, 2024- June 30, 2025. This guide is an overview and does not provide a complete description of all benefit provisions. For more detailed information, please refer to your plan benefit booklets or summary plan descriptions (SPDs). The plan benefit booklets determine how all benefits are paid.

This guide is designed to highlight your benefit options so that you can make the best possible decisions for you and your family. Use this guide as your go-to-resource when you're enrolling for benefits and throughout the plan year. The choices you make will remain in effect during the plan year, unless you have a qualifying major life event.

We are committed to providing our employees with quality benefits programs that are comprehensive, flexible and affordable. Giving our employees the best in benefit plans is one way we can show you that as an employee, YOU are our most important asset.

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Benefits Overview

Making wise decisions about your benefits requires planning. By selecting benefits that provide the best care and coverage, you can optimize their value and minimize the impact to your budget. The best thing you can do is "shop" for benefits carefully, using the same type of decision-making process you use for other major purchases.

1. **Take advantage of the tools available to you.** That includes this guide, access to plan information, provider directories, and enrollment materials.
2. **Be a smart shopper.** If you were buying a car or purchasing a home, you would do a lot of research beforehand. You should do the same for benefits because the wrong decision could be costly.
3. **Don't miss the deadline and keep record of your enrollment!** Pay attention to the enrollment deadline and be sure to provide Human Resources with your benefit elections in a timely manner. It is important to review your paycheck to ensure the accuracy of payroll deductions. Notify HR immediately if there are any discrepancies.

Who Is Eligible?

If you are hired as a full-time employee working 30 or more hours per week, coverage will begin the first of the month following your first day of qualified employment. You may also enroll your eligible dependents in the same plans you choose for yourself.

Eligible dependents include your legal spouse/domestic partner and your natural, adopted or step-child(ren). The dependent age limit for children on your medical plan is age 26 but may vary for other benefits offered.

When Do I Enroll?

You can enroll for coverage within 30 days of your date of hire, or during the annual open enrollment period. Outside of your open enrollment period, the only time you can change your coverage is within 30 days after you experience a qualifying event.

Benefits Overview

Making Changes During The Year

The IRS provides strict regulations about the changes to pre-tax elections during the plan year. Once you enroll in benefits, you will not be able to make any changes to your elections until the next annual open enrollment period, unless you experience a qualified life event.

Qualified life events include, but are not limited to:

- Change in your legal marital status
- Change in number of dependents
- A dependent no longer meets the eligibility requirements
- You and/or your dependent becomes eligible or loses eligibility for Medicare, Medicaid or the Children's Health Insurance Program (CHIP)
- Employee or dependents change in employment status resulting in loss or gain of eligibility for employer sponsored benefits
- A court or administrative order

It is your responsibility to notify Human Resources within 30 days after a qualified life event. Any benefit changes must be directly related to the qualified life event.

Additional Information:

Through PEHP, the city provides the option for one of three medical plans. The city and employee will share in premium cost with an 80/20 split. As an incentive to help contain cost, the city will offer insurance savings of $150 per eligible employee/dependent (up to a maximum of 3 people) who you opt not to cover on health insurance.

When Coverage Ends

For most benefits, coverage will end on the last day of the month in which:

- Your regular work schedule is reduced to fewer than 30 hours per week
- Your employment with Riverdale City ends

Your dependent(s) coverage ends:

- When your coverage ends, or
- The last day of the month in which the dependent is no longer eligible

Health Care Reform and You

For the most up-to-date information regarding the ACA, please visit www.healthcare.gov.

In addition to the plan information in this Benefits Guide, you can also review a Summary of Benefits and Coverage for each medical plan. This requirement of the ACA standardizes health plan information so that you can better understand and compare plan features. We will automatically provide you a copy of the SBC and Uniform Glossary annually during open enrollment. Please contact HR should you need an additional copy.

Medical Networks

Summit

Steward, MountainStar, and University of Utah Health Care providers and facilities. You can also see Advantage providers on the Summit network, but your benefits will pay less.

Participating Hospitals

Beaver County
Beaver Valley Hospital
Milford Valley Memorial Hospital

Box Elder County
Bear River Valley Hospital
Brigham City Community Hospital

Cache County
Cache Valley Hospital

Carbon County
Castleview Hospital

Davis County
Davis Hospital
Lakeview Hospital

Duchesne County
Uintah Basin Medical Center

Garfield County
Garfield Memorial Hospital

Grand County
Moab Regional Hospital

Iron County
Cedar City Hospital

Juab County
Central Valley Medical Center

Kane County
Kane County Hospital

Millard County
Delta Community Hospital
Fillmore Community Hospital

Salt Lake County
Huntsman Cancer Hospital
Jordan Valley Hospital
Jordan Valley Hospital - West

Salt Lake County (cont)
Lone Peak Hospital
Primary Children's Medical Center
Riverton Children's Unit
St. Marks Hospital
Salt Lake Regional Medical Center
University of Utah Hospital
University Orthopaedic Center

San Juan County
Blue Mountain Hospital
San Juan Hospital

Sanpete County
Gunnison Valley Hospital
Sanpete Valley Hospital

Sevier County
Sevier Valley Hospital

Summit County
Park City Medical Center

Tooele County
Mountain West Medical Center

Uintah County
Ashley Valley Medical Center

Utah County
Mountain View Hospital
Timpanogos Regional Hospital
Mountain Point Medical Center

Wasatch County
Heber Valley Medical Center

Washington County
St. George Regional Medical Center

Weber County
Ogden Regional Medical Center

Advantage

Intermountain Healthcare (IHC) providers and facilities. You can also see Summit providers on the Advantage network, but your benefits will pay less.

Participating Hospitals

Beaver County
Beaver Valley Hospital
Milford Valley Memorial Hospital

Box Elder County
Bear River Valley Hospital

Cache County
Logan Regional Hospital

Carbon County
Castleview Hospital

Davis County
Davis Hospital
Intermountain Layton Hospital

Duchesne County
Uintah Basin Medical Center

Garfield County
Garfield Memorial Hospital

Grand County
Moab Regional Hospital

Iron County
Cedar City Hospital

Juab County
Central Valley Medical Center

Kane County
Kane County Hospital

Millard County
Delta Community Hospital
Fillmore Community Hospital

Salt Lake County
Alta View Hospital
Intermountain Medical Center

Salt Lake County (cont)
Tele Orthopedic Specialty Hospital (TOSH)
LDS Hospital
Primary Children's Medical Center
Riverton Hospital

San Juan County
Blue Mountain Hospital
San Juan Hospital

Sanpete County
Gunnison Valley Hospital
Sanpete Valley Hospital

Sevier County
Sevier Valley Hospital

Summit County
Park City Medical Center

Tooele County
Mountain West Medical Center

Uintah County
Ashley Valley Medical Center

Utah County
American Fork Hospital
Orem Community Hospital
Spanish Fork Hospital
Utah Valley Hospital

Wasatch County
Heber Valley Medical Center

Washington County
St. George Regional Medical Center

Weber County
McKay-Dee Hospital

No-Pay Providers

PEHP doesn't pay for any services from certain providers, even if you have an out-of-network benefit. See List of No-Pay Providers at pehp.org

Prescription Savings

Strategies to Save

The average American spends about $1,200 each year on prescription drugs. And with drug prices on the rise, 1 in 4 Americans are paying more today than they were a year ago. Consider the following ways to help lower your bills for pills:

- Go generic or ask your doctor or pharmacist if there's a similar drug with a generic version.
- Compare prices by using an app, like GoodRx, to find the least expensive option. Call stores and pharmacies as well.
- Order a 90-day supply and look into a mail-order program.
- Sign up for a drugstore or chain store reward program to receive coupons and accumulate points.
- Use a preferred pharmacy in your network.

If you have prescription drug questions, talk to your pharmacist for additional cost-cutting tips and guidance.

GoodRx

Stop paying too much for your prescriptions! With the GoodRx Comparison Tool, you can compare drug prices at over 70,000 pharmacies, and discover free coupons and savings tips.

Isn't health insurance all I need?

Your health insurance provides valuable prescription and other health benefits, but a smart consumer can save much more, especially for drugs that are not covered by health insurance (weight-loss medications, some antihistamines, etc.), drugs that have limited quantities, drugs that can be found for less than your copay, or drugs with a lower priced generic.

How can I find these savings?

The GoodRx Comparison Tool provides you with instant access to current prices on more than 6,000 drugs at virtually every pharmacy in America.

1. On the web: https://www.goodrx.com/ Instantly look up current drug prices at CVS, Walgreens, Walmart, Costco, and other local pharmacies.
2. On your phone: Available in the App Store or Google Play. Or, simply visit m.goodrx.com from your phone.

Please Note:

- Prescription drug pricing displayed on the GoodRx Comparison Tool may be more or less than your insurance drug card.
- Please be sure to compare all discount pricing options before you purchase.
- Check your insurance carrier's pharmacy benefit before purchasing a 90-day supply.

Side-By-Side Plan Comparison

Plan Details (In Network)	Traditional Option 2 $500/$1,000	Traditional Option 3 $750/$1,500	Star Traditional Option 2 $1,600/$3,000
Provider Network	Advantage/Summit	Advantage/Summit	Advantage
HSA Compatible	No	No	Yes
Deductible Calendar Year	$500 / Person $1,000 / Family	$750 / Person $1,500 / Family	$1,600/ Single Plan $3,200/ Family Plan
Out-of-Pocket Max Calendar Year	$4,000 / Person $8,000 / Family	$5,000 / Person $10,000 / Family	$3,000/ Single Plan $6,000/ Family Plan
Out-of-Network Coverage	Yes	Yes	Yes
Coinsurance	20%	20%	20%
Preventive Care	Covered 100%	Covered 100%	Covered 100%
Primary Care Visit	$20 Copay	$25 Copay	20% AD
Specialist Visit	$30 Copay	$35 Copay	20% AD
Urgent Care	$40 Copay	$45 Copay	20% AD
Inpatient & Outpatient Services	20% AD	20% AD	20% AD
Emergency Room	$150 Copay AD	$175 Copay AD	20% AD
Pharmacy- Retail Only (30 Days)			
Tier 1	$15 Copay		$15 Copay AD
Tier 2	$30 Copay		$30 Copay AD
Tier 3	$65 Copay		$65 Copay AD
Pharmacy- Maintenance Only (90 Days)			
Tier 1	$30 Copay		$30 Copay AD
Tier 2	$60 Copay		$60 Copay AD
Tier 3	$130 Copay		$130 Copay AD

* For Specialty Medications, please refer to Plan Summary for coverage

AD= After Deductible

Medical

PEHP - Summit OR Advantage -Traditional Option 2

Plan Year Benefits	In-Network You Pay	Out-of-Network You Pay
Deductible	$500 / Person $1,000 / Family	
Coinsurance	20%	40%
Out-of-Pocket Maximum	$4,000 / Person $8,000 / Family	
Preventive Care	100% Covered	40% AD
Office Visits		
Primary Care	$20 Copay	40% AD
Specialist	$30 Copay	40% AD
PEHP e-Care (Telemedicine)	$10 Copay	Not Applicable
Urgent Care	$40 Copay	40% AD
Emergency Room	$150 Copay AD per visit	
Hospital Services		
Minor Lab Testing and X-Ray	100% Covered up to $350	40% AD
Major Diagnostic and Imaging Services	20% AD	40% AD
Inpatient Hospital	20% AD	40% AD
30-day Pharmacy - Retail Only		
Tier 1	$15 Copay	Plan pays up to the discounted cost, minus the preferred co-pay, if applicable. You pay any balance.
Tier 2	$30 Copay	
Tier 3	$65 Copay	
90-day Pharmacy - Maintenance only		
Tier 1	$30 Copay	Not Covered
Tier 2	$60 Copay	
Tier 3	$130 Copay	

* For Specialty Medications, please refer to Plan Summary for coverage

AD= After Deductible

Download the Full Plan Summary

PEHP Provider Search

Medical

PEHP - Summit OR Advantage -Traditional Option 3

Plan Year Benefits	In-Network You Pay	Out-of-Network You Pay
Deductible	$750 / Person $1,500 / Family	
Coinsurance	20%	40%
Out-of-Pocket Maximum	$5,000 / Person $10,000 / Family	
Preventive Care	100% Covered	40% AD
Office Visits		
Primary Care	$25 Copay	40% AD
Specialist	$35 Copay	40% AD
PEHP e-Care (Telemedicine)	$10 Copay	Not Applicable
Urgent Care	$45 Copay	40% AD
Emergency Room	$175 Copay AD per visit	
Hospital Services		
Minor Lab Testing and X-Ray	100% Covered up to $350	40% AD
Major Diagnostic and Imaging Services	20% AD	40% AD
Inpatient Hospital	20% AD	40% AD
30-day Pharmacy - Retail Only		
Tier 1	$15 Copay	Plan pays up to the discounted cost, minus the preferred co-pay, if applicable. You pay any balance.
Tier 2	$30 Copay	
Tier 3	$65 Copay	
90-day Pharmacy - Maintenance only		
Tier 1	$30 Copay	Not Covered
Tier 2	$60 Copay	
Tier 3	$130 Copay	

* For Specialty Medications, please refer to Plan Summary for coverage

AD= After Deductible

Download the Full Plan Summary

PEHP Provider Search

Medical

PEHP - Summit OR Advantage Star- HSA Option 2

Plan Year Benefits	In-Network You Pay	Out-of-Network You Pay
Deductible	$1,600 / Single Plan $3,200 / Family Plan	
Coinsurance	20%	40%
Out-of-Pocket Maximum	$3,000 / Single Plan $6,000 / Family Plan	
Preventive Care	100% Covered	40% AD
Office Visits		
Primary Care	20% AD	40% AD
Specialist	20% AD	40% AD
PEHP e-Care (Telemedicine)	$10 Copay AD	Not Applicable
Urgent Care	20% AD	40% AD
Emergency Room	20% AD	
Hospital Services		
Emergency Room Specialist Visits	20% AD	40% AD
Diagnostic and Imaging Services	20% AD	40% AD
Inpatient Hospital	20% AD	40% AD
Outpatient Surgery	20% AD	40% AD
30-day Pharmacy - Retail		
Tier 1	$15 Copay AD	Plan pays up to the discounted cost, minus the preferred copay, if applicable. You pay any balance.
Tier 2	$30 Copay AD	
Tier 3	$65 Copay AD	
90-day Pharmacy - Maintenance only		
Tier 1	$30 Copay AD	
Tier 2	$60 Copay AD	Not Covered
Tier 3	$130 Copay AD	

* For Specialty Medications, please refer to Plan Summary for coverage

AD= After Deductible

Download the Full Plan Summary

PEHP Provider Search

Telemedicine

PEHP - e-Care

Need Immediate Care? Consult a Doctor Remotely!

A Fast, Easy Way to See a Doctor

Families have access to care for urgent, low-level needs such as:

» Eye infections

» Painful urination

» Joint pain or strains

» Minor skin problems

Intermountain Connect Care

Available 24/7/365 (even on holidays)

» Summit

» Advantage

University of Utah Health Virtual Visits

Available 9 a.m.-8:30 p.m., 7 days a week

» Summit

If You're on the Traditional Plan

Each on-demand doctor consultation costs only a $10 co-pay.

If You're on the STAR HSA Plan

Each on-demand doctor consultation costs only $59 before you meet your deductible ($49 for UofU virtual visits). After your deductible is met, you pay only a $10 co-pay.

For Intermountain Connect Care Visit website: https://go.intermountainconnectcare.org/ or Download the Intermountain Connect Care app from the Google Play Store or iTunes App Store.

Download on the App Store

GET IT ON Google Play

For UofU Health Virtual Visits, Call 801-213-8669 or go to healthcare.utah.edu/virtual-care/virtual-visits/

Additional PEHP Information:

PEHP

Download Medical Information

PEHP Value Providers

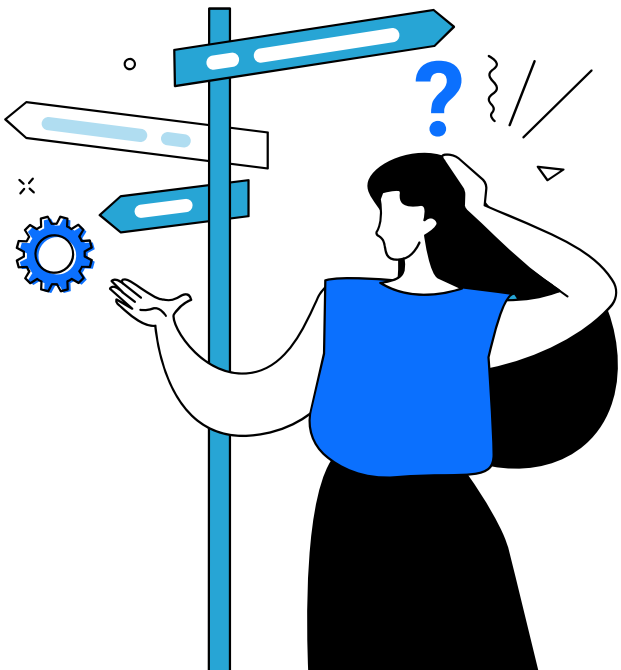
Covered Preventative Services

PEHP Wellness Information

PEHP Cost Tools

Autism Spectrum Disorder Benefit

PEHP Exclusive Benefits



Health Savings Account

HealthEquity

A Health Savings Account (HSA) paired with our qualified high deductible health plan helps you and your family plan, save and pay for qualified health care expenses. An HSA empowers you to build savings for health care expenses in a tax advantaged account.

Advantages of Health Savings Accounts

A Health Savings Account (HSA) is a tax advantaged savings account that you own and control. Here are some of the benefits:

- Funds roll over from year-to-year and never expire
- Portable when you move jobs or retire
- Triple tax advantage: you won't pay taxes on contributions, distributions, or earnings
- Able to invest your funds to grow your money tax-free
- Contribution elections can be changed mid-year without a life event

Who Is Eligible?

You must be enrolled in our qualified high deductible health plan and meet the following requirements:

- Have no other health insurance coverage except what's permitted by the IRS
- Not be enrolled in Medicare
- Not be claimed as a dependent on someone else's tax return

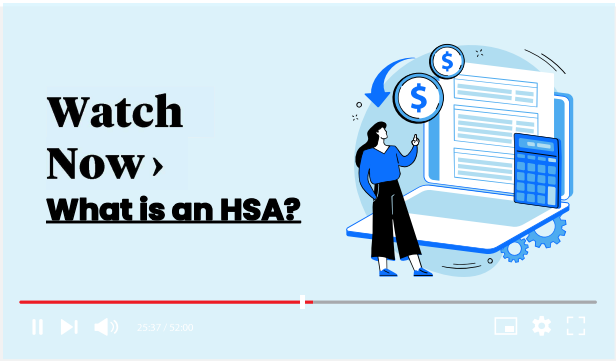
How Much Can I Contribute to an HSA?

Each year the IRS establishes the maximum contribution limit. The chart below represents the limits for 2024. These limits are for the total funds contributed, including company contributions, your contributions and any other contributions. Please keep in mind you can change your HSA allocation at any time during the plan year.

IRS HSA Limits

	2024
Single	$4,150
Family	$8,300

At age 55, an additional $1,000 contribution is allowed annually

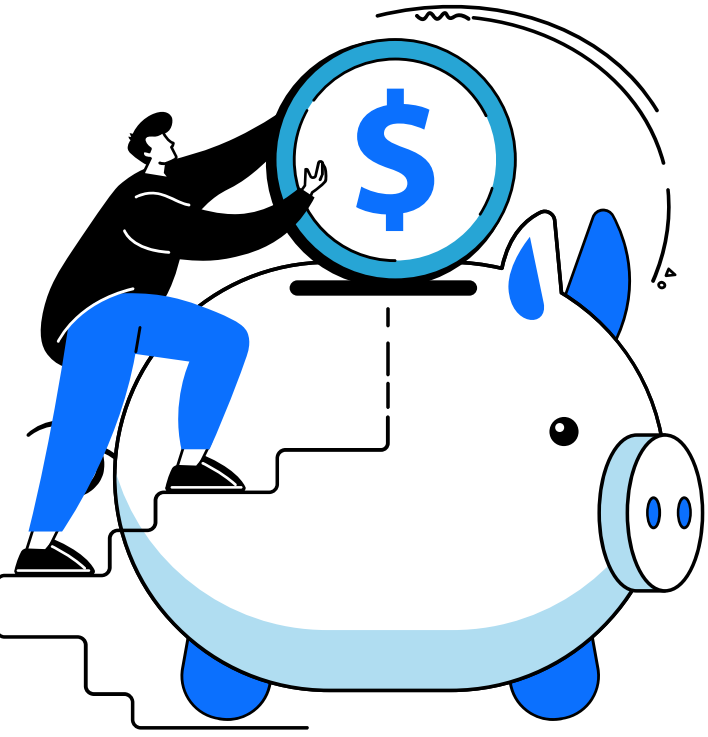


Health Savings Account

HealthEquity

What Is A Qualified Health Care Expense?

You can use money in your HSA to pay for any qualified health care expenses for you, your spouse and your tax dependents, even if they are not covered on your plan. Examples of qualified health care expenses include: your insurance plan deductibles, copayments, and coinsurance; doctor's office visits; prescriptions; dental treatments and x-rays; and eyeglasses and vision exams You can use money in your HSA to pay for any qualified health care expenses you, your legal spouse and your tax dependents incur, even if they are not covered on your plan. Qualified health care expenses are designated by the IRS (Publication 502). They include medical, dental, vision and prescription expenses not covered by the insurance carrier.



Important

Any funds you withdraw for non-qualified expenses will be taxed at your income tax rate plus a 20% tax penalty if you're under age 65. After age 65, you pay taxes but no penalty.

Documentation is Key

An HSA can be used for a wide range of health care services within the limits established by law. Be sure you understand what expenses are HSA qualified and be able to produce receipts for those items or services that you purchase with your HSA. You must keep records sufficient to show that:

- The distributions were exclusively to pay or reimburse qualified medical expenses,
- The qualified expenses had not been previously paid or reimbursed from another source, and
- The qualified expense had not been taken as an itemized deduction in any year. Do not send these records with your tax return. Keep them with your tax records.

Qualified Medical Expenses

Dental

PEHP - Traditional Plan

Plan Features	In-network You Pay	Out-of-network You Pay
Calendar Year Deductible (Does not apply to diagnostic and preventive Services)	$25 per person $75 maximum per family	
Annual Maximum	$1,500 per person	
Diagnostic (Periodic Oral Examinations and Xrays)	100% Covered	20% In-network rate
Preventive Services (Cleaning, Fluoride Solutions, and Sealants) **Permanent Molars only through age 17**	100% Covered	20% In-network rate
Restorative (Amalgam Restoration and Composite Restoration)	20% In-network rate AD	40% In-network rate AD
Endodontics (Pulpotomy and Root Canal)	20% In-network rate AD	40% In-network rate AD
Periodontics	20% In-network rate AD	40% In-network rate AD
Oral Surgery (Extractions)	20% In-network rate AD	40% In-network rate AD
Anesthesia (General Anesthesia)	20% In-network rate AD	40% In-network rate AD
Prosthodontic Benefits (Crowns, Bridges, and Dentures)	50% In-network rate AD	70% In-network rate AD
Implants (All eligible services)	50% In-network rate AD	70% In-network rate AD
Orthodontic Lifetime Maximum	$1,500 per person	
Eligible Appliances and Procedures	50% of eligible fees to plan maximum AD	

* AD= After Deductible

Download the Full Plan Summary

PEHP Provider Search

Dental

PEHP - Premium Plan

Plan Features	In-network You Pay	Out-of-network You Pay
Calendar Year Deductible (Does not apply to diagnostic and preventive Services)	None	
Annual Maximum	$2,000 per person	
Diagnostic (Periodic Oral Examinations and Xrays	100% Covered	20% In-network rate
Preventive Services (Cleaning, Fluoride Solutions, and Sealants) Permanent Molars only through age 17	100% Covered	20% In-network rate
Restorative (Amalgam Restoration and Composite Restoration)	20% In-network rate	40% In-network rate
Endodontics (Pulpotomy and Root Canal)	20% In-network rate	40% In-network rate
Periodontics	20% In-network rate	40% In-network rate
Oral Surgery (Extractions)	20% In-network rate	40% In-network rate
Anesthesia (General Anesthesia)	20% In-network rate	40% In-network rate
Prosthodontic Benefits (Crowns, Bridges, and Dentures)	50% In-network rate	70% In-network rate
Implants (All eligible services)	50% In-network rate	70% In-network rate
Orthodontic Lifetime Maximum	$1,500 per person	
Eligible Appliances and Procedures	50% of eligible fees to plan maximum AD	

Download the Full Plan Summary

PEHP Provider Search

Vision

PEHP - Insight Network EyeMed Plan F -Eyewear only

Driving to work, reading a news article and watching TV are all activities you likely perform every day. Your ability to do all these activities depends on your vision and eye health. Vision insurance can help you maintain your vision as well as detect various health problems.

	In-network You Pay	Out-of-network Plan Reimburses You
Frames (once every 12 months)	$0 Copay, 20% off balance over $130 allowance	Up to $65
Lenses (once every 12 months)		
Single Vision	$10 Copay	Up to $25
Bifocal	$10 Copay	Up to $40
Trifocal	$10 Copay	Up to $55
Lenticular	$10 Copay	Up to $55
Progressive-Standard	$75 Copay	Up to $40
Contact Lenses in Lieu of frames and lenses (once every 12 months)		
Conventional	$0 Copay; 15% off balance over $130 allowance	Up to $104
Disposable	$0 Copay; 100% off balance over $130 allowance	Up to $104
Medically Necessary	$0 Copay; Paid in full	Up to $200

Download the Full Plan Summary

EyeMed Provider Search

Flexible Spending Account

PEHP- Flex

Time to Get Serious About Reducing Out-of-Pocket Costs »

At open enrollment, you agree to set aside a portion of your pre-tax salary for the year to pay eligible expenses. PEHP offers two types of FLEX$: healthcare and dependent day care. Enroll in one or both.

Plan Year Contribution Limits

» Up to **$3,200** for healthcare expenses (May adjust annually for inflation)
» Up to **$5,000** for dependent day care expenses (you and your spouse combined)

How You Contribute

» Your contributions are withheld from your paycheck pre-tax. The total amount you contribute is evenly divided among pay periods.
» The total amount you choose to withhold for healthcare expenses is immediately available as soon as you begin FLEX$.

You Can't Have an HSA

You can't contribute to a health savings account (HSA) while you're enrolled in healthcare FLEX$. However, you may have a dependent day care FLEX$ and/or a limited FSA and contribute to an HSA.

FLEX$ Timeline

Eligible FLEX$ expenses must be incurred between **July 1, 2024, and June 30, 2025**.
You must submit your claims for reimbursement by **September 30, 2025**,
You can carry over up to **$640** in your healthcare FLEX$ into the next plan year.

Learn More

Contact PEHP FLEX$: 801-366-7503 or 800-753-7703; email: flex@pehp.org.
See instructions below to download the PEHP FLEX$ brochure or email Publications@pehp.org to request a copy

Who is eligible for this account?

This account cannot be paired with a High Deductible Health Plan. You are not required to be enrolled in a medical plan to be eligible for this account.
This account can only be paired with a Traditional PPO Plan.

What would I use this account for?

Eligible health care expenses, including dental, vision and prescription medication.

When are the funds available?

Your entire contribution is available at the beginning of the plan year.

What happens if I don't use the money during the year?

You can roll over up to $640 in unused funds automatically to pay for eligible expenses in the following plan year.
Any funds over the $640 will forfeit at the end of the plan year.

Accident Insurance

Reliance

Accident insurance can help provide you with a cushion to help cover expenses and living costs when you get hurt. While you can count on health insurance to cover medical expenses, it doesn't usually cover indirect costs that can arise with a serious or even not-so-serious injury. With accident insurance, the benefits you receive can help take care of these extra expenses and anything else that comes up.

With Reliance Group Accident Insurance, you can have peace of mind knowing:

- Coverage is guaranteed issue - no evidence of insurability required at initial enrollment.
- Benefits are paid directly to you unless assigned to someone else.
- Benefits are paid in addition to any other coverage.

Plan Features	Benefit Amounts
Accident Physician / Urgent Care / Emergency Room	$200
X-ray	$75
Ambulance	$200 ground / $1,000 air
Dislocation/Fracture Benefit	Up to $6,250
Hospital Confinement/Daily Benefit	$1,000 admission / $200 day
Physical Therapy	$30/day up to 6 visits
Lacerations	Up to $400
Accidental and Death Dismemberment	Up to $50,000
Wellness Benefit	$50 per insured per year/max 6 total

Accident Plan Monthly Premiums

Employee Only	$10.77
Employee & Spouse	$14.89
Employee & Child(ren)	$15.75
Family	$20.85

Download The Full Plan Summary

Hospital Indemnity

Reliance

An inpatient stay in the hospital is expensive, and there may be additional costs unrelated to your stay such as having a baby or missing work. Hospital Indemnity coverage pays a cash benefit when you are admitted for an inpatient stay for a minimum of 23 confinement hours. You can use the monies to pay for medical bills not covered by insurance, or in any way you see fit.

With Reliance's Group Hospital Indemnity Insurance:

- Benefits from a Hospital Indemnity plan can be used to assist you in paying deductibles, coinsurance, out-of-network costs, daily living expenses, etc.
- Benefits are paid regardless of other coverage and this plan is compatible with Health Savings Accounts.

Benefits Include:

Guarantee Issue	Yes
Pre-Existing	No Pre-Ex
Maternity Waiting Period	No waiting period
First Day Hospital Confinement	$1,000
Daily Hospital Benefit *Up to 180 days*	$150 per day
Intensive Care *Up to 30 days*	$150 per day

Hospital Indemnity Monthly Premiums

Employee Only	$17.57
Employee & Spouse	$33.33
Employee & Child(ren)	$24.94
Family	$40.13

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Critical Illness

Reliance

Critical Illness insurance provides a lump sum benefit to help you cover the out-of-pocket expenses associated with a critical illness diagnosis.

With Reliance Group Critical Illness Insurance you can have peace of mind knowing you're covered in the event of:

- Heart Attack
- Invasive Cancer
- Major Organ Failure
- Stroke
- Carcinoma in Situ (25%)
- Coronary Disease (25%)
- Childhood Conditions:
  - Cerebral Palsy, Cleft Lip or Palate, Cystic Fibrosis, Down Syndrome, Muscular Dystrophy, Spina Bifida, Type 1 Diabetes

Plan Features	Employee	Spouse	Dependent
Coverage	$10,000, $20,000 or $30,000	50% of Employee's amount	50% of Employee's amount
Guarantee Issue	$30,000	$15,000	All child amounts are GI
Pre-Existing	None		
Wellness Benefit	$50 per insured per year/max 6 total		

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Life and AD&D

The Hartford/ PEHP

Basic Life and AD&D is provided automatically to you at no cost. Your beneficiaries will receive a lump-sum payment if you pass away while employed by Riverdale City.

Eligibility:
Class One: All full-time including firefighters
Class Two: All full-time salaried employees
Class Three: Part-time/ volunteer firefighters

Riverdale City provides two Basic Life and AD&D insurance policies to all employees as follows:
Plan 1: Insured by PEHP
Employee $50,000
Spouse $10,000
Unmarried Children $10,000
Elected Officials (no family coverage) $50,000

Plan 2: Insured by The Hartford
The city also provides a Basic Life insurance for qualified employees (including Part-time Fire Department employees)
Class One: 1x Salary + $10,000 up to $210,000
Class Two: 2x Salary + $10,000 up to $210,000
Class Three: $50,000

AD&D insurance: is provided through PEHP & The Hartford. This plan provides payment to you or your beneficiaries if you lose a limb or pass away in an accident. Riverdale City provides all eligible employees and elected officials with the same benefits listed in Plan 1 and Plan 2 above.

Line-Of-Duty Death Benefit: Benefit is offered through PEHP for eligible police officers in the amount of $50,000.

Voluntary Life insurance Insured by PEHP
In addition to the employer provided Basic Life, eligible employees may qualify for up to $500,000 in increments of $25,000.
New Hire Guaranteed Issue: Up to $200,000

Your legal spouse may qualify for up to $500,000.
Spouse Guaranteed Issue: Up to $50,000

Eligible dependent children: The City funds $10,000 at no cost to you, you may purchase an additional $5,000 up to a total of $15,000.

Voluntary Accidental Death & Dismemberment (AD&D) insurance is provided through PEHP
This plan provides payment to you or your beneficiaries if you lose a limb or pass away in an accident. Riverdale City provides all eligible employees and elected officials with the same benefits listed in your voluntary life insurance.

Plan includes Waiver of Premium, Accelerated Life, and Life Planning. This option gives you the advantage of purchasing life insurance at affordable group rates. It is not a pre-tax benefit option. Premiums are paid with after-tax dollars through an automatic payroll deduction from your paycheck.
These coverages are completely voluntary.

Portability and Conversion available:
Which means you may continue a policy without having to answer any medical questions.

Download the PEHP Plan Summary ↓ Download the Hartford Plan Summary ↓

Long-Term Disability

The Hartford

Disability insurance benefits replace a portion of your income if you are unable to work for a period due to a qualified off-the-job injury or illness.

Employer Paid Long-term Disability

Long-term disability provides an ongoing source of income if your disability is prolonged.

Definition of Disability

The definition of disability is used to determine an employee's eligibility for benefits. An individual's physical or mental inability to perform the major duties of his/her occupation because of illness or injury.

Plan Features- PEHP	Long-term Disability
Benefit Amount	60% of your earnings
Benefit Waiting Period	After 90 days disabled
Maximum	$10,000
Minimum	The greater of $100 or 10% of the benefit
Maximum Benefit Duration	Age 65 or retirement with Utah Retirement Systems
Line Of Duty Benefit (External Force/ Violence)	100% of regular Salary

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Employee Assistance Program

Blomquist Hale

What is an Employee Assistance Program (EAP)

This program provides this short-term, confidential counseling for you and anyone living in your home at no cost to you.

All services are free and accessible 24 hours a day, 365 days a year.

The EAP is your resource for everyday issues as well as the unexpected such as:

- Depression, grief, loss and emotional well-being
- Family, marital and other relationship issues
- Life improvement and goal-setting
- Addiction such as alcohol and drug abuse
- Stress or anxiety with work or family
- Financial and legal concerns
- Identify theft and fraud resolution
- Online will preparation

Is it Confidential?

Yes, all discussions between you and the EAP counselor are confidential. Personal information is never shared with anyone (including Riverdale City) at any time without your direct knowledge and approval. Exceptions are made only in cases governed by law to protect individuals threatened by violence.

Contact EAP
800-926-9619
Or 801-262-9619 24 hours a day, seven days a week
www.blomquisthale.com

Employee Assistance Program counselors are experienced, caring professionals who hold a Master's degree in counseling or a related field. They are certified or licensed by the appropriate state agency.

Counselors use a solution-focused therapy model and teach you how to resolve your unique problem while providing caring support along the way.

Face to face, video therapy, and phone appointments are available with no specific session limits.

How do I make an appointment?

Setting up an appointment is as simple as calling the office. You will be offered an appointment that works with your schedule. Crisis appointments are available daily. No paperwork or approval is needed and there is no charge. Counselors are available around the clock for emergency and crisis situations.

Seeking help early minimizes the chances of problems escalating and requiring more extensive services. Often, a few visits with a counselor are all you need to gain perspective and regain a sense of control over your life.

With EAP, assistance is immediate, personal and available when you need it.

You can now download the Blomquist Hale app to your smart phone!

Download on the App Store | GET IT ON Google Play

Additional Benefits

Salary and Wages

Employees are paid semi-monthly via mandatory direct deposit on the 15th and last day of the month (or the last business day prior if these dates fall on Saturday, Sunday or a legal holiday). Basic compensation for FY 2024 is a modified "Grade and Step" plan derived in part by Technology Net Compensation Survey System. Other department specific compensation is administered according to policy established by the City Council.

Leave Benefits

Vacation Leave: Full-time employees accrue vacation leave hours based upon years of service with the city. Qualified part-time employees are eligible to accrue vacation hours at 50% of the full-time rate. Annual carryover is a maximum of 240 hours (full-time firefighters can carry over 312 hours). At separation of employment employees are entitled to payment at their current rate of compensation for all unused annual leave which has been accrued.

Years of Services	1-5	6-10	11-15	15+
Hours Accrued Per Month	8	10	12	14
Hours Accrued per pay period	4	5	6	7
Hours Accured per month FT Firefighters	11	14	16	19

Leave Benefits

Sick Leave: Full-time employees accrue sick leave at a rate of 8 hours per month (4 per pay period). Qualified part-time employees accrue 4 hours per month (2 per pay period). Full-time Firefighters working 24 hour shifts accrue 11 hours per month (5.5 per pay period). There is no annual carry over limit. At separation of employment up to 1,000 hours of sick leave may be paid to the employee according to personnel policy 9-8 section 6.

Sick Leave Incentive: Employees can receive a cash payout for 40 of the 96 hours they would receive in a year's time. To qualify, they must have accumulated and maintained a minimum of 1,000 hours of sick leave. The remaining 56 hours of accrued sick leave will be added to the total accrued sick leave. If any sick leave has been used, the time used would be deducted from the 40 hours.

Birthday: All employees receive their birthday off work with pay (or may elect with their supervisor's approval to use the time on another mutually agreeable day within 30 days of their birthday).

Comp Time: If non-exempt employees elect in writing to do so, they may receive and accumulate comp time off work equivalent to overtime pay. Up to 80 hours of comp time may be carried over at calendar year-end. When non-exempt employees terminates employment, the employee will be fully compensated for all unused comp time.

Funeral Leave: All employees receive up to 3 paid days off work for participation and/or attendance at funerals of relatives according to the family relationship and the personnel policy.

Surviving Dependents Health Coverage Benefit: In the event of a line of duty death of a Riverdale City Police Officer of Firefighter, Riverdale City will provide health coverage for the surviving spouse and for the children of the employee (until the child reaches age 26) in pursuant to 53-17-201 of the Utah Code. Premium is paid at 100% for the surviving dependents

Additional Benefits

Holiday Leave

Full-time employees shall receive a paid holiday for each of those days defined herein as legal holidays of the City. In the event the holiday falls on a Sunday, the following Monday shall be the holiday, and in the event the holiday falls on a Saturday, the preceding Friday shall be the holiday. Holiday pay will be paid based upon an 8-hour workday using employee's base rate of pay. Holidays are not considered as "hours worked" for overtime purposes, unless otherwise designated.

Out Of Country Benefits

Passport for Health Medical Travel: Save yourself and the medical plan approximately 33% of the cost by having certain procedures performed "out of country". These benefits are administered by Passport for Health. This benefit will be available for certain elective medical procedures. Benefits will be paid at about 40% after you've met your deductible. The benefit includes flight, hotel for you and a comp anion/caregiver, and medical expenses. You are responsible for food expenses, as well as expense to acquire a passport, visa, etc.

Out Of Country Benefits

Elective Procedures Included:
Cardiac: Coronary Artery Bypass Grafting, Cardiac Ablation, Valve Replacement, Pacemaker,
Defibrillator
Orthopedic: Shoulder Joint Replacement, Knee Replacement, Hip Replacement, Hip Resurfacing
Spine: Lumbar Laminectomy, Spinal Fusions

Medical Travel Destinations: Mexico, Colombia, Costa Rica, Cayman Islands
You must be healthy enough to travel and provide the necessary medical records from your physician to Passport for Health. Passport for Health will then act as your concierge, and will coordinate your procedure with the provider and facility and arrange for your travel and hotel. Any prescribed medications and medications used during the procedure will be covered.
Please be advised when you receive medical care outside of the United States, you are subject to the host country's laws and guidelines.

2024 Holiday Schedule	
January 1st	New Year's Day (Monday)
January 15th	Martin Luther King Day (Monday)
February 19th	President's Day (Monday)
May 27th	Memorial Day (Monday)
June 19th	Juneteenth (Wednesday)
July 4th	Independence Day (Thursday)
July 24th	Pioneer Day (Wednesday)
September 2nd	Labor Day (Monday)
November 28th	Thanksgiving Day (Thursday)
November 29th	Day after Thanksgiving (in lieu of Columbus Day)
December 24th	Christmas Eve (In lieu of Veterans Day)(Tuesday)
December 25th	Christmas Day (Wednesday)

Retirement Plans

Mission Square / URS

Defined Contribution

Through either the Mission Square or the URS, employees and elected officials may participate in a Roth, 457, or 401(k) Deferred Compensation Plan by making voluntary contributions. Eligible elected officials and city staff that exempt out of the URS defined benefit pension will receive a matching contribution from the city to their Defined Contribution plan at the same rate as the Tier 1 Public Employees Noncontributory plan.
For those problems that only money might help solve, employees who participate in the retirement programs may borrow 50% of their Roth, 401(k), or 457 plan balances. Repayment for these loans is through payroll deduction. Minimum loan amount is $1,000.

As of July 1, 2020 Tier II retirement employees will receive an additional benefit, with the City picking up and paying the required employee contribution for all employees who are members of the Public Safety and Firefighter Tier II Retirement System. The City will also pay that same amount to a URS 401K/457 for all other City Tier II retirement employees who are not part of the Public Safety and Firefighter Tier II Retirement System. URS employee contributions would normally be required to be paid each pay period by the employee.

Tier 1	
Public Employee Noncontributory	16.97%
Public Safety (Police) Noncontributory	35.21%
Firefighters Noncontributory	16.66%

Tier 2 (Hired on or after 7-1-2011	
Public Employee Noncontributory	19.92%
Public Safety (Police) Noncontributory	31.22%
Firefighters Noncontributory	18.81%

Cost of Coverage

July 1, 2024 - June 30, 2025

Medical
PEHP - Traditional Option 2

Status	Total Premium Per Month	Employer Contribution Per Month	Employee Cost Per Month
Employee Only	$747.70	$598.16	$149.54
Employee + 1	$1,547.72	$1,238.18	$309.54
Family	$2,093.54	$1,674.83	$418.71

Medical
PEHP - Traditional Option 3

Status	Total Premium Per Month	Employer Contribution Per Month	Employee Cost Per Month
Employee Only	$723.98	$579.18	$144.80
Employee + 1	$1,498.64	$1,198.91	$299.73
Family	$2,027.14	$1,621.71	$405.43

Medical
PEHP - High Deductible Health Plan

Status	Total Premium Per Month	Employer Contribution Per Month	Employee Cost Per Month
Employee Only	$656.28	$525.02	$131.26
Employee + 1	$1,358.50	$1,086.80	$271.70
Family	$1,837.58	$1,470.06	$367.52

Dental
PEHP - Traditional

Status	Total Premium Per Month	Employer Contribution Per Month	Employee Cost Per Month
Employee Only	$54.02	$43.22	$10.80
Employee + 1	$73.88	$59.10	$14.78
Family	$111.86	$89.49	$22.37

Dental
PEHP - Premium

Status	Total Premium Per Month	Employer Contribution Per Month	Employee Cost Per Month
Employee Only	$58.80	$47.04	$11.76
Employee + 1	$80.38	$64.30	$16.08
Family	$121.68	$97.34	$24.34

Vision
PEHP - High Deductible Health Plan

Status	Total Premium Per Month	Employer Contribution Per Month	Employee Cost Per Month
Employee Only	$6.53	$0.00	$6.53
Employee + 1	$10.18	$0.00	$10.18
Family	$13.83	$0.00	$13.83

This Employee Benefits Guide was created for the employees of Riverdale City by GBS Benefits.