



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JULY 15, 2014**

5:30 p.m. – Work Session (City Council Conference Room)

No motions or decisions will be considered during this session, which is open to the public.

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Open Communications

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

E. Presentations and Reports

1. Mayor's Report

2. City Administration Report

a. Departments

b. Employee Recognition of staff whose anniversaries fall in the month of July

c. Staffing Authorization Plan

F. Consent Items

1. Review of meeting minutes from:

June 17, 2014 City Council Work Session

June 17, 2014 City Council Regular Session

G. Action Items

1. Consideration of conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W.

Petitioner: JLT Investments Representative

2. Consideration of Resolution 2014-19 granting a special exception to off premise signs for Reagan Sign request

Petitioner: Reagan Sign Representative

3. Consideration of Resolution 2014-22 approving subdivision amendment to Parks River Walk at address 4355 S. 600 W.

Petitioner: Kent Hill

4. Consideration of awarding 2014 Riverdale Street Overlay Projects to Granite Construction in the amount of \$318,888.00

Presenter: Shawn Douglas, Public Works Director

5. Consideration of approval to contract with Farrell Brothers Construction for Weber River Trail fire damage bridge repair in the area east of the Woods subdivision at approximately 4275 South in the amount of \$23,679.00

Presenter: Shawn Douglas, Public Works Director

6. Consideration of Resolution 2014-21 of amending Riverdale's bail schedule fees

Presenter: Steve Brooks, City Attorney

7. Consideration of Resolution 2014-20 approving an exclusive Riverdale Towing Agreement

Presenter: Dave Hansen, Police Chief

H. Discretionary Items

I. Adjournment

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

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEMS: A,B,C

SUBJECT: Welcome & Roll Call – Mayor Searle
Pledge of Allegiance – Led by City Administrator Rodger Worthen
06/17/14
Moment of Silence

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**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: D

SUBJECT: Open Communications

PETITIONER: Anyone Interested

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

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

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**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: E1

SUBJECT: Mayor's Report

ACTION REQUESTED BY PETITIONER: Information Only

INFORMATION: To be presented at the meeting.

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**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: E2a

SUBJECT: City Administrator's Report

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: [June Department Report](#)

[May Treasury Report](#)

[Community Development Projects Status Report](#)

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Mayor & City Council Monthly Summary Report June 2014



City Administration:

1. Rodger Worthen:

- Staff shooting activity at the Brigham City police practice range w/Riverdale PD
- Meeting with Senior Center Board Committee
- RDA loan continues with a few RDA Loan Rehabilitation loans processed
- Sent letter to 550 West RDA home owners indicating availability of RDA assistance
- Closed on the 17 acres of land with Cole Mountain LLC
- Held meetings with land brokers on west bench area and 550 west RDA/development
- Managed the trail fire recovery, working with Public Works director on potential bid(s)
- Met with Harley Davidson dealer on relocation plans in the City
- Working with Legislative Policy Committee on sales tax redistribution issues
- Bonneville Communities that Care Coalition meeting
- Meeting with Mayor Caldwell and Mark Johnson regarding Metro Narcotics and Gang unit
- Weber Basin Water Conservancy District tour with Shawn Douglas and Mayor Searle
- Meeting with Saunders and Reagan Signs companies regarding billboard sign issues
- URMMA annual conference attendance
- Appointed to the Executive Committee of URMMA
- Happy to be here

2. Lynette Limburg:

- General customer service, information to the public, follow-up on information requests and support for administrative events.
- Prosecution –Prepared files and additional information in regard to prosecution process
- 99 pre-trials & 4 trials. Follow-up and filing of court dispositions after pre- trial or trial
- Record requests – 9 GRAMA requests for police reports, videos and other miscellaneous city records
- Community Development Department - 17 Building permits issued
- Building inspections scheduled and logged.
- 2 Risk Management Meetings – Prep , Minutes, & Follow-up
- Recorded one RDA Loan

3. Ember Herrick:

- Prepared City Council, RDA, Planning Commission Meeting agendas, packets and minutes
- Attended and recorded City Council, RDA, and Planning Commission meetings
- Updated the city eFile Cabinet, Sterling Codifiers, news articles and hardcopy archives
- Issued licenses for approved new businesses, updated changes in ownership and new addresses for several existing businesses and assisted Old Glory Days vendors and special event permit applicants with their paperwork
- Posted all ordinances passed by the Council

- Answered questions about city statistics, programs, services, codes and various business license questions
- Verified all Riverdale Commercial businesses have valid local sales tax ID numbers on the state's TAP website and contacted those that don't to ensure all local business sales tax revenue is benefiting Riverdale
- Compiled new city businesses report for website business directory

Business Administration:

Lynn Fortie:

Presentation and adoption of Final Budget. Interviewed seven individuals and hired a replacement for the Community Services Coordinator position. Routine phone & computer problem resolution. Routine management issues and resolution. Routine accounting issues.

Stacey Comeau / HR:

New Hires:	Rich Taylor	Community Services
Promotions:		
Terminations:	Parker Rasmussen	Community Services

Chris Stone:

- Completed a lease signing to rent one of the RDA houses on 500 West.
- Provided coverage for one of our part-time custodians who took a week off to be with his new baby and wife.
- Took a week off for a nice vacation.
- Processed the online registration forms for Old Glory Days events.
- Various website and social media updates.
- Completed the City newsletter for July.
- Completed the employee newsletter for July.

Jeannette Hall:

Youth Softball/Baseball: Games will end on June 30th.

Youth Coach Pitch: The season ended on June 24th.

Intramurals: Volleyball started May 28th and will finish the 3rd of July. There are 156 participants playing.

Summer Fun: Summer Fun started June 2nd and will end July 17th. We have 55 participants.

Special Assignments:

1. Ordered Summer Fun supplies
2. Finished Mass Gathering Report for Old Glory Days Celebration
3. Finalized refinishing work for gym floor
4. Continuing prep work for Old Glory Days Celebration
5. Supervised at the Roy Aquatic Center
6. Finalized cleaning of building
7. Interviewed applicants for my position

Senior Lunch Count – 2013 – 1,377 2014 – 1,577

Roy Aquatic Center Attendance:

June 3rd 574
 June 11th 514
 June 17th Cancelled due to weather
 June 24th 684
 July 1st 837

Roy Complex Passes purchased:

10 punch pass – 12
 Month pass – 1
 6 month pass – 0
 Year pass – 4

Fire Department:

Assisted Weber fire District with structure fire in the Uintah area
 Attended Weber Fire Officers meeting
 Attended Weber Dispatch operations board meeting
 Met with Carl Parker to discuss fireworks and liability issues
 Attended an Urban Search and Rescue meeting at the Weber County Sheriff’s office
 Worked on building plans for new addition
 Met with Bureau of Reclamation representatives and other emergency managers to discuss dam failures that would affect Riverdale.
 Chief Bodily was appointed by the State Fire Marshal to serve on the State Haz-Mat committee
 Met with Architect and City engineer to discuss building plans and schedules
 Worked on the River trail fire and mitigation for several days
 Started testing and documenting fire hydrants

Calls for the month of June, 2014

TYPE OF SITUATION	NUMBER OF CALLS	TOTAL
100 Series FIRE	15	15
300 Series RESCUE AND EMERGENCY MEDICAL INCIDENTS	28	28
400 Series HAZARDOUS CONDITIONS(NO FIRES)	2	2
500 Series SERVICE CALLS	2	2
600 Series GOOD INTENT CALLS	11	11
700 Series FALSE ALARM & FALSE CALLS	4	4
800 Series Severe Weather, and Natural Disaster	1	1
*NA DISPATCHED BY MISTAKE	2	2
TOTAL RESPONSES FOR JUNE 2014	63	63

* CALLS DISPATCHED BY MISTAKE

Annual Alarm Summary Report

Reporting Between 06/01/2014 and 06/31/2014

Police Department:

Patrol

Officers conducted numerous block parties during the month of June that were very successful. They spent a lot of time going door to door and contacting people in their precincts to invite them to the block party and also talk to them about any problems going on in their neighborhoods. Officer Bingham stopped on 4 juveniles at 06:30 in the morning who were walking down Riverdale Rd. The only female with the group did not have any pants on. All of the juveniles had

been drinking. Officer Bingham issued citations to each of them for unlawful consumption of alcohol. The female was transported home to her mother where Officer Bingham expressed his concern about her walking around with no pants on.

Sgt. Warren located a stolen vehicle in the parking lot of Motel 6. They obtained information that the suspect may be staying in a room at the motel. They attempted contact, but no one would come to the door. While investigating this call a complainant called 911 and whispered on the phone that a shooting had occurred in Riverdale possibly in the apartments at 1198 W. 4400 S. Officers responded there and searched two apartments, but found no evidence of a shooting. Officers obtained a search warrant for the motel room and knocked and announced that they had a search warrant and demanded entry. No one answered the door. They attempted to unlock the door with a key, but the latch was locked on the inside. They kicked the door in and observed three people in the room who were taken into custody. One of them was booked for possession of the stolen car. A female in the room had made the bogus 911 call about the shooting, trying to lure police away from the scene so she could escape from the room. She was booked into jail for filing a false 911 report.

Officers responded to the scene of a large fire located along the trail. They assisted the fire department with evacuations of threatened homes, containing the fire with garden hoses, routing of needed fire resources to specific areas and crowd and traffic control. Off duty Sergeant Casey Warren happened to be in the area with his kids, observed the smoke and went to the area where he observed three individuals running away. He followed the individuals to a residence and contacted officers to respond. Because of this we were able to locate a suspect, obtain a confession and charge the 19 year old suspect with reckless burning.

Officer Geilmann responded to the area of 4500 S. 1250 W. on report of a stolen item. He spoke with the victim who advised that he believed his proctor son was stealing from him and he had located some stolen property in his room. Officer Geilmann and Sgt. Jones investigated and interviewed the suspects and were able to recover numerous items of stolen property that had been taken in recent vehicle burglaries around the city. A 16 year old juvenile was arrested and booked into Weber Valley Detention.

Officer Fuller and Sgt. Warren responded to the Mountain View Apartments on an assault in progress. When they arrived they found two males in a bedroom assaulting each other. One male was on top of the other male. The suspects were separated and after investigating, one of the suspects, who was intoxicated, was placed under arrest for domestic violence, criminal mischief and intoxication. He was booked into the jail.

Officer Clark and Fuller responded to the trailer park at 5648 S. 1150 W. on a female who was unconscious and not breathing. They arrived and found a family member performing CPR. Officers took over and performed CPR on the victim until the fire department arrived and took over. The victim did not survive. Officers assisted family members with arranging mortuary services for the body.

At 0300 hours in the morning Officer Fuller located a female in the parking lot of Sinclair who was bleeding from several different places. The female stated that she wanted to die and had been cutting herself with a box cutter, which was located in the parking lot. She had lacerations to her neck and arms. She was transported by ambulance to the hospital and committed for a mental health evaluation.

Officer Thompson and Sgt. Warren were extra patrolling the Kayak Park and located several individuals who were smoking and drinking beer near the river. Several citations were issued for smoking and unlawful possession and consumption of alcohol.

Sgt. Warren responded to Riverdale Park on report of a male who was shooting up heroin in the parking lot. Sgt. Warren located the suspect and found needles in his vehicle and other drug paraphernalia. The suspect admitted to shooting heroin in the parking lot. The suspect had his girlfriend and her children with him. Sgt. Warren located his girlfriend as she came out of the bathroom at the park. She admitted that she had just shot up heroin in the bathroom and turned

over a needle to him. The needles were within reach of the children, both individuals were charged with possession of paraphernalia and child endangerment. The children were released to a grandparent.

Investigations

Detectives interviewed a suspect concerning an unlawful sexual intercourse that occurred in Riverdale. The suspect was 7 years older than the juvenile victim. Suspect and victim confirmed the incident. Suspect believed no crime occurred because of the consensual nature of the incident. However the victim is below the age of consent so the suspect was charged.

Detectives located and talked to a suspect on a trespass complaint. He was cited and released with a promise to no longer trespass.

A suspect was located and interviewed at the Weber County Jail. The suspect was arrested for a shoplift charge. The suspect gave false information at the time of the arrest that was not discovered until a later date by the real person. The suspect was interviewed and admitted to using her sister's name instead of hers.

Detectives interviewed a suspect on an insufficient funds case. The suspect stated he was a victim of a secret shopping scam. Suspect stated he would make good on the check. As of the date of the case the suspect had not made good on the check so information was filed with the Weber County Attorney's office for charges.

Detectives interviewed a victim and a suspect on a sexual assault case. Suspect and victim were at a party where large amounts of alcohol were consumed. Suspect followed victim into her room where she was laying down and attempted to perform sexual acts against her will. Case was sent to Weber County Attorney's office for screening.

Detective assisted fire in interviewing suspects on reckless burning case.

Dear Chief Hansen,

I wanted to write you an e-mail to give both you, and your officers a pat on the back. We are new to Riverdale. We have been here about two months now. So far I am impressed with the city and the neighborhood we live in.

I graduated from Weber State with a degree in criminal justice, and actually took a community policing class from you. I am no stranger to law enforcement, and I work with different police agencies all of the time.

This morning, Officer Justin Kelley came to our door with a invitation to a block party. This is a fantastic way to get the community and the officers on the same page and build a great working relationship with them. It is also at the heart of community policing.

I am very impressed with the proactive steps that you and your officers are taking to keep our community safe. I know you might get a lot of negative e-mails, but I wanted to say thank you and let you know that you, and all of your officers are doing it right. If you ever need anything from me or my family, don't hesitate to ask.

Thank You,
Chris Duhamel
4307 S. 650 W.

Public Works Department:

Installed new drain line at Water Tanks.

Completed trip sidewalk trip hazard removal program for the year.

Continued work with FEMA.

Continued work on Sewer Line repair projects.

Continued work on Water Tank painting project.

Worked on water line replacement under I 84.

Continued work on Storm Water construction projects.
 Continued work on upcoming Streets projects.

Legal Services Department:

- Resolutions/Ordinances work–
- Legal work concerning - Billboards, Contract – Refs, Liens, Conditional uses, Special exemptions, Billings, Purchase Contracts, Bail schedule, code enforcement, Subdivisions, lawsuit, BCI, RDA loans, Court rules and procedures, Subdivisions, Budget
- Legal research/review –
- Legal Department meetings/work – chairs/carpet
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Public records requests/Court/Court screenings/Court filings/ Annual reviews
- Formal training attended-
- RSAC- Drug Court -
- Legal reviews of minutes/resolutions/ordinances

COURT MONTHLY REPORT

344 Total traffic cases

4 DUI	162 Moving violations	0 FTA
0 Reckless/DUI red.	139 Non-moving violations	0 Other
33 License violations	4 Parking	

73 Total Misdemeanor cases

1 Assault	0 Ill. sale Alc.	3 Dom. animal	6 Dom. violence
14 Theft	3 Other liq. viol.	0 Wildlife	19 Other misd./infrac
0 FTA	19 Contr. subst vio.	0 Parks/rec.	
2 Public intox	0 Bad checks	2 Planning zon./Fire/Health	

366 Total cases disposed of this month 3787 Total number of cases disposed of for the year (July 1, 2013 to June. 2014)

Small Claims Total number of cases for the year (Jan. 2014 to Dec. 2014) -- Filed=17
 Settled/Dismissed=13

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

CITATIONS BY AGENCY YTD (Jul. 2013 to June. 2014)

Riverdale City	227	2140
UHP	79	1310

MISC. YTD (July 2013 to Jun. 2014)

Total Revenue collected	\$60,149.32	\$ 713,574.35
Revenue Retained	\$40,805.62	\$ 495,589.71
Warrant Revenue	\$38,502.00	\$ 476,960.00
Issued warrants	58	685
Recalled warrants	72	1015

RSAC MONTHLY REPORT

16 participants	132 drug tests given	0 walked away/warrants issued
0 orientations	1 in jail/violations	2 ordered to inpatient

0	new participant	7	positive UA's/tests/dilutes	0	other
0	graduates	1	incentive gifts		
0	terminated/quit	30	spice tests given		

Alumni attended a MADD victim impact panel in SLC.

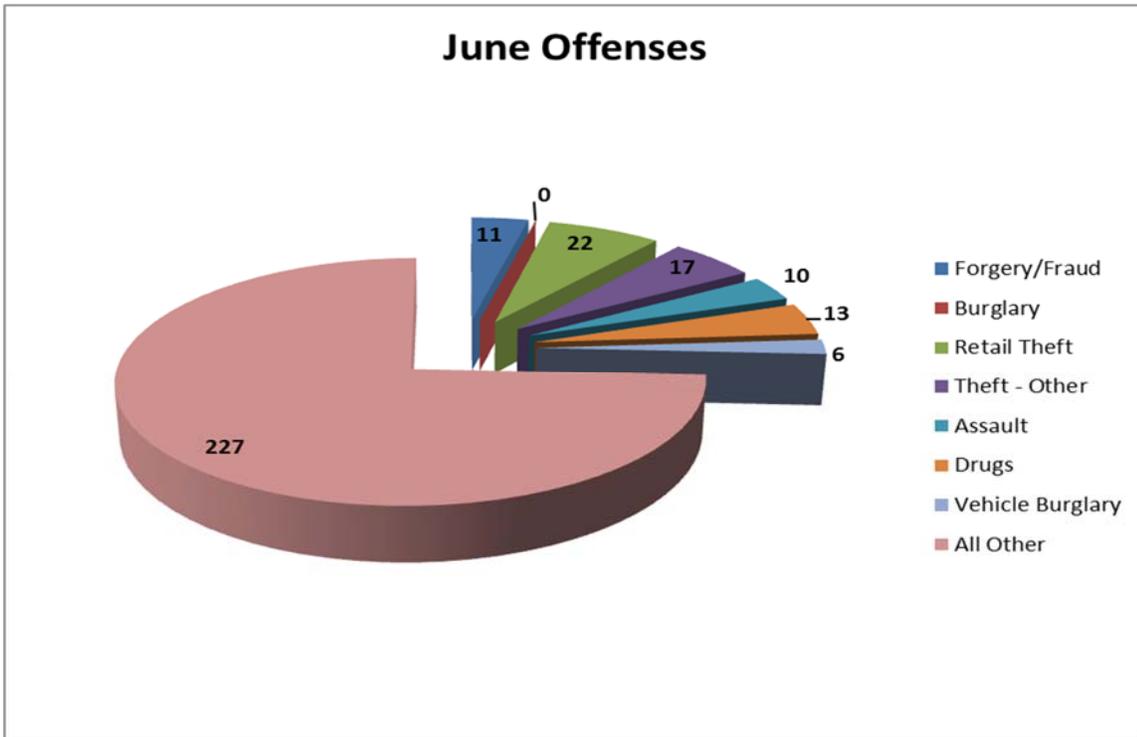
Community Development Department:

- America First Credit Union: Framing and final inspection
- Riverdale Business Park: Underground plumbing inspection
- ASAP Auto: Final racking inspection
- Ferguson Fixtures: Underground plumbing and four-way inspection
- TJ Maxx: Final inspection for small store improvement
- Motel 6: Staff review of fire alarms plans for motel improvements
- Lifetime Store: Follow-up fire inspection completed
- Fireworks vendor inspections for various retailers throughout the City
- Public Works inspections completed for Public Works Department projects and efforts
- Storm water inspections completed for various projects
- Home inspections for various projects on residential lots
- Home inspections completed for RDA homes loans
- Meeting with Riley Shock re: Potential crossfit gym use
- Meetings with Kent Hill re: Parks Riverwalk PRUD
- Meeting with Dee Hansen re: Riverdale City opportunities
- Meeting with Mike Medina and Joe Timmons re: Harley Davidson
- Meeting regarding RDA housing relocation efforts
- Meeting with Saunders Advertising and YESCO – Weston Saunders and Jared Johnson
- Meeting with Reagan Outdoor Advertising – Guy Larson
- Teleconference meeting with Stuart Thayne
- Economic development opportunities update and discussion meetings
- MIDA (Falcon Hill) design review committee attendance by department member
- Riverdale Road Business District Advisory Committee participation by department member
- LEPC training attendance by department member

Fire Inspection / Code Enforcement Report: attached

RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

June 2014
Report #11-6

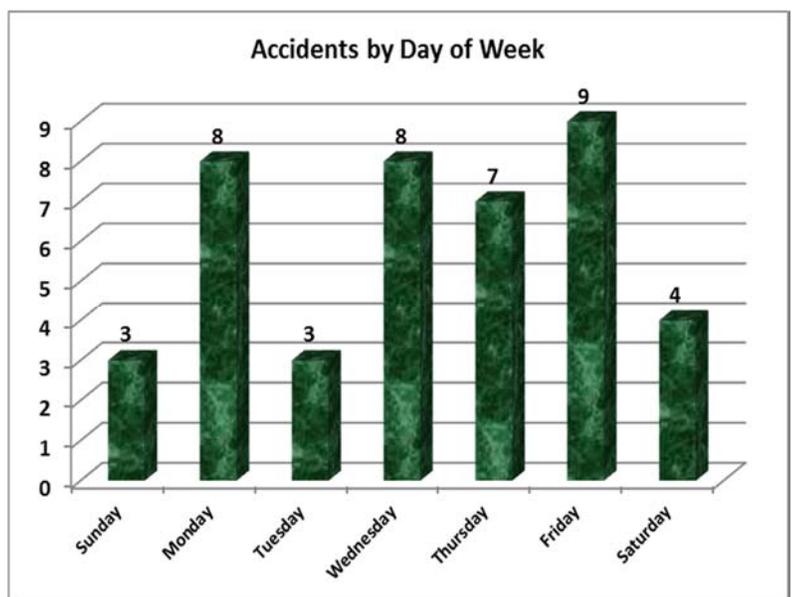


OFFENSES

There were **11** forgery/fraud cases reported throughout the month of June. There were **10** assaults, **14** Family Offenses, and **13** complaints involving drugs. There were **22** retail theft complaints reported in June, and **17** cases of theft from persons. There were **227** case reports generated for citizen assists, traffic control, warrant service, civil cases, lost property complaints, disorderly conduct, juvenile problems, and reported suspicious activity.

TRAFFIC ACCIDENTS

June traffic accidents included **17** non-serious accidents which involved minor damage, no injuries, and were not reported to the State. There were **25** accidents reported to the State due to damage totals, and/or injuries. Officers made **3** DUI arrest, and also issued citations for **133** moving violations, and **184** non moving violations.



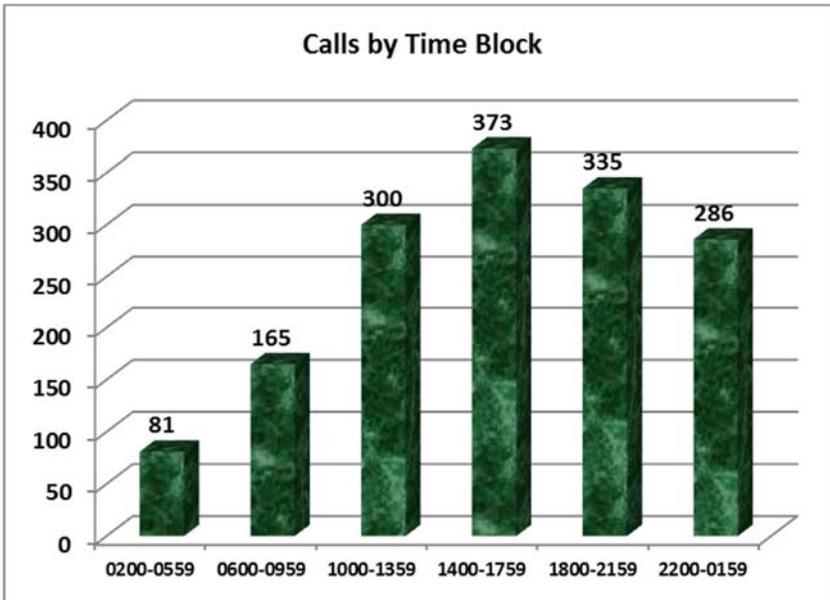
POLICE LINE - DO NOT CROSS POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

RIVERDALE DEPARTMENT OF PUBLIC SAFETY

CRIME BULLETIN

June 2014
Report #11-6

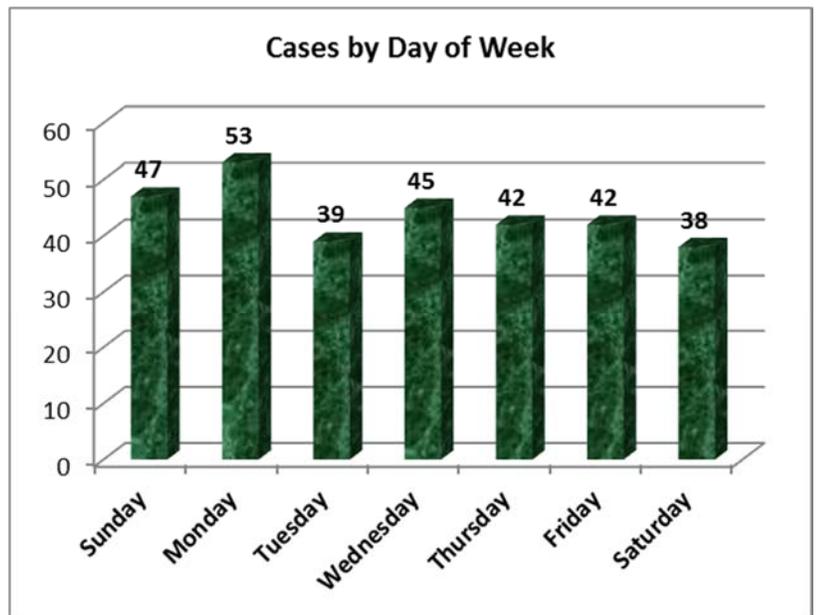


CALLS FOR SERVICE

There were **1540** calls for service during the month of June. There were **306** Case Reports written, **36** street checks conducted, and **13** noise ordinance violations reported. Officers had contact with **1** documented gang members throughout the month.

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

There were **87** adults arrested for various crimes and violations throughout the city, and **22** juveniles referred to Juvenile Court.

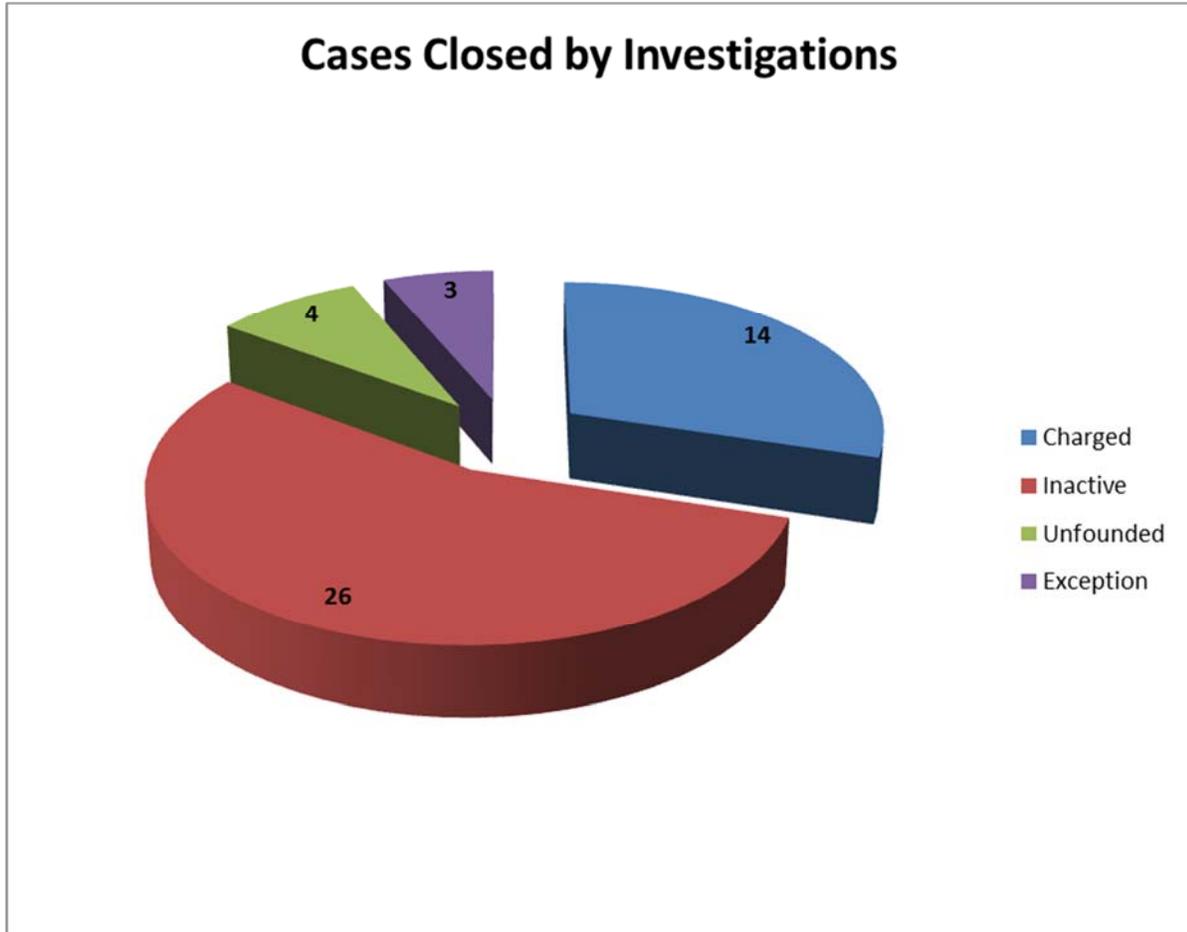


RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

June 2014

Report #11-6

The Investigations Division received **33** new cases assigned to them during June of 2014.



Investigators closed **47** cases in June. These cases were closed as follows:

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

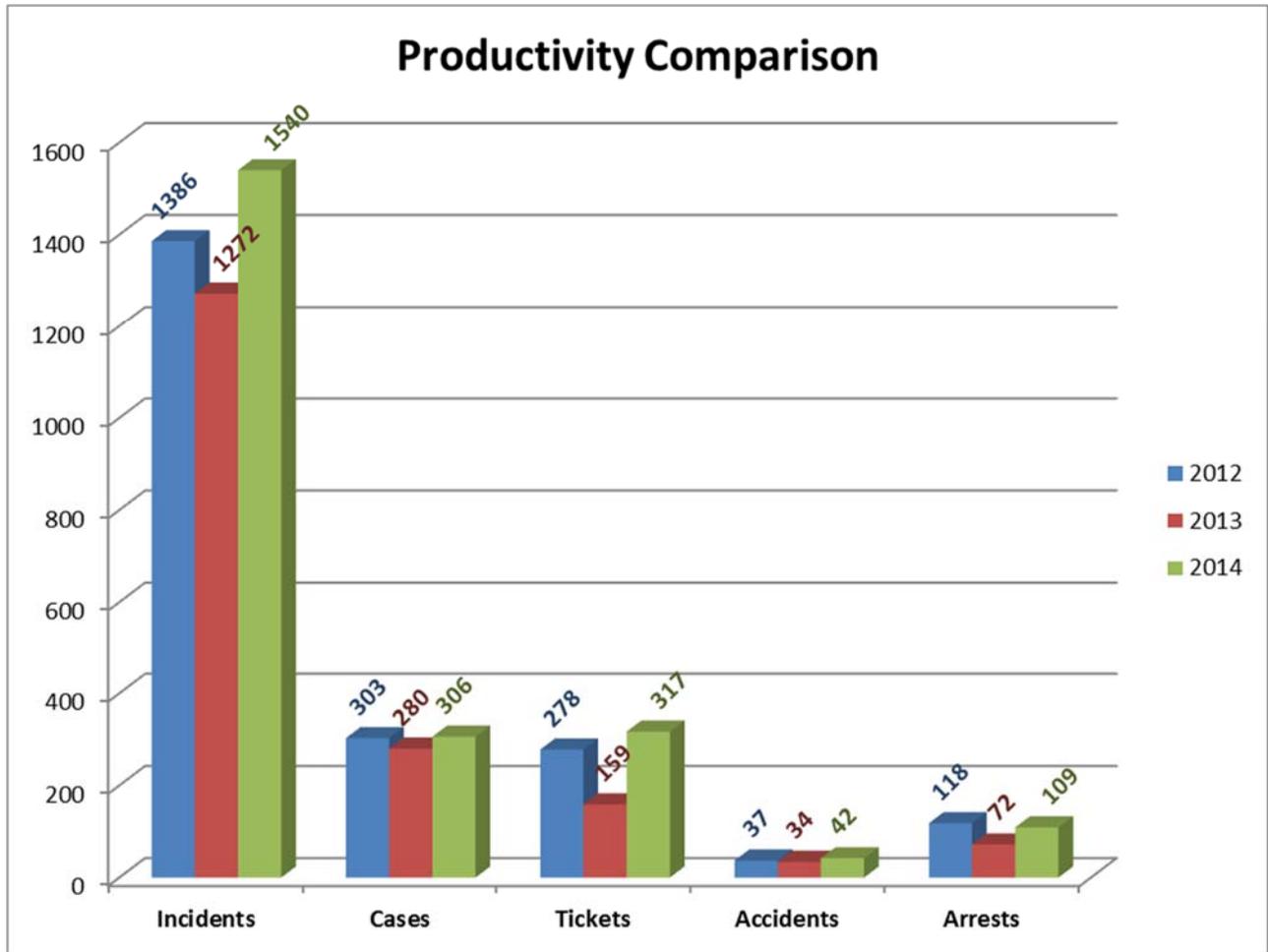
Of the individuals charged with a crime by investigations, **14** were adults, and **4** juveniles.

Investigators were able to recover **\$81,188** worth of property this month, however restitution will likely be ordered through the courts on the cases where an arrest resulted.

RIVERDALE DEPARTMENT OF PUBLIC SAFETY CRIME BULLETIN

June 2014
Report #11-6

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



POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

Code Enforcement Case Detail Report

06/01/2014 - 07/11/2014

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4380 S 1000 W	211	7/9/2014	MUSSER, CORNELL L ETAL	4380 S 1000 W	RCC 4-5-3(B)(33), RCC 4-5-3(B)(34)	OPEN		Required Landscaping Required Landscaping

Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	210	7/8/2014	NAISBITT, JED P 50% &	348 E 6400 S #200		OPEN		
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1055 W 4300 S	209	7/7/2014	BOISVERT JR, RONALD A	1055 W 4300 S	RCC 4-5-3(B)(31)	OPEN		Boat on lawn.

Violations

Violation	Notes
001: Open	Boat on

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	208	7/7/2014	STUART WAYNE MCADAMS	1077 W 4300 S	RCC 4-5 7-1-1:	OPEN		Obstructions on walkway

Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	207	7/7/2014	CONNER, TIMOTHY	1101 W 4300 S	RCC 4-5 7-1-1:	OPEN		Obstructions on walkway

Violations

Violation	Notes
001: Open	Obstruc
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	206	7/7/2014	BUSICO, ROBERT TRUSTEE	1121 W 4300 S	RCC 4-5 7-1-1:	OPEN		Obstructions on walkway

Violations

Violation	Notes
001: Open	Obstruc
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4887 S 600 W	205	7/7/2014	WALKER, JACK W	4887 S 600 W	RCC 4-5-3(B)(31), RCC 4-5-3(B)(34)	OPEN		Parking On Landscaping or soft surface. Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
535 W 5400 S	204	7/7/2014	DOUG CLARK DC PROPERTIES LLC	4980 S 1410 E	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4587 S 1150 W	203	7/2/2014	CULBERTSON, KALEB	4587 S 1150 W	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
868 W 3950 S	202	7/2/2014	ROBERT E WARREN JR	868 W 3950 S	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
985 W 4400 S	201	7/2/2014	Ross, Janene	985 W 4400 S	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4366 S 1000 W	200	7/2/2014	HOFFMANN, MARLIN &	111 W 4350 N	RCC 4-5-3(B)(31)	OPEN		Parking On Landscaping or soft surface.(Boat)

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
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783 W 4100 S	199	7/1/2014	BRYANT, ERIN	783 W 4100 S	6-4-5, RCC 4-5-3(B)(13)	OPEN		Trailers, Recreational Vehicles, Accumulation Of Junk
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Violations

Violation	Notes
001: Open	Trailer
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
777 W 4375 S	198	7/1/2014	LEVITRE, MICHAEL RONALD	777 W 4375 S	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1221 W 5100 S	197	7/1/2014	VAUGHN, GABRIELE K	1221 W 5100 S	RCC 4-5 7-1-1: , RCC 4-5-3(B)(34)	CLOSED	7/9/2014	UNMANAGED GROWTH GENERAL REGULATIONS: OBSTRUCTIONS

Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
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437 W HIGHLAND DR	196	6/30/2014	KIRKING, JOSHUA LESTER	437 HIGHLAND DR		OPEN		Abandoned Vehicles, Parking On Landscaping or soft surface.
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Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3760 S RIVER VALLEY DR	195	6/27/2014	BENNETT, ANN J	3760 RIVER VALLEY DR	Multiple	OPEN		Multiple

Violations

Violation	Notes
001: Open	Weeds
001: Open	Dirt

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
724 W 4400 S	194	6/26/2014	MINER, JASON &	724 W 4400 S	UCC Ref.: RCC 4-5-3(B) (21)	OPEN		Abandoned Vehicles, Unmanaged Growth,

Violations

Violation	Notes
001: Open	Vehicle
001: Open	Weeds
001: Open	vegetati

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4445 S 1150 W	193	6/26/2014	RANDY & STACEY C SUGIHARA	4445 S 1150 W	RCC 4-5- 3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
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Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4431 S 1150 W	192	6/26/2014	ROBERTS, DEEANN	4431 S 1150 W	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4415 S 1150 W	191	6/25/2014	BRADFIELD, DONALD LEE	4415 S 1150 W	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 060040050	190	6/19/2014	WATERFOWL U.S.A. LTD	P O BOX 50	RCC 4-5 7-1-1;, RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4106 S PARKER DR	189	6/19/2014	AH4R I UT LLC	30601 AGOURA RD STE 200	10-14-7, RCC 4-5 7-1-1	CLOSED	6/25/2014	OBSTRUCTION OF VIEW

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
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5075 S 1225 W	188	6/18/2014	LAURIANN M & THOMAS L O DELL	5075 S 1225 W	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth
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Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
552 W 5225	187	6/18/2014	OBRIQUE, JOHN ROBERT	278 FOREST ST	6-4-5	CLOSED		TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5054 S 1225	186	6/18/2014	WARBURTON, BRUCE	7328 E 1450 N	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
777 W RIVERDALE RD	185	6/17/2014	DIVINO PROPERTIES LLC	777 W RIVERDALE RD	RCC 4-5-3(B)(34)	CLOSED	6/30/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3993 S 700 W	182	6/17/2014	DARREN M & AMY BRANDT	3993 S 700 W	RCC 4-5-3(B)(13)	OPEN		Accumulation Of Junk

Violations

Violation	Notes
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Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
908 W 4375 S	181	6/17/2014	MORAIN, HOUSTON W	908 W 4375 S	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	180	6/17/2014	RIVERDALE MHC LLC	31200 NORTHWESTE RN HWY	RCC 4-5-3(B)(32)	CLOSED		Yard sale signs

Violations

Violation	Notes
002: Closed	Yard

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
632 W 3750 S	179	6/17/2014	FLYNN, JENNY C	632 W 3750 S	RCC 4-5-3(B)(34)	CLOSED	6/24/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
332 HIGHLAND DR	178	6/16/2014	MAHOSKY, NICOLAS	332 HIGHLAND DR	Unmanaged Growth, Accumulation Of Junk, Attractive Nuisances	OPEN		

Violations

Violation	Notes
001: Open	Weeds.

001: Open	Fridge
001: Open	Drivewa

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3796 S 625 W	177	6/16/2014	BOWLES, BARRY J & WF	3796 S 625 W	41-6a-1402.	CLOSED	6/25/2014	Angle parking into a cul-de-sac

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
639 W 4050 S	176	6/16/2014	THEODORE J CONDO TRUST	639 W 4050 S	6-4-5	CLOSED	6/25/2014	TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 060120020	175	6/10/2014	UNITED STATES OF AMERICA		RCC 4-5- 3(B)(34)	CLOSED	6/12/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
975 W 4400 S	174	6/10/2014	COBIA- MASSA, RAYDELL S TRUSTEE Mindy Scott	5051 N JESSIE CREEK DR	RCC 4-5- 3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes

001: Open

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5152 S 1500 W	173	6/10/2014	COMMERCIAL REAL ESTATE	PO BOX 311	RCC 4-5-3(B)(34)	CLOSED	6/16/2014	Unmanaged Growth

Violations

Violation Notes

002: Closed

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5135 S 1250 W	172	6/10/2014	BRIAN & CINDY CHILD	1684 W 1100 S	RCC 4-5-3(B)(34)	CLOSED	6/25/2014	Unmanaged Growth

Violations

Violation Notes

002: Closed

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5126 S 1250 W	171	6/10/2014	SUCH, RAINIER	5126 S 1250 W	RCC 4-5-3(B)(34)	SENT TO		RCC 4-5-3(B)(34)

Violations

Violation Notes

001: Open

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
5179 S 1500 W	170	6/5/2014	RIVERDALE BUSINESS PARK LLC	620 E 1700 S	RCC 4-5-3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation Notes

001: Open

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
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5179 S 1500 W	169	6/5/2014	RIVERDALE BUSINESS PARK LLC	620 E 1700 S	RCC 4-5- 3(B)(34)	OPEN		Unmanaged Growth
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Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
1350 W 5175 S	168	6/5/2014	RIVERDALE BUSINESS PARK LLC	620 E 1700 S	RCC 4-5- 3(B)(34)	OPEN		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
961 W 4375 S	167	6/9/2014	MCDONALD, BRIAN	1642 W 130TH DRIVE	RCC 4-5- 3(B)(34)	CLOSED		Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
774 W 4400 S	166	6/5/2014	DINA L JUDKINS	774 W 4400 S	RCC 4-5- 3(B)(34)	CLOSED	6/30/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
4385 S 800 W	165	6/5/2014	VANESSA L & ANDREW MOWRY	4385 S 800 W	6-4-5	CLOSED	6/17/2014	TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
358 W CHERRY	164	6/4/2014	WARREN, GEORGE E & WF	358 W CHERRY HILL DR	RCC 4-5- 3(B)(31)	CLOSED	6/16/2014	Parking On Landscaping or soft surface

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	163	6/4/2014	HILL, EARL F SUCCESSOR TRUSTEE	8025 S 2250 E	RCC 4-5- 3(B)(34)	CLOSED	6/12/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
497 W HIGHLAND DR	162	6/4/2014	GOODWIN, KARA	497 W HIGHLAND DR	RCC 4-5- 3(B)(34)	CLOSED	6/16/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3501 S 575 W	161	6/3/2014	WESTOVER, BEVERLY K &	P O BOX 252	RCC 4-5- 3(B)(34)	CLOSED	6/24/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Angle parking into a cul-de-sac	160	6/3/2014	HENSTRA, COLLEEN	610 W 3550 S	41-6a-1402	CLOSED	6/16/2014	Angle parking into a cul-de-sac

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
575 W 3550 S	159	6/3/2014			622 W 3650 S	CLOSED	6/16/2014	TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
622 W 3650 S	158	6/3/2014	TRAVIS W & TAMRON K LARSON	622 W 3650 S	6-4-5	CLOSED	6/16/2014	TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3655 S 650 W	157	6/3/2014	CASEY T & ERIN M GRIMLEY	3655 S 650 W	RCC 4-5-3(B)(31)	CLOSED	6/16/2014	Parking On Landscaping or soft surface.

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3668 S 650 W	156	6/3/2014	NOBLE, PHILLIP L & WF	3668 S 650 W	6-4-5	CLOSED	6/16/2014	TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3757 S 650 W	155	6/3/2014	LEONARD & JUDY ROBB FAMILY	3757 S 650 W	41-6a-1402	CLOSED	6/16/2014	Angle parking into a cul-de-sac

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
3766 S 625 W	154	6/3/2014	DOBSON, JAMIE	3766 S 625 W	6-4-5	CLOSED	6/16/2014	TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
654 W 4050 S	153	6/3/2014	FRIESE, SARAH	654 W 4050 S	6-4-5	CLOSED	6/17/2014	TRAILERS, RECREATIONAL VEHICLES

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
824 W 4100 S	152	6/2/2014	MARK A & WF TERRI J RADLE	824 W 4100 S	RCC 4-5-3(B)(34)	CLOSED	6/17/2014	Unmanaged Growth

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 061750001	151	6/3/2014	KAREN L & STEVEN C ROBINSON	4511 S 1025 W	RCC 4-5-3(B)(34)	CLOSED	6/24/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
574 W 3950 S	150	6/3/2014	MAISEY, DANIEL & WF	574 W 3950 S	Multiple	CLOSED		parking vehicles -- Restrictions

Violations

Violation	Notes
002: Closed	
002: Closed	
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
680 W 4400 S	149	6/2/2014	LESLEYS MOBILE ESTATES LLC PETE WHITEHEAD AND MARK KELLY	308 N MAIN ST	RCC 4-5-3(B)(34)	CLOSED	6/17/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
	148	6/2/2014	H & P Investments	895 W Riverdale RD	RCC 4-5-3(B)(34)	CLOSED	6/17/2014	Unmanaged Growth

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 060040024	147	6/2/2014	JAY & WF HEATHER BANNER	2227 GOLF MANOR BLVD	RCC 4-5-3(B)(34)	CLOSED	6/24/2014	Unmanaged Growth

Violations

Violation	Notes
002: Closed	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Closed Date	Description
Parcel#: 060300042	146	6/2/2014	HUANG, LONG TONG ETAL	1092 E 4925 S	RCC 4-5-3(B)(34)	SENT TO COURT		Unmanaged Growth

Violations

Violation	Notes
001: Open	

Total Records: 64

7/11/2014

Date Scheduled	Occupancy Name	Inspection Shift	Inspection Passed	Inspector Full Name
5/8/2014	CHERRY CREEK APARTMENTS	FI41	No	Randy Koger
5/15/2014	CUTRUBUS FREEWAY MAZDA	A	No	Matt Hennessy
5/15/2014	FARMERS INSURANCE GROUP	A	Yes	Curtis Leishman
5/15/2014	SCHNEITERS RIVERSIDE GOLF CLUB INC	A	Yes	Nate Tracy
5/15/2014	TONY DIVINO TOYOTA	A	Yes	Nate Tracy
5/15/2014	WASATCH FRONT	A	Yes	Matt Hennessy
5/30/2014	T J MAXX #1098	FI41	No	Randy Koger
5/30/2014	Hawaiian Shave Ice	FI41	Yes	Randy Koger
6/10/2014	CLASSIC WATERSLIDES	b	Yes	Bret Felter
6/10/2014	CLASSIC WATERSLIDES	b	Yes	Bret Felter
6/19/2014	T J MAXX #1098	FI41	No	Randy Koger
6/24/2014	SAMS WEST INC DBA SAMS CLUB 6684	FI41	Yes	Randy Koger
6/24/2014	TARGET	FI41	Yes	Randy Koger
6/27/2014	Big Bear of Utah Phantom Fireworks	FI41	No	Randy Koger
6/30/2014	AMERICAN PROMOTIONAL EVENTS (II)	FI41	Yes	Randy Koger
6/30/2014	Big Bear of Utah Phantom Fireworks	FI41	Yes	Randy Koger
7/2/2014	SINCLAIR RETAIL #43037	FI41	Yes	Randy Koger
7/3/2014	T J MAXX #1098	FI41	Yes	Randy Koger
7/9/2014	Smart Shop Managment Inc	FI41	No	Randy Koger
7/11/2014	Smart Shop Managment Inc	FI41	Yes	Randy Koger

Code Enforcement

June Parking Violations

Citation #	Violation	Address
20-000186	Handicap	4060 S Riverdale Road
20-000187	Handicap	1137 W Riverdale Road
20-000188	Handicap	4978 S 1050 W
20-000189	Handicap	4949 S 900 W
20-000190	Handicap	999 W Riverdale Road
20-000191	Handicap	4848 S 900 W
20-000192	Handicap	4848 S 900 W
20-000193	Handicap	4949 S 900 W
20-000194	Handicap	4848 S 900 W
20-000195	Handicap	1135 W Riverdale Road
20-000196	Too close to hydrant	987 W 4375 S
20-000197	Handicap	4848 S 900 W
20-000198	Handicap	4848 S 900 W
20-000199	Handicap	4949 S 900 W
20-000200	Handicap	4949 S 900 W

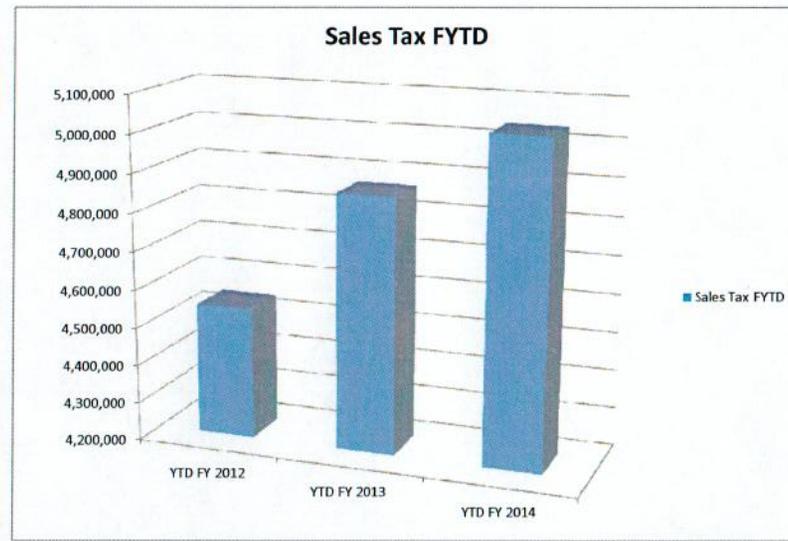
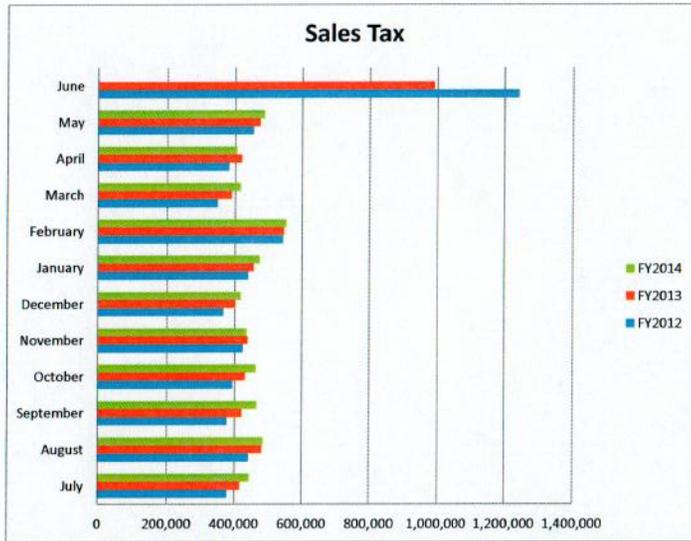
Condition of the Treasury
Riverdale City and Redevelopment Agency
Report as of May 31, 2014

	<u>Amount of Money on Hand</u>			<u>For the Month Reported</u>		<u>For the Fiscal Year To Date</u>		
	<u>Savings</u>	<u>Checking</u>	<u>Cash Drawers</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Difference</u>
General Fund	\$2,083,074	(\$59,322)	\$2,000	\$637,822	\$573,827	\$6,966,074	\$6,602,693	\$363,381
Redevelopment Agency, RDA	\$3,715,809			\$22,347	\$341,925	\$1,109,936	\$1,046,251	\$63,685
Capital Projects Fund	\$2,929,115			\$1,178	\$0	\$13,434	\$84,544	(\$71,109)
Water Fund	\$1,936,639			\$72,575	\$166,058	\$776,696	\$1,123,372	(\$346,676)
Sewer Fund	\$2,116,884			\$95,113	\$174,768	\$1,044,918	\$868,194	\$176,724
Storm Water Fund	\$1,328,486			\$19,322	\$6,702	\$212,353	\$101,495	\$110,858
Garbage Fund	\$237,511			\$28,691	\$25,883	\$315,109	\$258,023	\$57,086
Motor Pool Fund	\$1,473,847			\$32,265	\$30,613	\$402,629	\$905,716	(\$503,087)
Information Technology Fund	\$229,242			\$6,205	\$3,348	\$68,696	\$124,056	(\$55,360)
Total	\$16,050,608	(\$59,322)	\$2,000	\$915,520	\$1,323,124	\$10,909,845	\$11,114,343	(\$204,498)

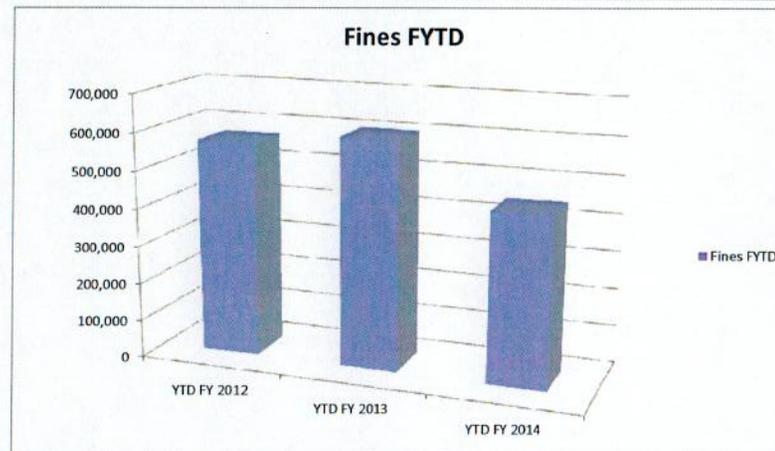
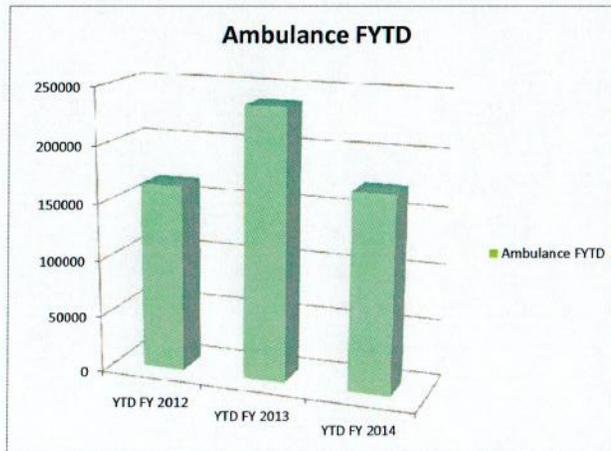
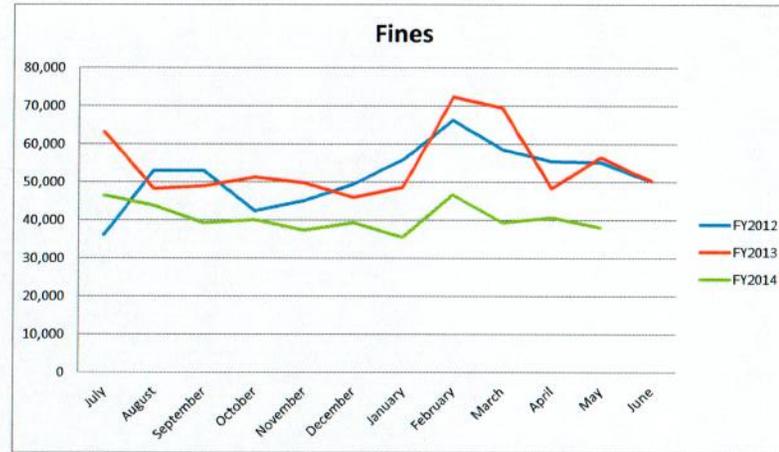
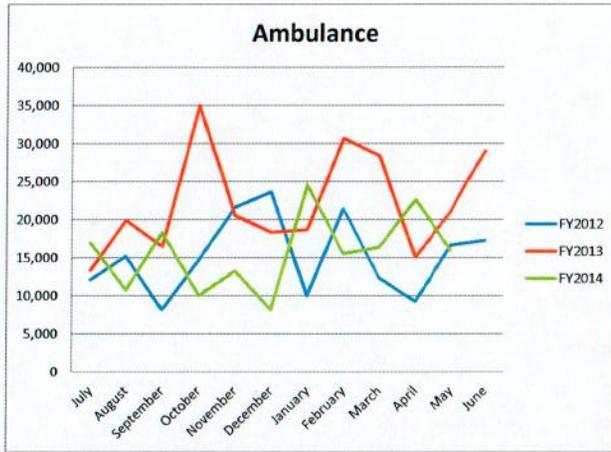
Lynn Fortie
Treasurer

Notes:

- 1) Savings are held in:
 - a) PTIF (Public Treasurer's Investment Fund), the most recent yield was .49%.
- 2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
- 3) Cash Drawers are located at the Civic Center (\$600), Comm. Ctr.(\$400), Senior's (\$500), and Police (\$500).
- 4) Receipts for sales tax, property tax, road tax and liquor tax are deposited directly into the PTIF account by the paying agency of the State of Utah or Weber County.
- 5) Other receipts are handled through the counter cash drawers mentioned above.
- 6) All disbursements are paid through the checking accounts at Wells Fargo Bank except petty cash items.
- 7) Cash flow and all account balances are monitored daily, savings are transferred from the PTIF to the checking account to cover disbursements as necessary.
- 8) Check disbursements are normally made weekly through the accounts payable system.
- 9) A check register report is available for detailed review of each disbursement made by city and RDA funds.
- 10) Our independent auditors include their review of these accounts in their annual audit report.



Sales Tax	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	377,176	441,207	375,990	393,199	424,423	365,661	439,081	543,110	349,596	381,648	453,855	1,241,631	5,786,576
FY2013	414,591	480,408	419,923	430,149	436,713	400,931	455,267	546,297	388,978	419,261	473,554	989,012	5,855,084
FY2014	442,860	483,531	465,331	462,265	434,672	416,737	472,296	553,020	415,423	404,529	486,693		5,037,358
Sales Tax FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014										
	4,544,945	4,866,072	5,037,358										



Ambulance	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	12,051	15,189	8,160	14,709	21,611	23,611	9,990	21,399	12,318	9,253	16,619	17,219	182,129
FY2013	13,339	19,908	16,496	35,004	20,548	18,307	18,672	30,689	28,315	15,072	21,090	28,998	266,438
FY2014	16,960	10,677	18,243	10,007	13,235	8,171	24,577	15,528	16,360	22,613	15,910		172,282

Ambulance FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014
	164,910	237,440	172,282

Fines	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2012	36,085	52,987	52,985	42,407	45,072	49,402	55,770	66,300	58,582	55,395	55,136	50,205	620,325
FY2013	63,188	48,230	48,899	51,273	49,701	45,934	48,540	72,433	69,402	48,355	56,419	50,266	652,641
FY2014	46,485	43,787	39,264	40,058	37,333	39,322	35,452	46,766	39,353	40,618	38,020		446,457

Fines FYTD	YTD FY 2012	YTD FY 2013	YTD FY 2014
	570,120	602,375	446,457



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

July 7, 2014

OPEN FOR BUSINESS



Hatu's Hawaiian Ice has opened a location at 4104 S. Riverdale Road.

NEW & ONGOING DEVELOPMENTS

**Smart
Shop**

The Smart Shop, a computer repair and training company, will open a location at 1170 W. Riverdale Road Suite B.

FERGUSON[®] Ferguson plumbing supply is planning to open a Riverdale location at 4761 S. 1150 W.



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

JCPenney JC Penny has submitted plans for a small interior remodel of their store located at 4185 S. Riverdale Road.



Massage Envy Spa is planning to open in Riverdale at 4097 S. Riverdale Road.

**Riverdale
Business
Park**

Construction has begun on a commercial retail building in the Riverdale Business Park located at 5175 South 1500 West..



**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: E2b

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

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: [Employee Recognition of staff with anniversaries in July](#)

[BACK TO AGENDA](#)

Employee Recognition – July 2014 Anniversaries

Years	Employee		Department
24	Randy Koger		Fire
16	Kevin Fuller		Police
16	Trent Thompson		Police
12	Brandon Peterson		Police
11	Lynn Wright		Police
1	Shawn Jensen		Seniors Center

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014
AGENDA ITEM: E2c**

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

ACTION REQUESTED BY PETITIONER: Information Only

INFORMATION: [Staffing Authorization Plan](#)

[BACK TO AGENDA](#)



Riverdale City

Staffing Authorization Plan

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

As of June 30, 2014		
<i>Department</i>	<i>FTE Authorization</i>	<i>FTE Actual</i>
City Administration	3.00	3.00
Legal Services	5.00	5.00
Community Development	3.00	3.00
Bus Admin - Civic Center	5.25	5.25
Bus Admin - Comm Services	8.50	8.75
Public Works	11.00	11.00
Police	22.75	22.75
Fire	15.50	15.25
Total	74.00	74.00

Staffing Reconciliation - Authorized to Actual		
<i>Department</i>	<i>FTE Variance</i>	<i>Explanation</i>
Legal Services	0.00	
Bus Admin - Civic Center	0.00	
Community Development	0.00	
Bus Admin - Comm Services	0.25	
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	0.00	
Fire	(0.25)	
Totals	0.00	Staffing under authorization

Actual Full Time Employees	58.00
Actual Part Time Employees	49.00
Seasonal	1.00

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: F1

SUBJECT: Consideration of meeting minutes from:
June 17, 2014 City Council Work Session
June 17, 2014 City Council Regular Session

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve Minutes

INFORMATION: See attached minutes as follows:

[June 17, 2014 City Council Work Session](#)

[June 17, 2014 City Council Regular Session](#)

[BACK TO AGENDA](#)



Minutes of the **Work Session** of the **Riverdale City Council of Riverdale City** held Tuesday, **June 17, 2014** at 5:39 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Via Phone: Gary E. Griffiths, Councilor

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

Mayor Searle welcomed the Council members stating for the record that all were in attendance except for Councilor Griffiths. He asked City Administrator Rodger Worthen to lead the pledge of allegiance during tonight's public meeting. Mayor Searle said some concerned citizens are upset about the Blue Boutique billboard in Riverdale and may speak during tonight's open communications portion of the meeting. Councilor Mitchell said some of his neighbors concerned about the recent fires along Riverdale's trail may also come to speed during open communications. Mayor Searle asked if he could read an email during open communications without stating who it is from, if he withholds the author's identify and City Attorney Steve Brooks advised against doing this.

There was a brief discussion about Councilor Griffiths participating via phone and Mr. Worthen called Councilor Griffiths on his cell phone and put it on speaker allowing him to participate in the work session.

Mayor Searle said the first action item on the agenda is a public hearing and consideration of adopting a certified tax rate for Riverdale City. He said the proposed rate of .001242 comes from Weber County and is down slightly over the previous year.

Mayor Searle said the next action item is a proposed change to HR Policy 2-4 Exempt Employees to make the Community Services Coordinator an exempt position. He asked for any questions or concerns and there were none and Mr. Worthen said Business Administrator Lynn Fortie will present on this item during tonight's public meeting.

Mr. Brooks said the next agenda item is consideration of amending a contract that was approved in September 2013 with a language change mandated by the Federal government that bailiff services be contracted with Riverdale's Justice Court instead of Riverdale City. According to Mr. Brooks, Resolution 2014-13 will also give the bailiff company Riverdale contracts with access to the Utah Criminal Justice Information System (UCJIS) through Riverdale City's Justice Court so that the constables will have

greater security serving the city's warrants. He said this amendment is necessary if Riverdale wants of their warrants enforced.

Mayor Searle said the next several action items are to approve amendments to the current fiscal year budget and adopt a budget for fiscal year 2014-2015 including salaries and wages. He asked about the next budgeted river restoration project and Public Works Director Shawn Douglas said at this point the scope of the project is unknown but the budgeted amount is \$250,000 and FEMA will pay 75 percent if the city pays 25 percent on an approved project. Councilor Staten asked if rebuilding Riverdale's Kayak Park damaged in the 2011 flooding is included in the project scope and Mr. Douglas said it is not because FEMA will not help cover the cost of recreating the water feature. Mr. Douglas said he will work with Riverdale's Engineer and the company RiverRestoration.org to design a project to repair this area of the river. According to Mr. Douglas, 75 feet of embankment was washed away and it is not feasible to rebuild it and widening the river in this area could prevent future flooding as water levels tend to rise the narrower the river corridor.

Mayor Searle said some residents in the River Glen subdivision are concerned new floodplain maps will require them to purchase expensive flood insurance and Councilor Staten said only flood studies can change flood insurance requirements. Mr. Douglas said the river restoration work the city will be doing won't lead to any changes in the city's flood maps or require any residents to purchase flood insurance. Mr. Eggett said FEMA is currently working on new floodplain maps for Riverdale scheduled to come out in 2015, which he said will very likely be controversial.

Mayor Searle said the final item is consideration of Resolution 2014-17 establishing fireworks and fire restrictions for Riverdale for 2014. Councilor Ellis asked about the possibility of adding signage to the trail warning of the fire danger and prohibiting smoking and Mr. Douglas said smoking on Riverdale's trail has always been prohibited by ordinance and there are signs stating this already located along Riverdale's trail. Mayor Searle said he would like to see signs along the trail similar to the National Forest Service signs rating the fire danger to raise awareness about dry conditions. Mr. Douglas said his department can post a hundred signs but without officers patrolling the trail regularly to enforce the smoking ban the public's behavior is unlikely to change.

Mayor Searle said not everyone uses the trailheads and if signs aren't located along the trail the public may not see them. Councilor Mitchell asked for clarification about the exact areas where fireworks are restricted in his neighborhood and Chief Bodily said he is proposing the same fire restrictions as previous years and a street by street map of fire restrictions is available on Riverdale's website. Chief Bodily outlined the restricted areas and said he is coordinating with Washington Terrace. Councilor Ellis commended Chief Bodily for his efforts to protect the city and mitigate fire dangers and Chief Bodily gave credit to his staff and thanked Riverdale's Public Works Department for their help putting out the latest trail fire and securing the damaged area of the trail the public is being asked to detour around where the bridge burned. Councilor Griffiths said he will bring tools that can be used to create fire breaks and will work with the fire and public works departments when he returns from Tabiona.

The phone call with Councilor Griffiths ended.

Mayor Searle said he has been asked to read an email with concerns about the budget from Riverdale resident Cody Hansen during the open communications portion of tonight's meeting. He said it is unfortunate Mr. Hansen wasn't able to attend the public hearing on June 3, 2014 to voice his concerns and hear the Council's justification for using the fund balance for the 2014-2014 year. Mr. Worthen said he agrees with the tone of the letter that using Riverdale's fund balance is not sustainable and he said he discussed this at length with the Council and department heads at the May 31, 2014 strategic planning budget meeting.

There being no further business to discuss, the Council adjourned at 6:00 PM to convene into their regular session.

July 15, 2014

Attest:

Norm Searle, Mayor

Ember Herrick, City Recorder

DRAFT



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY –JUNE 17, 2014**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **June 17, 2014** at 6:06 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Via Telephone: Gary E. Griffiths, Councilor

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney; Scott Brenkman, Police Lieutenant; Roger Bodily, Fire Chief; Shawn Douglas, Public Works Director, Michael Eggett, Community Development Director; Lynn Fortie, Business Administrator, Ember Herrick, City Recorder and 20 members of the public including Aaron Jones, Rob Kolkman, Jason Stansfield, Mikael Stanfield, Jennica Roberts, Kate Vandehei, David A. Leahy, Chuck Kerkvliet.

A. Welcome & Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance including all Council members he noted that Councilor Griffiths is participating via telephone.

B. Pledge of Allegiance

City Administrator Rodger Worthen led the Pledge of Allegiance.

C. Moment of Silence

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

D. Open Communications

Mayor Searle invited any member of the public with questions or concerns to address the Council for approximately three minutes.

Ogden resident Mikael Stansfield said she would like Riverdale City to take action against a Blue Boutique billboard on Riverdale Road. She said she shops in Riverdale and visits the city parks with her children and she finds the billboard offensive and she said that by remaining silent on this issue, the Council is condoning the erotic message she feels the billboard conveys. Mrs. Stansfield said elected officials have an obligation to regulate sexually oriented businesses through the creation of obscenity laws to prosecute purveyors of obscene material and maintain community standards. She said the city attorney and city manager have told her there is nothing they can do because

billboards are covered by free speech protections but she said cities like Cincinnati Ohio have created laws to eliminate obscene materials and she cited case law from other cities that have banned all billboards in their city limits so that they don't need to worry about offensive advertisements and can't be charged with violating freedom of speech. Mrs. Stansfield there is legal precedence for cities giving billboard companies three years to move before a total billboard ban goes into effect that Riverdale could defend in a court of law. She said these billboards are only going to get worse and she challenged the Mayor and Council to take the necessary steps now to improve the city's traffic safety, aesthetic beauty and prevent moral deterioration of Riverdale by content she defined as "soft pornography".

Ogden resident Jennica Roberts said she is also opposed to the Blue Boutique billboard and she described how the image negatively affects her and she asked the Mayor and Council to have the image taken down. Ms. Roberts said she would be willing to go door to door to get signatures on a petition of residents opposed to the billboard if it will help the city take action and she said the content of advertisements will continue to deteriorate if individuals don't take a stand now.

Mayor Searle said he has received several emails and phone calls from individuals upset with the Blue Boutique billboard and threatening to boycott shopping in Riverdale if elected officials don't force Reagan signs to remove the advertisement. He said America is a nation that allows free speech and free enterprise if decency standards aren't violated, so he and City Attorney Steve Brooks reviewed the adult store billboard and it does not qualify as obscene. Mayor Searle said the model on the billboard is wearing a two piece swimming suit doing a swim stroke and he doesn't believe there would be any public outcry if the advertisement were for a water park instead of an adult store. According to Mayor Searle, there is no nudity and nothing pornographic about the image and it is no more revealing than many images on reputable newsfeeds or selfies people post on social media sites. Mayor Searle said Mr. Worthen has contacted Reagan Outdoor Advertising to communicate the sentiments of concerned citizens and he encouraged those offended by the image to also call the sign company. He said one of the unintended consequences of this discussion is that it gives the Blue Boutique free publicity. Mayor Searle said Reagan Outdoor Advertising has a current business license with Riverdale City and legally owns the property where their sign is located and if the city were to order this billboard be removed Riverdale City would be sued. Mr. Brooks said he sympathizes with the concerned citizens that have spoken in opposition to this sign. He said billboard companies have very powerful lobbyists that work on their behalf to tailor laws in their best interest through the Utah State Legislature. According to Mr. Brooks, billboard companies have teams of attorneys with an excellent understanding of obscenity law and won't all the billboard companies they represent to post images they can't defend in court. He said if Riverdale City were to take legal action to have this billboard image removed the city would be wasting taxpayer dollars and would lose the lawsuit. Mr. Brooks said eliminating all of Riverdale's billboards would be viewed by the billboard companies as a financial taking of millions of dollars. Councilor Hunt said Riverdale City has battled with Reagan Outdoor Advertising in the past and lost and he said because the Council are the stewards of public monies they must carefully weigh the costs and potential benefits of the battles they fight.

Mayor Searle said Riverdale resident Cody Hansen sent the following email to be read on the record during tonight's public meeting:

Mayor, Council, and Staff,

I have a serious concern with the use of fund balance in the upcoming fiscal year's budget. The last FY budget showed a \$40,000 budget surplus. This year a \$157,000 use of fund balance. A difference of nearly \$200,000.

According to Benchmark 7 (recent history of the General Fund Surplus) this has not occurred in at least the last 10 years; years which include one of the most fragile economic climates in the city's history.

Over this timeline the city has clearly established, through their unique organizational operation, a trend of financial success in situations both difficult and prosperous.

In the explanation of Benchmark 4 (fund expenditures by dept.) there is a paragraph that reads "Of particular importance to us as we evaluate this would be the slope of the trend lines over a period of time, the reasons for their changes, and the prospects for sustainability."

These issues are very important to me. I campaigned on the importance of doing everything we can to maintain the positive trends of our benchmark and performance measures.

Are we doing everything we can?

Just a few months in and we are already, at the first opportunity, moving away from the obvious trends of sound financial leadership. Using the rainy day fund to balance the budget at this time seems less than challenging, and it appears as though we have chosen to take the easy way out.

All poor financial positions have a genesis. Is this ours? Is this the beginning of a financial direction that will eventually lead to an increased impact on the citizens, such as higher property taxes or a revenue cop out like franchise fees?

As far as I know none of you have ever voted to use the rainy day fund to balance the budget; but if you did make that vote, I would hope that it would only be under extraordinary circumstances. And I just don't see any extraordinary circumstance here, no issue that the city hasn't faced on equal or greater scale in the previous years of balanced budgets.

I have both publicly and privately expressed support for, and confidence in this administration, council, and staff. I hope that I will not regret that in the future.

Thank you

Cody S. Hansen
4512 s. 1025 w.

Mayor Searle said it is unfortunate that Mr. Hansen was unable to attend the Strategic Planning budget meeting on May 31, 2014 or the budget public hearings on June 3, 2014 to participate in earlier discussions and hear the Council's rationale for using Riverdale's rainy day fund to help balance the fiscal year 2014-2015 budget. Mayor Searle said fines and forfeitures and ambulance fees are projected to be down again next year which will cause a shortfall if Riverdale continues to provide the same level of services as the current fiscal year. He said Mr. Worthen and Business Administrator Lynn Fortie have worked on the budget for many long hours over the past few months and recognize that using rainy day fund monies isn't a sustainable way for Riverdale City to operate. Councilor Hunt said he appreciates Mr. Hansen's comments and he asked Mr. Worthen what his advice to the Council is to overcome the shortfall and if employee retirements are contributory factors to the problem. Mr. Worthen said expenditures cannot exceed revenues and Riverdale's highest expense is staffing including retirements and benefits so this is where future cuts may need to be made. According to Mr. Worthen, department budgets have been cut down to the essentials after a line item review which helped reduce the projected shortfall from \$300,000 to \$140,000. He said sales tax is not rebounding as fast as expected after the latest recession, which he said could be attributed in part to ongoing Riverdale Road construction through the end of the year. Mr. Worthen said every time we implement a new recreation program, build a new amenity, or purchase a new parcel of land there is an associated cost for the city.

Councilor Mitchell said all departments made cuts to their budgets for the coming fiscal year in anticipation of the shortfall and after asking some tough questions of department heads at the last strategic planning budget meeting he is convinced they are all aware of city's financial situation and are concerned about sustainability. He said the Council knows if sales tax revenues don't rebound after this latest phase of road construction is complete, additional cuts will be necessary and don't intend to use rainy day funds to balance next year's budget. Councilor Mitchell said Mr. Hansen is a smart man and he appreciates him paying attention to this important issue.

Mayor Searle said Riverdale is working with an annual budget just over \$8 million dollars and is in good financial shape following years of fiscal restraint so that Riverdale is in a position to take advantage of opportunities that arise like a recent 17 acre land purchase for future park development without bonding. He said the Council is considering a budget that does anticipate the use of rainy day funds for fiscal year 2014-2015 but is still maintaining the soft hiring freeze and operating under the same staffing authorization established nine years ago as part of the 2005 Action Plan. Mayor Searle said existing staff has taken on additional responsibilities to provide the same level of service without hiring additional manpower, but staffing costs steadily increase every year because the cost of insurance and benefits for employees continues to rise and therefore must be monitored closely.

E. Presentations and Reports

Mayor Searle thanked all the city employees from fire, police and public works that were involved in putting out the trail fire on Monday June 9, 2014 and he expressed gratitude to neighboring cities Riverdale has interlocal agreements with that assisted in extinguishing hot spots in subsequent days.

Mayor Searle said at a recent Weber Pathways meeting he expressed concern that the concrete on the new bridge at the south end of Riverdale City's trail was poured too early in the season which could cause the cement to crack and peel in the future. He said Weber Pathways plans to turn over maintenance of the bridge to city staff after the one year warranty expires.

City Administrator Rodger Worthen recognized staff with anniversaries in the month of June, thanking them for their service including firemen Curtis Leishman and Cameron West who are both celebrating their five year anniversaries. He said a new plumbing supply store is scheduled to open in Riverdale and staffing is under authorization.

F. Consent Items

Mayor Searle asked if there were any changes to the May 31, 2014 Strategic Planning or June 3, 2014 Council meeting minutes and none were noted.

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

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

Call the Question: The motion passed unanimously.

G. Action Items

1. a. Public hearing to receive and consider public comment regarding proposed amendments to the Certified Tax Rate

b. Consideration of Resolution 2014-18 adopting a Certified Tax Rate

Mayor Searle said the first action item is a public hearing to receive and consider input regarding proposed amendments to the certified tax rate. Business Administrator Lynn Fortie said the new tax rate was received from Weber County and there is a slight decrease over the previous fiscal year with the current rate of .001242. Mayor Searle invited public comment during the public hearing and there was none.

Motion: Councilor Hunt moved to close the public hearing. Councilor Mitchell seconded the motion.

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

Call the Question: The motion passed unanimously.

Mayor Searle asked for any Council comments or questions on proposed Resolution 2014-18 adopting a new certified tax rate and there were none.

Motion: Councilor Mitchell moved to approve Resolution 2014-18 adopting a Certified Tax Rate of .001242. Councilor Hunt seconded the motion.

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

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

2. Consideration of Resolution 2014-12 adopting changes to HR Policy 2-4 Exempt Employees

Mayor Searle said the second action item is consideration of Resolution 2014-12 and Mr. Fortie said the proposal is to make the position of Community Services Coordinator an exempt employee because HR Manager Stacey Comeau said the position meets the state requirements. Mayor Searle asked for questions and there were none.

Motion: Councilor Hunt moved to approve Resolution 2014-12 adopting changes to HR Policy 2-4 Exempt Employees. Councilor Ellis seconded the motion.

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

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

3. Consideration of Resolution 2014-13 amending the language on Riverdale City's agreement with Ogden Constables to give them UCJIS access

City Attorney Steve Brooks said in September 2013 the Council approved the renewal of an agreement with Ogden Constables to continue serving warrants in Riverdale City. According to Mr. Brooks, shortly after that time the federal government restricted the constables' access to the Utah Criminal Justice Information System (UCJIS) system to check warrant status which is risky and costly. Mr. Brooks said Resolution 2014-13 and the amended agreement will put the constables under the umbrella of the Riverdale City Justice Court for UCJIS access and the resolution also stipulates the Mayor delegates authority to the city attorney to sign this agreement and oversee the constables.

Motion: Councilor Ellis moved to approve Resolution 2014-13 amending the language on Riverdale City's agreement with Ogden Constables to give them UCJIS access. Councilor Mitchell seconded the motion.

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

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

4. Consideration of Resolution 2014-14 adopting proposed amendments to the FY 2013-2014 budget

Mayor Searle said the fourth action item is consideration of Resolution 2014-14 adopting proposed amendments to the FY 2013-2014 budget. Mr. Fortie said there are no changes to the amendments from the June 3, 2014 public hearing and Council meeting. Mayor Searle asked for any questions and comments and none were noted.

Motion: Councilor Staten moved to approve Resolution 2014-14 adopting proposed amendments to the FY 2013-2014 budget. Councilor Hunt seconded the motion.

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

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

5. Consideration of Resolution 2014-15 adopting the FY 2014-2015 final budget plus proposed amendments

Mayor Searle said the fifth action item is consideration of Resolution 2014-15 adopting proposed amendments to the FY 2014-2015 budget. Mr. Fortie said there are no changes to the amendments from the June 3, 2014 public hearing and Council meeting but the projected numbers changed slightly when he plugged in the new certified tax rate of .001242. Mayor Searle asked for any questions and comments and none were noted.

Motion: Councilor Ellis moved to approve Resolution 2014-15 adopting proposed amendments to the FY 2014-2015 budget with proposed amendment. Councilor Griffiths seconded the motion.

Mayor Searle asked for discussion on the motion and Councilor Hunt asked for clarification about the budget numbers that changed when Mr. Fortie calculated in the new certified tax rate from Weber County. Mr. Fortie said assessed property values in Riverdale are up slightly over the previous year so the tax rate decreased and he said the adjustments he made were so that the budget for FY 2014-2015 is balanced. Mr. Worthen said Riverdale can't impose a higher tax rate than Weber County without holding truth in taxation hearings.

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

6. Consideration of Ordinance 857 adopting amendments to RCC 1-7-1 Human Resources Manual, RCC 1-7-1 HR Manual and 1-7-2 Salaries and Expenses, and 1-7F-6 Justice Court Judge

Mayor Searle said the sixth action item is consideration of Ordinance 857 adopting amendments to RCC 1-7-1 HR manual and RCC 1-7- 2 Salaries and Expenses and 1-7F-6 Justice Court Judge. Mr. Fortie said Ordinance 857 will approve a new pay scale and Mayor Searle asked for any questions and comments and none were noted.

Motion: Councilor Mitchell moved to approve Ordinance 857 adopting amendments to RCC 1-7-1 HR manual and RCC 1-7- 2 Salaries and Expenses and 1-7F-6 Justice Court Judge. Councilor Ellis seconded the motion.

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

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

7. Consideration of Resolution 2014-17 establishing fire and fireworks restrictions for Riverdale in 2014

Mayor Searle said the seventh action item is consideration of Resolution 2014-17 establishing fire and fireworks restrictions for Riverdale in 2014. Fire Chief Roger Bodily said in view of weather conditions and recent fires he feels these restrictions are practical and he outlined the areas where fireworks are banned which are the same as previous years and include the river trail and adjacent homes and south west bench and east bench. He said Resolution 2014-17 will ban open flames and fires and fireworks on the river corridor. Mayor Searle asked about implementing the ban earlier or putting in place a permanent fire ban and Chief Bodily said these proposals are worthy of consideration and he said he will work with the city attorney on this. Councilor Mitchell asked that the city put the fire ban information on Riverdale's website and use social media like Facebook and Twitter to get the word out. Councilor Ellis asked Chief Bodily to consider more fire ban signage on the trail and Chief Bodily said he will work with Mr. Douglas on this and Mayor Searle said staff also needs greater enforcement of the ban on the trail.

Motion: Councilor Ellis moved to approve Resolution 2014-17 establishing fire and fireworks restrictions for Riverdale in 2014. Councilor Mitchell seconded the motion.

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

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

H. Discretionary Items

Mayor Searle asked for any discretionary items and Councilor Ellis said the Council's first historic marker will be completed and available for display at Riverdale's Sunrise Service on July 4, 2014.

Councilor Staten asked if the bridge damaged in the recent trail fire was insured and if the individual charged with starting the fire will pay for the cost of the repairs and Mr. Worthen said the goal is to repair the bridge as soon as possible and early cost estimates are between \$30,000 and \$60,000, so this will likely be brought back to the Council for funding approval because it will exceed the \$25,000 staffing authorization level. Mr. Worthen said a 19 year old male with no assets has been charged with starting the fire

and although the city will seek restitution, it is unlikely they will recover money from this individual. Councilor Staten asked about the possibility of using volunteers and lumber donations to repair the bridge Mr. Worthen said for liability reasons professionals must be contracted to repair the bridge. Mr. Worthen said until the bridge is repaired trail users will need to detour through the subdivision and Councilor Staten suggested detour signs and maps be posted to help trail users unfamiliar with Riverdale to navigate around the burned out bridge. Councilor Hunt said he wasn't notified about the fire and Mr. Worthen said he sent an email to all the Council members and called the Mayor as soon as he heard about the fire and he said if a similar event happens in the future he could call individual Council members too. Mr. Worthen said this was the fourth fire in recent weeks but the other three were minor. Councilor Hunt asked if CERT teams could have been deployed in the days following the trail fire to monitor hot spots and provide an official presence when the Riverdale Fire Department couldn't be on scene. He said it would have been good training for local CERT members but Mr. Worthen said this isn't the type of activity CERT teams are trained for and it would have created liability as well as logistical issues for Riverdale's Police and Fire Departments. Chief Bodily reviewed his department's efforts to extinguish the fire. Councilor Hunt expressed concern over danger to trail users from the fire damaged trees and Mr. Worthen said the area has been barricaded off and Mayor Searle said staff should verify the area is barricaded and the signs are still up daily to keep people out of this dangerous area. Councilor Mitchell commended staff for their efforts to barricade the area with fencing wire and signs and Mr. Douglas said his staff has closed the trail but it won't prevent everyone from accessing the area. There were no additional discretionary items.

I. Adjournment:

With no further business to come before the Council at this time, Councilor Mitchell moved to adjourn the meeting. Councilor Staten seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:30 p.m.

Approved: July 15, 2014

Attest:

Norm Searle, Mayor

Ember Herrick, City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: G1

SUBJECT: Consideration of conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W.

PETITIONER: JLT Investments Representative

ACTION REQUESTED BY PETITIONER: Consideration of conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W.

INFORMATION: [Executive Summary – JLT Invest Conditional Use](#)

[Staff Reports – JLT Invest](#)

[Sidewalk Improve Location](#)

[JLT Invest Cond Use App](#)

[CRE Invest Building](#)

[Planning Commission Draft Meeting Minutes 062414](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the meeting on: 7-15-2014

Petitioner: JLT Investments,
Represented by Joe Timmons/Mike Medina

Summary of Proposed Action

Mr. Timmons on behalf of JLT Investments has filed for a conditional use permit to request a new use for a motorcycle dealership sales and service (Harley Davidson Motors relocation) at approximately 5152 South 1500 West. This property is located in a Planned Commercial Zone (CP-3) and is the old TCI/Comcast building. Within any CP-3 zone there is a requirement that a previously non-approved use be reviewed as a conditional use review by the Planning Commission and the City Council. This required review allows each body to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in a CP-3 zone. Currently this location is approved for use as an office and storage facility for telecommunications and television product use. No public hearing is required for this review. During a previous meeting, the Planning Commission reviewed this conditional use permit request and recommended that the City Council approve the requested use for motorcycle dealership sales and service at the above noted address. Following the presentation and discussion of the proposal, the City Council may make a motion to approve, approve with proposed amendments, or not approve the Conditional Use permit request for motorcycle dealership sales and service at 5152 South 1500 West.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3)" and 10-19 "Conditional Uses".

City staff have been in conversation with Mr. Timmons and Mr. Medina regarding this request for an approved change in commercial/retail uses at this location. Items of concern that have been discussed with Mr. Timmons and Mr. Medina relative to this change in use include: completion of sidewalk improvements along 1500 South (which the seller of the property has agreed to install), landscape enhancement/improvements at this site (which the petitioner has agreed to install in working with city staff to fulfill City Code expectations), and any other perceived impacts on neighboring residents associated with sound, light, etc. that may result from this use. The applicant has stated that they would address all of these issues accordingly to resolve these concerns and be a good neighbor in this region of Riverdale City. Mr. Timmons does plan on making many aesthetic improvements to this site if they are approved for use at this location.

As to the historical discussions regarding impacts to the residents to the east of this site, concerns were discussed prior to the construction of this building and many issues associated with this site development were resolved to the residents' satisfaction at that time, up to and including a buffering strip of property that was provided to residents directly to the east of this site.

The Planned Commercial zone standard outlining the need for a conditional use permit is as follows (for more information regarding this zone please defer to City 10-10B):

10-10B-2: USE REGULATIONS:

Any permitted use or any conditional use allowed in the C-1, C-2 and C-3 zones shall be a conditional use in their respective CP-1, CP-2 or CP-3 zone; provided, that a conditional use permit is obtained as provided in [chapter 19](#) of this title. Such uses shall be indicated on the final development plan. (1985 Code § 19-24-2)

The Conditional Use Permit outlines the criteria for issuing a Conditional Use approval as follows:

10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:

The planning commission shall review a conditional use permit with evidence presented to establish that:

- A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.
- C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and
- D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
- E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and
- F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and
- G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

Staff would encourage the City Council to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff then recommends that the City Council act accordingly to make a motion to approve, approve with proposed amendments, or not approve the Conditional Use permit request for motorcycle dealership sales and service at this location.

General Plan Guidance (Section Reference)

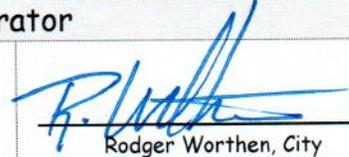
The General Plan has this area listed for Commercial/Office/Business Park uses.

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator



Rodger Worthen, City
Administrator

DEPARTMENTAL STAFF REPORTS – 6/19/2014

From: Shawn Douglas
Sent: Thu 6/19/2014 11:58 AM
To: Mike Eggett
Subject: 1500 W

Mike, I understand there may be a redevelopment of the TCI property on 1500 W. One issue that should be resolved is the missing section of sidewalk on the southwest side of the property. Approximately 200ft of sidewalk still needs to be installed. With the development that is taking place on 1500 W and the installation of the sidewalk there, this missing piece of sidewalk will be critical to the safety of the pedestrians in that area. The installation of sidewalk in that location will also help us meet the goals outlined in our recently completed bicycle and pedestrian plan. If I can be of further assistance in working toward the completion of this sidewalk, please let me know. Thanks

Shawn Douglas

Riverdale City Public Works

801-394-5541 Ext. 1217

Riverdale City

4600 S. Weber River Drive

Riverdale, UT 84405

Sidewalk Installation Location for Conditional Use Permit Approval





Riverdale City

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

CONDITIONAL USE PERMIT APPLICATION

DATE 6/16/2014
 ADDRESS OF SITE 5152 South 1500 West
 APPLICANT'S NAME JOE TIMMONS for JLT Investments
 ADDRESS 2928 South State Street - SALT LAKE CITY 84115
 PHONE NUMBER 801-487-4647

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

NA SITE PLAN RECEIVED NA BUILDING PLANS RECEIVED
Already built and established

Present Zoning of the Property: CP-3 Present Use of the Property: TCI/Comcast Office Storage
 Acreage of the Property: Approx. 3.52 acres Width of Property on the Street: Approx 503 feet
 Proposed Conditional Use of Property: Motorcycle Retail Sales & Service

SIGNED: [Signature] DATE: 6/16/2014
 I authorize _____ to act as my representative in all matters relating to this application.

 OWNER AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: 6/24/2014 DECISION OF COMMISSION: _____
 SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING:

DATE: _____ DECISION OF COMMISSION: _____
 SIGNATURE OF CHAIRPERSON: _____ DATE: _____

Fee \$50.00 Date Paid: 06/17/14 Receipt No. 15480455

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.480455

Jun 17, 2014

JLT INVESTMENTS

Previous Balance:		.00
MISCELLANEOUS - CONDITIONAL USE PERMIT		50.00
10-36-9000 SUNDRY REVENUE		
<hr/>		
Total:		50.00
<hr/>		
CHECK	Check No: 1592	50.00
Total Applied:		50.00
<hr/>		
Change Tendered:		.00
<hr/>		

06/17/2014 02:27PM

1500 W
1500 W ST S 1500 W

5152

Riverdale

5100

5121

5131

5143

083200003

Owner: COMMERCIAL REAL ESTATE INVESTMENT LC

Mailing Address: PO BOX 311 LAYTON UT 840410311

Property Address: 5152 S 1500 W RIVERDALE

Tax Unit: 419



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **June 24, 2014** at 6:02 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Acting Chairman
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Cody Hansen Commissioner

Member Excused: Blair Jones, Chairman
Michael Roubinet, Commissioner

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

Acting Chairman Hilton said the only agenda item is a petition from JLT Investments requesting the relocation of their Harley-Davidson dealership from 900 West to the old Comcast building at 5152 S. 1500 W. He said this will require an amendment to the conditional use permit for proposed uses in the Planned Commercial (CP-3) Zone. Commissioner Hansen asked what action the Planning Commission is considering tonight in connection with this requests and Mr. Eggett said the Planning Commission should review the petition for any health and safety issues prior to making a recommendation to the City Council. Mr. Eggett said the current property owner Scott Priest will complete the missing section of the sidewalk prior to the Harley-Davidson dealership moving into the building. Commissioner Gailey asked what business is currently occupying the building and Mr. Eggett said the call center Connexion Point vacated the building shortly after the beginning of 2014.

Mr. Eggett said when he reviewed the history of this building at 5152 S. 1500 W. improvements were made to appease the residential neighbors including construction of a sound wall and landscaping improvements including a tree barrier. Acting Chairman Hilton asked if there were traffic or noise complaints from neighbors with former tenants of this building and Mr. Eggett said none that he is aware of.

Commissioner Hansen asked about landscaping improvements and Mr. Eggett said the structure will have wood and steel accents like the Lehi dealership but the shell of the building will be preserved. Commissioner Hansen said the city has dealt with traffic complaints in the past when Harley-Davidson events congested or attempted to shut down 900 West. Mr. Eggett said the owner Joe Timmons understands city streets can't be shut down during Harley-Davidson events and wants to be a good neighbor in this

new location and take advantage of the adjacent Larry H. Miller dealership synergy. Commissioner Gailey asked if motorcycles will be repaired at this location and Mr. Eggett said they will be and he assured the Planning Commission that he has discussed noise and traffic concerns with the owner and he is confident Mr. Timmons will work hard not to negatively impact the neighborhood.

Commissioner Hansen said he heard that Bravo Academy is planning on opening a school in this same area on 1500 West and he asked if there will be safety concerns with a preschool in such close proximity to car and motorcycle dealerships. Mr. Eggett said he is aware of the preschool concept but the area where the school is looking at is not adjacent to the Harley-Davidson dealership and the Planning Commission can evaluate safety concerns if a proposal is formalized in the future.

DRAFT



Riverdale City

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 24, 2014 at 6:36 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Acting Chairman
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Cody Hansen Commissioner

Member Excused: Blair Jones, Chairman
Michael Roubinet, Commissioner

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

E. Action Items

1. Consideration of conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W.

Acting Chairman Hilton said the first agenda item is consideration of a conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W., the former Comcast building which Riverdale's Harley-Davidson motorcycle dealership is interested in remodeling. He introduced Michael Medina who is representing Harley-Davidson and asked him about a missing portion of sidewalk which Mr. Medina said the former property owner Scott Priest has agreed to complete before Harley-Davidson takes ownership of the building. According to Mr. Eggett, Harley-Davidson Owner Joe Timmons plans to pattern the look of this Riverdale structure after his Lehi dealership and has expressed a desire to be as green as possible maximizing landscaping. Mr. Medina said there will be good synergy with this motorcycle dealership adjacent to the Larry H. Miller automobile dealership and he said Mr. Timmons is committed to keeping his dealership in Riverdale where his business has been successful since 1986. Acting Chairman Hilton asked about the proposed building remodel design and Mr. Medina said the front of the building will change to reflect the Harley-Davidson traditional look and the approach and parking lot will be modified and cleaned up but the back of the building should remain the same. Mr. Medina said the motorcycles are stored inside at night so there won't be a lot of inventory in the parking lot at night like automobile dealerships. Commissioner Gailey asked what the business hours will be and Mr. Medina said they will close at 9 p.m. and motorcycle repair will be done indoors and not past five or six in the evening, so the impact on the neighboring residential zone should be minimal. Commissioner Gailey said it would be preferable if test drivers used Riverdale Road and didn't drive through the neighborhoods and Mr. Medina said Riverdale staff have already communicated this request.

Commissioner Fleming asked about signage for the Harley-Davidson dealership and if there will be any electronic elements and Mr. Medina said he is trying to negotiate with Larry H. Miller to share their Riverdale Road pole sign and there will be a building sign which he said may include an electronic reader board. Acting Chairman Hilton asked if the electronic sign request will be subject to Planning Commission consideration and Mr. Eggett confirmed that it will be and

briefly reviewed Riverdale's off premise sign ordinance to explain how Larry H. Miller and Harley-Davidson could share a sign post on Riverdale Road. Acting Chairman Hilton asked about the Motel 6 sign on Riverdale Road in front of Gibby's Floral and Mr. Eggett said that sign is grandfathered but the code has since changed. There were no additional comments or questions.

Motion: Commissioner Hansen moved to forward to the Council a favorable recommendation of the petitioner's request to amend the conditional use permit for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W. Commissioner Fleming seconded the motion.

Acting Chairman Hilton asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

DRAFT

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: G2

SUBJECT: Consideration of special exception to off premise signs for Reagan Sign Request

PETITIONER: Reagan Sign

INFORMATION: [Executive Summary with ROA Sign Height Exception](#)

[Resolution 2014-19](#)

[Sign Permit Application with Images](#)

[Utah State Codes 72-7-502, 72-7-510.5](#)

[Draft Planning Commission Meeting Minutes Excerpt 07/08/14](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 7-15-2014

Petitioner: Reagan Outdoor Advertising,
Represented by Guy Larson or other employee

Summary of Proposed Action

Reagan Outdoor Advertising has applied for a sign permit to increase the height of their billboard sign located at approximately 680 West 4400 South (to the north of the Riverdale Road overpass) from 33 feet to 43 feet in height. This billboard is an existing sign located within the Leslie's Mobile Home Park which is in a Mobile Home Park Zone (Rmh-1). Per City Code 10-16-8(A.), the maximum height allowed for signs of this nature in this zone is ten (10) feet. However, Utah State Code directly states that billboard companies have an opportunity to increase the height of their sign when an UDOT road improvement obstructs the clear visibility of the sign (as outlined and provided in Utah State Code 72-7-502 and 72-7-510.5). In this case, Utah State Code makes it very clear that municipalities are expected to provide for a special exception to this height standard by ordinance. This request received support from the Planning Commission to recommend City Council approval of the special exception to increase the height of the Reagan Outdoor Advertising sign to 43 feet in height (please refer to the Planning Commission minutes document for more regarding this discussion). Following the presentation and discussion of the proposal, the City Council may make a motion to approve the special exception to the zoning ordinance as relates to the height of this sign, approve the special exception with any proposed amendments, or not approve the special exception to the zoning ordinance as it relates to the height of this sign.

Title 10 Ordinance Guidelines (Code Reference)

All sign permit requests are regulated under City Code 10-16 "Sign Regulations".

Community Development staff have been in conversation with Reagan Outdoor Advertising regarding this request for sign height amendment. As a result of this discussion, Reagan Outdoor Advertising legal counsel provided city staff with the information from the Utah State Code regarding this request for height adjustment (see attached Utah State Codes 72-7-502 and 72-7-510.5). Based upon the direction provided by the Utah State Codes and in looking at improvements made by UDOT along the Riverdale Road area directly associated with this specific billboard sign, it does appear that the specified billboard sign would qualify for a special exception to the zoning ordinance as it relates to the height of this sign. Fencing improvements have been made by UDOT along the Riverdale Road overpass and the contention from the sign company is that the sign is no longer clearly visible (see definition of "clearly visible" in Utah State Code 72-7-502 for more). Reagan Outdoor Advertising has indicated to staff that they have no intentions to increase the sign size, area, shape, or appearance; they only plan to increase the height. Any other changes to the sign would not be permitted based upon City Code 10-16-7.

The applicable sections of the City Code relative to this matter are listed below for your review:

10-16-7: OFF PREMISES SIGNS:

A. Existing off premises signs may remain as a conditional use as long as they are kept in good

maintenance, repair and are free from damage. Any existing signage other than the I-15 corridor shall not be enlarged or replaced when damaged by acts of nature or man. Maintenance and advertising changes are permitted without approval of the planning commission or city council. Any enlargement or modification requires approval as a conditional use for existing signs along the I-15 corridor. The installation of new off premises signs is prohibited except for Riverdale City businesses in which the sign is placed on property directly adjacent to the business location. All proposals for off premises signs for Riverdale City businesses shall be a conditional use and will require a permit and shall be counted as allowable sign area for the business, and be approved by the planning commission and the city council. (Ord. 702, 5-6-2008)

10-16-8: SIGN/ZONE REGULATIONS:

A. Residential Districts: In residential districts RE-20, RE-15, A-1, R-1-4.5, R-1-10, R-1-8, R-1-6, R-2, R-3, R-4, R-5 and Rmh-1, the following regulations apply:

1. Nameplates: One nameplate for each dwelling unit, not exceeding two (2) square feet in area, indicating the name of the occupant and/or a permitted home occupation.

2. Identification And Information Signs: One sign, not exceeding eight (8) square feet in area, for conforming buildings or conforming uses other than schools, churches, dwellings, boarding houses or lodging houses.

3. Development Signs:

a. One or more signs not exceeding eight (8) square feet in combined total area for each street frontage of the lot. In addition, one or more signs of a temporary nature for each approved subdivision under development and located on said subdivision property; providing, that no more than one such sign be located at each major approach to the subdivision, but not closer than ten feet (10') to the street property lines. Signs on corner lots shall comply with subsection [10-16-20](#) of this chapter. Said signs shall not exceed in combined total area two hundred (200) square feet for any one subdivision and no one sign shall exceed one hundred (100) square feet in area. The period for display of such temporary signs shall be limited to one year; provided, that at the expiration of this time, the community development director may grant an appropriate extension of time for periods not to exceed one year, provided not more than seventy five percent (75%) of the project has been developed.

b. Application for said extension shall be made at least thirty (30) days before expiration of the original permit. In addition, one or more signs of a temporary nature for main buildings or uses under development other than dwellings, provided such signs shall not exceed in combined total area one hundred (100) square feet.

4. Public Necessity Signs: One or more public necessity signs; provided that no sign shall exceed twenty four (24) square feet in area.

5. Business Signs: One or more signs not exceeding in total area two (2) square feet for each one linear foot of frontage occupied by a nonconforming commercial or industrial use, but in no case shall the total area of all signs exceed one hundred (100) square feet. Uses not occupying frontage may each have one or more signs not exceeding forty (40) square feet.

6. Reader Board: One changeable letter reader board sign not exceeding fifty (50) square feet in area for a governmental facility, church or school for the purpose of displaying the name and character of services or activities conducted therein. The height of the sign shall not exceed twenty five feet (25') and, if illuminated, it shall be by internal lighting.

7. Projecting Signs: No signs that project onto or into adjacent property or public right of way are permitted.

8. Yard And Height Regulations:

a. Front Yard Regulations: Business and identification signs shall be located flat against the building. Nameplates may be located anywhere on the property.

b. Side Yard Regulations: Business and identification signs shall be located anywhere on the property.

c. Rear Yard Regulations: Business and identification signs shall be located flat against the building. Nameplates may be located anywhere on the property.

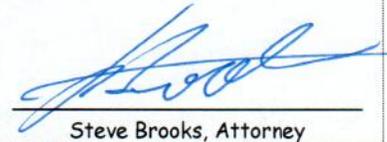
d. Height Regulations: No sign shall be erected to a height greater than ten feet (10') or project above the height of the building to which it is attached.

Departmental staff have reviewed the submission and discussed this application with the City Attorney Steve Brooks. Departmental staff have advised the Reagan Outdoor Advertising staff to have a representative present to address any associated questions or comments brought up by the City Council regarding this matter. Department staff is of the opinion that Utah State Code (as previously noted) provides direction that qualifies the applicant to increase the billboard's height at this location from 33 feet to 43 feet and would require the passage of an ordinance granting special exception from the zoning code as it relates to height for this sign.

Staff would encourage the City Council to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the City Council act accordingly to make a motion to approve (which may include amendments) or not approve the special exception to the zoning ordinance as it relates to the height of this specific billboard sign at 680 West 4400 South adjacent to the Riverdale Road overpass from 33 feet in height to 43 feet in height.

General Plan Guidance (Section Reference)

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City Administrator



RESOLUTION 2014-19

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO A SIGN MODIFICATION ON PROPERTY LOCATED AT APPROXIMATELY 680 WEST 4400 SOUTH

WHEREAS an application was submitted by Reagan Sign, by and through Guy Larsen, for consideration of a modification to an off premise sign; and

WHEREAS the application is for property located at 680 W. 4400 S., described in the attached documents and incorporated herein; and

WHEREAS after due notice, the Riverdale City Planning Commission held a public hearing on July 8, 2014, regarding the Sign Modification/special exception application in accordance with state law and city ordinance at which time oral and written testimony was presented by the applicant, residents and other interested persons; and

WHEREAS at the conclusion of the public hearing the Riverdale City Commission voted to recommend that the City Council approve the sign modification application and

WHEREAS the City Council at its regular Council meeting on July 15, 2014, received the application and supporting materials, staff report and all other information constituting the record of this application, along with the Planning Commission's recommendation; and

WHEREAS the City Council, upon further deliberation, voted to approve the Sign Modification/Special exception application and directed the City Attorney to prepare findings and this resolution as a contemporaneous record of the Council's decision.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Riverdale, Utah, that it adopts and memorializes the following findings regarding the subject application for a conditional use permit:

Findings

1 That Section 72-7-510.5 of the Utah State Code mandates that a sign may be modified in height if the view or readability of said sign has been compromised as a result of construction or improvements made by the state along a state highway. Said statute directs that the local municipality grant a special exception to its zoning ordinance to accommodate said change.

2 That in 2012, the state started a massive project in the widening and improvement of Riverdale Road, which sits alongside the sign involved in the application. As part of those improvements, sections of the bridge that sit adjacent to the sign were improved and modified to the point in which sight visibility of the sign has been affected; and

3 The issuance of a modification permit will not significantly harm the general well-being of the city and inhabitants therein and the height adjustment of a 10 foot increase and sign updates, proposed in the application, appear reasonable given the situation; and

NOW THEREFORE BE IT FURTHER RESOLVED by the City Council of the City of Riverdale, Utah, that the application to issue a Sign Permit Modification to Reagan Sign to allow a 10 foot height adjustment on the property sign located at 680 W. 4400 S. is hereby granted.

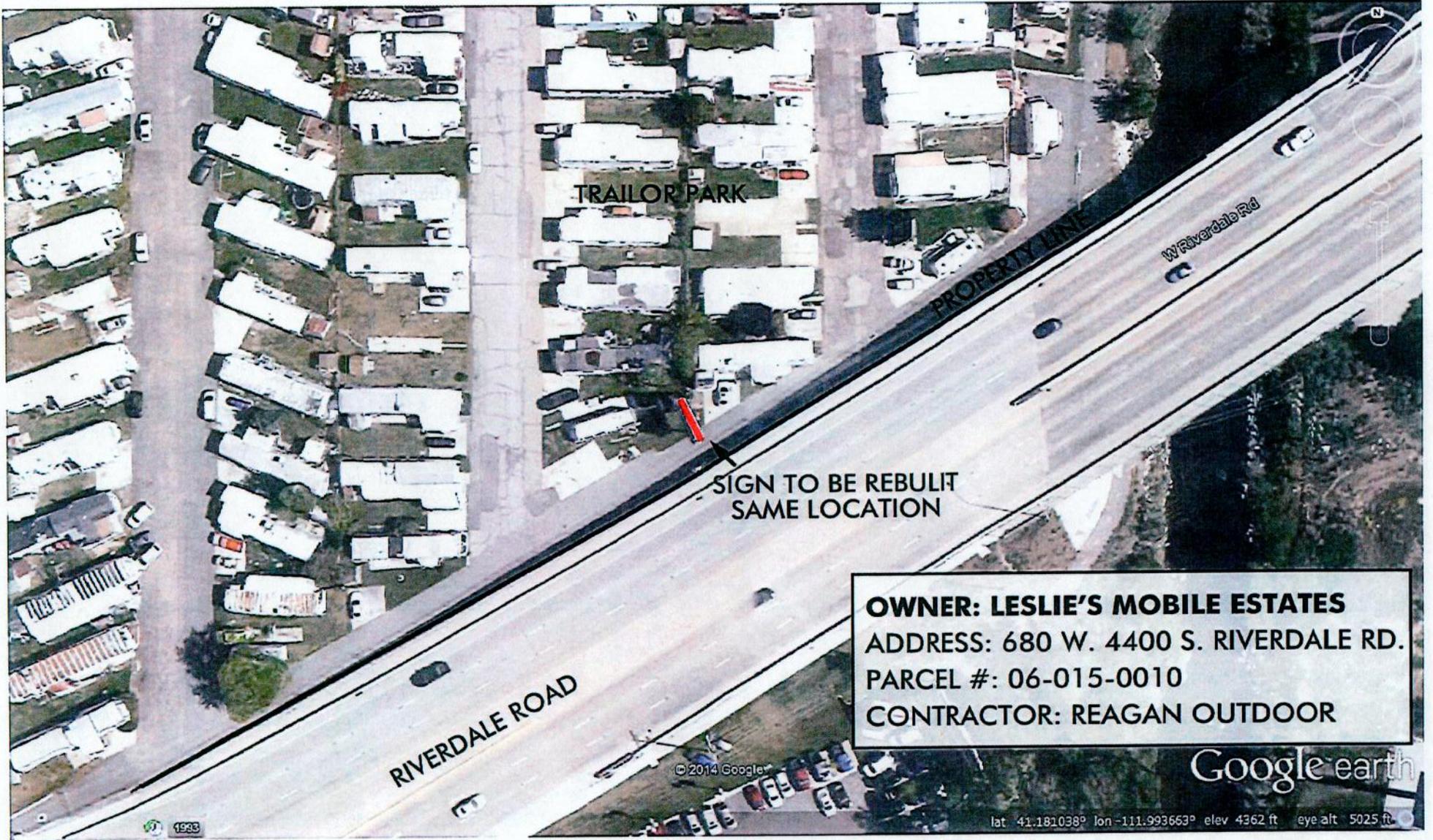
HEREUPON said resolution was declared duly passed and adopted on the 15th day of July, 2014.

RIVERDALE CITY

By: _____
Norm Searle, Mayor

Attest:

Ember Herrick



TRAILOR PARK

PROPERTY LINE

W Riverdale Rd

RIVERDALE ROAD

SIGN TO BE REBUILT
SAME LOCATION

OWNER: LESLIE'S MOBILE ESTATES
ADDRESS: 680 W. 4400 S. RIVERDALE RD.
PARCEL #: 06-015-0010
CONTRACTOR: REAGAN OUTDOOR

Google earth

lat 41.181038° lon -111.993663° elev 4362 ft eye alt 5025 ft



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801.394.5541 ext 1240

SIGN PERMIT APPLICATION RIVERDALE CITY

DATE: 6/4/2013 DATE WORK STARTS: _____ PERMIT NO: _____

SITE ADDRESS: 680 W 4400 S ZONE: Rmh-1

NAME OF BUSINESS: LESLIE MOBILE HOME PARK

SIGN CONTRACTOR (NAME & ADDRESS): REAGAN OUTDOOR AD SLC UT 84116
1775 N. WARM SPRINGS

CONTACT NAME: GUY LARSON

PHONE: 801 301-4093 STATE LICENSE NO. 252213-5551

TYPE OF SIGN (explain if repair, addition, move, face change, etc.)

INCREASE THE HEIGHT OF EXISTING SIGN
BY 10 FT DUE TO OVERPASS OBSTRUCTING THE
VIEW

TYPE OF CONSTRUCTION: OFF PREMISE SIGN

COMMENTS: guy@reaganusa.com

CONTRACTOR'S SIGNATURE: *Guy Larson*

VALUATION: \$ _____

BUILDING FEE: \$ _____

DATE PAID: _____

STATE 1%: \$ _____

RECEIPT #: _____

TOTAL: \$ _____

APPROVED BY: _____



TRAILOR PARK

W. Riverdale Rd

RIVERDALE ROAD

SIGN TO BE REBUILT
SAME LOCATION

OWNER: LESLIE'S MOBILE ESTATES
ADDRESS: 680 W. 4400 S. RIVERDALE RD.
PARCEL #: 06-015-0010
CONTRACTOR: REAGAN OUTDOOR

Google earth

lat: 41.182038° lon: -111.993663° elev: 4362 ft eye alt: 5025 ft





72-7-502. Definitions.

As used in this part:

(1) "Clearly visible" means capable of being read without obstruction by an occupant of a vehicle traveling on the main traveled way of a street or highway within the visibility area.

(2) "Commercial or industrial activities" means those activities generally recognized as commercial or industrial by zoning authorities in this state, except that none of the following are commercial or industrial activities:

(a) agricultural, forestry, grazing, farming, and related activities, including wayside fresh produce stands;

(b) transient or temporary activities;

(c) activities not visible from the main-traveled way;

(d) activities conducted in a building principally used as a residence; and

(e) railroad tracks and minor sidings.

(3) (a) "Commercial or industrial zone" means only:

(i) those areas within the boundaries of cities or towns that are used or reserved for business, commerce, or trade, or zoned as a highway service zone, under enabling state legislation or comprehensive local zoning ordinances or regulations;

(ii) those areas within the boundaries of urbanized counties that are used or reserved for business, commerce, or trade, or zoned as a highway service zone, under enabling state legislation or comprehensive local zoning ordinances or regulations;

(iii) those areas outside the boundaries of urbanized counties and outside the boundaries of cities and towns that:

(A) are used or reserved for business, commerce, or trade, or zoned as a highway service zone, under comprehensive local zoning ordinances or regulations or enabling state legislation; and

(B) are within 8420 feet of an interstate highway exit, off-ramp, or turnoff as measured from the nearest point of the beginning or ending of the pavement widening at the exit from or entrance to the main-traveled way; or

(iv) those areas outside the boundaries of urbanized counties and outside the boundaries of cities and towns and not within 8420 feet of an interstate highway exit, off-ramp, or turnoff as measured from the nearest point of the beginning or ending of the pavement widening at the exit from or entrance to the main-traveled way that are reserved for business, commerce, or trade under enabling state legislation or comprehensive local zoning ordinances or regulations, and are actually used for commercial or industrial purposes.

(b) "Commercial or industrial zone" does not mean areas zoned for the sole purpose of allowing outdoor advertising.

(4) "Comprehensive local zoning ordinances or regulations" means a municipality's comprehensive plan required by Section 10-9a-401, the municipal zoning plan authorized by Section 10-9a-501, and the county master plan authorized by Sections 17-27a-401 and 17-27a-501. Property that is rezoned by comprehensive local zoning ordinances or regulations is rebuttably presumed to have not been zoned for the sole purpose of allowing outdoor advertising.

(5) "Directional signs" means signs containing information about public places owned or operated by federal, state, or local governments or their agencies, publicly or

privately owned natural phenomena, historic, cultural, scientific, educational, or religious sites, and areas of natural scenic beauty or naturally suited for outdoor recreation, that the department considers to be in the interest of the traveling public.

(6) (a) "Erect" means to construct, build, raise, assemble, place, affix, attach, create, paint, draw, or in any other way bring into being.

(b) "Erect" does not include any activities defined in Subsection (6)(a) if they are performed incident to the change of an advertising message or customary maintenance of a sign.

(7) "Highway service zone" means a highway service area where the primary use of the land is used or reserved for commercial and roadside services other than outdoor advertising to serve the traveling public.

(8) "Information center" means an area or site established and maintained at rest areas for the purpose of informing the public of:

(a) places of interest within the state; or

(b) any other information that the department considers desirable.

(9) "Interchange or intersection" means those areas and their approaches where traffic is channeled off or onto an interstate route, excluding the deceleration lanes, acceleration lanes, or feeder systems, from or to another federal, state, county, city, or other route.

(10) "Maintain" means to allow to exist, subject to the provisions of this chapter.

(11) "Maintenance" means to repair, refurbish, repaint, or otherwise keep an existing sign structure safe and in a state suitable for use, including signs destroyed by vandalism or an act of God.

(12) "Main-traveled way" means the through traffic lanes, including auxiliary lanes, acceleration lanes, deceleration lanes, and feeder systems, exclusive of frontage roads and ramps. For a divided highway, there is a separate main-traveled way for the traffic in each direction.

(13) "Major sponsor" means a sponsor of a public assembly facility or of a team or event held at the facility where the amount paid by the sponsor to the owner of the facility, to the team, or for the event is at least \$100,000 per year.

(14) "Official signs and notices" means signs and notices erected and maintained by public agencies within their territorial or zoning jurisdictions for the purpose of carrying out official duties or responsibilities in accordance with direction or authorization contained in federal, state, or local law.

(15) "Off-premise signs" means signs located in areas zoned industrial, commercial, or H-1 and in areas determined by the department to be unzoned industrial or commercial that advertise an activity, service, event, person, or product located on premises other than the premises at which the advertising occurs.

(16) "On-premise signs" means signs used to advertise the major activities conducted on the property where the sign is located.

(17) "Outdoor advertising" means any outdoor advertising structure or outdoor structure used in combination with an outdoor advertising sign or outdoor sign within the outdoor advertising corridor which is visible from a place on the main-traveled way of a controlled route.

(18) "Outdoor advertising corridor" means a strip of land 350 feet wide, measured perpendicular from the edge of a controlled highway right-of-way.

(19) "Outdoor advertising structure" or "outdoor structure" means any sign structure, including any necessary devices, supports, appurtenances, and lighting that is part of or supports an outdoor sign.

(20) "Point of widening" means the point of the gore or the point where the intersecting lane begins to parallel the other lanes of traffic, but the point of widening may never be greater than 2,640 feet from the center line of the intersecting highway of the interchange or intersection at grade.

(21) "Public assembly facility" means a convention facility as defined under Section 59-12-602 and that:

(a) includes all contiguous interests in land, improvements, and utilities acquired, constructed, and used in connection with the operation of the public assembly facility, whether the interests are owned or held in fee title or a lease or easement for a term of at least 40 years, and regardless of whether the interests are owned or operated by separate governmental authorities or districts;

(b) is wholly or partially funded by public money;

(c) requires a person attending an event at the public assembly facility to purchase a ticket or that otherwise charges for the use of the public assembly facility as part of its regular operation; and

(d) has a minimum and permanent seating capacity of at least 10,000 people.

(22) "Public assembly facility sign" means a sign located on a public assembly facility that only advertises the public assembly facility, major sponsors, events, the sponsors of events held or teams playing at the facility, and products sold or services conducted at the facility.

(23) "Relocation" includes the removal of a sign from one situs together with the erection of a new sign upon another situs in a commercial or industrial zoned area as a substitute.

(24) "Relocation and replacement" means allowing all outdoor advertising signs or permits the right to maintain outdoor advertising along the interstate, federal aid primary highway existing as of June 1, 1991, and national highway system highways to be maintained in a commercial or industrial zoned area to accommodate the displacement, remodeling, or widening of the highway systems.

(25) "Remodel" means the upgrading, changing, alteration, refurbishment, modification, or complete substitution of a new outdoor advertising structure for one permitted pursuant to this part and that is located in a commercial or industrial area.

(26) "Rest area" means an area or site established and maintained within or adjacent to the right-of-way by or under public supervision or control for the convenience of the traveling public.

(27) "Scenic or natural area" means an area determined by the department to have aesthetic value.

(28) "Traveled way" means that portion of the roadway used for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

(29) (a) "Unzoned commercial or industrial area" means:

(i) those areas not zoned by state law or local law, regulation, or ordinance that are occupied by one or more industrial or commercial activities other than outdoor advertising signs;

(ii) the lands along the highway for a distance of 600 feet immediately adjacent

to those activities; and

(iii) lands covering the same dimensions that are directly opposite those activities on the other side of the highway, if the department determines that those lands on the opposite side of the highway do not have scenic or aesthetic value.

(b) In measuring the scope of the unzoned commercial or industrial area, all measurements shall be made from the outer edge of the regularly used buildings, parking lots, storage, or processing areas of the activities and shall be along or parallel to the edge of pavement of the highway.

(c) All signs located within an unzoned commercial or industrial area become nonconforming if the commercial or industrial activity used in defining the area ceases for a continuous period of 12 months.

(30) "Urbanized county" means a county with a population of at least 125,000 persons.

(31) "Visibility area" means the area on a street or highway that is:

(a) defined at one end by a line extending from the base of the billboard across all lanes of traffic of the street or highway in a plane that is perpendicular to the street or highway; and

(b) defined on the other end by a line extending across all lanes of traffic of the street or highway in a plane that is:

(i) perpendicular to the street or highway; and

(ii) 500 feet from the base of the billboard.

Amended by Chapter 346, 2011 General Session

72-7-510.5. Height adjustments for outdoor advertising signs.

(1) If the view and readability of an outdoor advertising sign, including a sign that is a nonconforming sign as defined in Section 72-7-510, a noncomplying structure as defined in Sections 10-9a-103 and 17-27a-103, or a nonconforming use as defined in Sections 10-9a-103 and 17-27a-103 is obstructed due to a noise abatement or safety measure, grade change, construction, directional sign, highway widening, or aesthetic improvement made by an agency of this state, along an interstate, federal aid primary highway existing as of June 1, 1991, national highway systems highway, or state highway or by an improvement created on real property subsequent to the department's disposal of the property under Section 72-5-111, the owner of the sign may:

(a) adjust the height of the sign; or
(b) relocate the sign to a point within 500 feet of its prior location, if the sign complies with the spacing requirements under Section 72-7-505 and is in a commercial or industrial zone.

(2) A height adjusted sign under this section does not constitute a substantial change to the sign.

(3) The county or municipality in which the outdoor advertising sign is located shall, if necessary, provide for the height adjustment or relocation by ordinance for a special exception to its zoning ordinance.

(4) (a) The height adjusted sign:

(i) may be erected:

(A) to a height to make the entire advertising content of the sign clearly visible;
and

(B) to an angle to make the entire advertising content of the sign clearly visible;
and

(ii) shall be the same size as the previous sign.

(b) The provisions of Subsection (4)(a) are an exception to the height requirements under Section 72-7-505.

Amended by Chapter 170, 2009 General Session



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **July 8, 2014** at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney; Ember Herrick, City Recorder and one member of the public Guy Larsen.

Chairman Jones said the first agenda item is consideration of special exception to off premise signs for Reagan Sign. Mr. Worthen said the petitioner is asking for a special exemption to raise the height of a billboard built in the early 1980's that is no longer fully visible following the Utah Department of Transportation (UDOT) road construction of the Riverdale Road viaduct. According to Mr. Worthen, UDOT raised the road and put in fencing that impedes the view of Reagan's sign so they have appealed to the city for a special exception under Utah State Codes 72-7-502, 72-7-510.5 to raise their billboard from 33' to 43'. Commissioner Hansen asked why the petitioner wanted to raise the sign's height ten feet and Mr. Worthen said that is the height listed in the application and he introduced Guy Larsen with Reagan Sign. Chairman Jones said the fence is six feet high and he questioned why the billboard needs to be so much higher than the fence and said he has concerns about how this modification could impact surrounding residents.

Commissioner Eskelsen said the sign is difficult to read through the fence at its current height and Commissioner Hansen disagreed and said he thinks it is visible at its current height and that is all state law requires. Mr. Worthen said state law says the sign must be "able to be read without obstruction" and he said the difference between six and ten feet is nominal. Commissioner Fleming said in her opinion it needs to be 10 feet taller so it is visible regardless of the type of vehicle you are driving over the viaduct and she said the residents of Lesley's Mobile Home Park are accustomed to a billboard impeding their view.

Chairman Jones shared an anecdote about a neighbor who built a high accessory building that impacted his neighbors' view of the mountains and Commissioner Fleming said the residents of Lesley's already have their view of the mountains blocked by the viaduct overpass. Mr. Worthen asked if the 10 foot height increase is at issue or if members of

the Planning Commission have other reasons for opposing the petitioner's request. Commissioner Hansen said the mobile park owner wants to rezone the property to C-3 commercial and he asked how this zoning change could impact the billboard and Mr. Worthen said Reagan leases the land and the city couldn't interfere with an agreement between the two parties even if the zoning changes at some future date. There were no additional comments or questions.

DRAFT



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 8, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Rodger Worthen, City Administrator; Ember Herrick, City Recorder and three members of the public Guy Larsen, Kent Hill and Lorin Parks.

E. Action Items

1. Consideration of special exception to off premise signs for Reagan Sign request

Chairman Jones said the first agenda item is consideration of a special exception to off premise signs for a Reagan Sign at address 680 W. 4400 S. Mr. Worthen said Reagan Sign has applied for an exception per state code to allow the height of their billboard sign at this location to be raised 10 feet from 33' to 43' so it is visible over the UDOT fence for motorists crossing the viaduct.

He said the billboard is likely older than 1990 and after the Utah Department of Transportation (UDOT) viaduct construction was completed and a chain link fence was installed in the 2000's the sign was no longer visible unobstructed. According to Mr. Worthen, Utah State law 72-7-502, 72-7-510.5 includes a provision allowing for billboard signs to be raised when their visibility is impacted by road construction. He said the recommendation of staff is that the Planning Commission forward a favorable recommendation of this request to the City Council and he introduced Guy Larsen representing Reagan Outdoor Advertising out of Salt Lake City.

Mr. Larsen said he has had ongoing discussions with city staff and the property owner where the sign is located in Lesley's Mobile Home Park for several years since the overpass renovations were completed. He said his company didn't want to invest a lot of money in a new sign until they signed a new long term lease, which he said was negotiated recently. Mr. Larsen said his company did research and is requesting a 10-foot height increase because that height will maximize the billboard's visibility for all lanes of traffic over the viaduct. He said his company wants to be a good neighbor to the area residents by maintaining good rapport with them and the city and he said the 10-foot height increase is down from the 15 feet initially being considered.

Commissioner Gailey asked if the size of the sign will increase and how secure it will be at its new height in a severe wind storm and Mr. Larsen said when it is replaced the sign will be the same 12' x 24' size and the two legs will be replaced with one steel pole in compliance with current building codes at a cost of \$45,000. Commissioner Hilton said the pictures included in the packet show the billboard only half visible over the viaduct fence and he asked if the petitioner would consider raising the sign less than ten feet. Mr. Larsen said according to his research a height increase of less than ten feet will not allow the sign to be visible from all lanes of traffic and it doesn't make sense for his company to invest \$45,000 to replace a sign that isn't visible.

Commissioner Hansen said this sign was likely constructed in the early 1980's and Mr. Larsen said Reagan has leased the sign since 1990. Commissioner Hansen asked how often the advertisements are changed and Mr. Larsen said it varies, some advertisers only contract for one month, others have six month leases. Commissioner Hansen asked if Reagan Sign does routine maintenance on their billboards and Mr. Larsen said they do four times a year and Commissioner Hansen asked why the billboard is in such poor condition and he referenced the section of Riverdale City Code where off premise sign maintenance is outlined. Mr. Larsen said because the sign isn't clearly visible because of the UDOT road construction, it has been difficult to rent. Mr. Hansen said he visited the sign and in his opinion as a professional painter the sign has not been properly maintained and may have chipping lead based paint which could pose a safety hazard for the community, specifically those individuals that reside in the homes surrounding the billboard. He said in his opinion the city shouldn't allow this sign to be raised and could argue that it is not conforming because it hasn't been properly maintained. Mr. Larsen said he is confident the sign has been painted in the last 20 years and no complaints have been received about the sign to date and Commissioner Gailey said replacing the existing sign with a new sign should alleviate any safety concerns. There were no additional comments or questions.

Motion: Commissioner Fleming moved to approve the special exception to off premise signs for Reagan Sign request and to forward a favorable to the City Council. Commissioner Gailey seconded the motion.

Chairman Jones asked for discussion on the motion and there was none.

Call the Question: Chairman Jones, nay; Commissioner Hilton, aye; Commissioner Gailey, aye; Commissioner Eskelsen, aye; Commissioner Fleming, aye; Commissioner Roubinet, aye; and Commissioner Hansen, nay. The motion passed with five in favor and two opposed.

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: G3

SUBJECT: Consideration of recommendation for subdivision amendment to Parks
River Walk at address

PETITIONER: Kent Hill

INFORMATION: [Executive Summary River Walk Amended Subdivision](#)

[Resolution 2014-22](#)

[River Walk Amend Subdivision Review 7/1/14](#)

[Review Letter 07/03/14](#)

[Application River Walk Amended Subdivision](#)

[07-109 Final Plat Amended 7/2/14](#)

[Approved Parks River Walk PRUD](#)

[Draft Planning Commission Meeting Minutes Excerpt 07/08/14](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 07-15-2014

Petitioner: Builders Alliance Group
Presented by Kent Hill/Lorin Parks

Summary of Proposed Action

Builders Alliance Group have applied for a Subdivision/Site Plan Amendment review and approval of a proposed amendment to six lots and two open spaces areas with the Parks Riverwalk P.R.U.D. subdivision located at approximately 4355 South 600 West (Riverwalk Drive) in a Residential R-2 zone with PRUD use approval as an overlay. PRUD subdivision development and their respective amendments are governed by City Code 10-22 "Planned Residential Unit Development (PRUD)". A public hearing is not required to consider this amendment proposal. This matter has been review by Planning Commission on July 8th, 2014 and received unanimous support for a recommendation to the City Council to approve the Parks Riverwalk P.R.U.D. amendment as proposed. Following the presentation and discussion of the proposal, the City Council may approve, approve with modifications, or not approve the proposed amendments to the Parks Riverwalk P.R.U.D. Subdivision.

Title 10 Ordinance Guidelines (Code Reference)

This Subdivision/Site Plan Amendment review is regulated under City Code 10-21 "Subdivisions" and 10-22 "Planned Residential Unit Development (PRUD)", and is affected by City Codes 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The Parks Riverwalk P.R.U.D. Subdivision was originally approved for development in May 2008 and recorded thereafter in January 2009 and is currently being developed according to this plan (please reference attachment of original subdivision for more). The applicant has been working through the development of the lots and has encountered difficulties in developing a few of the approved lots due to building lot constraints and setback constraints from the previous site plan approval. It is for this reason the applicant has desires to amend the approved site plan specifically for lots 7-9 and lots 12-14 of the development (please reference attachment of amended subdivision proposal for more).

There are some concerns associated with the adjustment of these parcels. These concerns are as follows:

- The lot numbering is inconsistent due to the removal of lot 8. There may not be the ability to change the lot numbering due to other lots being already developed in the subdivision. It may be of interest to discuss this matter in more detail with the applicant.
- There is an open space area between lots 13 and 14 that has been adjusted and reduced in size. There is also an open space are to the northeast of lot 14 that has been slightly reduced in size to accommodate the setback needs of lot 14. The only requirement for open space (as found in 10-22-4(J.)) is to establish a dedicated area of the development meant to be utilized as usable open green space for residents within the PRUD subdivision area. It may be of interest to discuss this matter in more detail with the applicant.
- There is a section of City Code in 10-22-4(G.) that states: "No rear yard setback of any dwelling within the PRUD shall be closer than twenty feet (20') to the adjacent boundary or property outside of the PRUD. All other building setbacks shall comply with the minimum requirements of the building code unless it is the determination of the planning commission that great setbacks are

necessary to provide for open space areas or for access or aesthetic reasons." This statement is again reiterated in 10-22-5(B.). Setback locations are shown on the proposed amendment drawing document and seem to indicate adequate rear yard setback. It may be of interest to discuss this matter in more detail with the applicant.

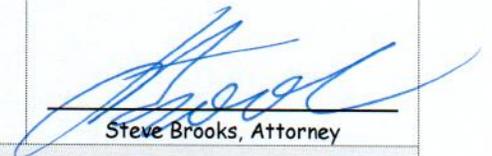
Attached with this executive summary is a document entitled "Subdivision/Site Plan Amendment Review - Park Riverwalk P.R.U.D. Subdivision"; this is a supplementary document addressing items that are part of the Amended Site Plan application and City Codes 10-21 and 10-22. Also attached, following this executive summary, are comments from the contracted City Engineer and a copy of the Planning Commission minutes regarding their discussion. The City Council should discuss these summaries with the applicant and any concerns raised by staff.

Staff encourages the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioner any outstanding concerns associated with this application. Staff would then recommend that the City Council act accordingly to approve, approve with modifications, or not approve the proposed amendments to the Parks Riverwalk P.R.U.D. Subdivision, based upon sufficient findings of fact to support this action.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential - Low Density" and PRUD use. This proposed amendment complies with this land use.

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



RESOLUTION NO. 2014-22

A RESOLUTION BY THE RIVERDALE CITY COUNCIL APPROVING THE AMENDED SITE PLAN OF BUILDERS ALLIANCE FOR THE PARKS RIVERWALK PRUD LOCATED AT APPROXIMATELY 4355 SOUTH 600 WEST IN RIVERDALE CITY, WEBER COUNTY, STATE OF UTAH.

WHEREAS Builders Alliance, by and through their spokesperson, Kent Hill and Lorin Parks, filed an application with Riverdale City requesting the City approve a request for amended site plan approval to allow for adjustments to their building lots and designated open space in the Parks Riverwalk PRUD located at approximately 4355 South 600 West; and

WHEREAS the applicant's request is in conformance with all applicable City ordinances of the Riverdale City Code; and

WHEREAS a public hearing to consider the subject application was held before the Planning Commission on July 8, 2014 and was approved; and

WHEREAS the matter having been submitted and considered as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City, the effect on the surrounding neighborhood, the compliance with all applicable City ordinances and the General Plan, the special conditions relating to the request; and

WHEREAS the Riverdale City Council finds this request is in conformance with all requirements outlined in the Riverdale City Code and the goals and desires of Riverdale City.

BE IT RESOLVED BY THE RIVERDALE CITY COUNCIL, as follows:

1. The City Council hereby approves the request of Builders Alliance for an amendment to the space in the Parks Riverwalk PRUD subdivision located at approximately 4355 South 600 West, as outlined and shown on the attached Exhibit(s), attached hereto and incorporated herein by reference.
2. This resolution shall take effect immediately upon passage.
3. All other resolutions and polices in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 15th Day of July, 2014.

RIVERDALE CITY

By: _____
Norm Searle, Mayor

Attest:

Ember Herrick
City Recorder



Subdivision/Site Plan Amendment Review – Park Riverwalk P.R.U.D. Subdivision 4355 South 600 West (Riverwalk Drive)

Completed by Mike Eggett, Community Dev. Director on 7/1/2014

Recommendation: City staff recommends that the Planning Commission examine and review items associated with the proposed small subdivision/site plan amendment and recommend City Council approval of the proposal if applicant has satisfied approval criteria. Items of consideration or note have been highlighted in yellow for potential discussion purposes. Please note since this is a proposed subdivision amendment many items listed below are not significant concerns and/or applicable to a subdivision amendment.

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	June 17, 2014; updated on June 25, 2014;
Date Application Submitted to City:	June 17 and 25, 2014
Date Fee Paid:	N/A to amendment
Small Subdivision/Site Plan – Preliminary Requirements	Departmental Review Comments
<i>PLAT SHEET</i>	
Owner’s name, address, and phone number	Builders Alliance Group, 801-773-0802; address shown on drawing
Developer’s name, address, and phone number	Builders Alliance Group, 801-773-0802; address shown on drawing
Approving agency’s name and address: Utility companies if applicable	None (if applicable) shown
Consulting Engineer’s name, address, and phone number	Pinnacle Engineering & Land Surveying, Inc., 801-773-1910; address shown on drawing
Licensed Land Surveyor’s name, address, phone number, signature, and seal	Pinnacle Engineering & Land Surveying, Inc., 801-773-1910; address shown on drawing; signature and seal not shown at this point
Date	Yes – June, 2014 shown at top
Revision block with date and initials	Revision block not shown
Sheet number and total sheets	No sheet number (only one sheet provided)
<u>General</u>	

Street names	Yes, shown on drawing
Layouts of lots with lot numbers	Yes, lot numbering is inconsistent, missing Lot 8; Lots 7-9 are amended; Lots 12-14 are amended
Adjacent tract ownership and tax identification numbers	Tax identification numbers and ownership information shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is showing within allowed range
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Yes, shown on drawing
Space for notes	Yes, adequate space available
Contours	No, not shown
Public areas	Open space areas shown; open space area between Lots 13 and 14 has been modified and reduced in size; open space south of Lot 14 has been slightly reduced in size
<u>Vicinity Map</u>	
Street names	Yes, shown
Site location	Yes, shown
North arrow	Yes, shown
Scale	Yes, appropriate
<u>Layout</u>	
Street Names	Yes, shown on drawing
Layouts of lots with lot numbers	Yes, lot numbering is inconsistent, missing Lot 8; Lots 7-9 are amended; Lots 12-14 are amended
Bearings and distances for all property lines and section ties	Yes, shown; defer to City Engineer for more
Boundary and legal description	Yes, shown; defer to City Engineer for more
Adjacent tract ownership and tax identification numbers	Tax identification numbers and ownership information shown
Scale (minimum 1"=50')	Yes, scale is showing within allowed range
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	Not shown, discuss with applicant if any concern
Location of exterior lighting devices, signs, and outdoor advertising	Not applicable

Location of underground tanks, dumpsters, etc	Not applicable
<u>Additional Information</u>	
Benchmark	Yes
Basis of bearings	Yes
Legend	Yes
Center line stationing	Yes
Existing natural ground	Not shown
<u>New and Existing Buildings</u>	
Height and Size	Not shown and not very applicable
Location, setbacks, and all dimensions	Yes, building footprints shown on site plan page; <u>refer to building lot sheets for Lots 12-14 for more specific to setbacks associated with these lots</u>
Type of construction	Not applicable
Type of occupancy and proposed uses	R-2 with P.R.U.D. Residential homes (as previously approved at this location)
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Not applicable
Materials proposed for construction	Not applicable
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	Cannot identify off-street parking availability, but appear sufficient to meet code req of minimum of 2 spaces; refer to City 10-15 for more;
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Points of lot ingress/egress not identified for modified lots, but suspect similar to approved configuration for already built lots
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Yes, this is shown
Face of curb lines	Not shown
Centerline slope	Not applicable
Signing and striping	Not applicable

Light poles	Not applicable
Street lights	Not applicable
Street name signs	Not applicable
Stop signs	Not applicable
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Not shown
Planting Strip	Not shown
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Not applicable
Slope of gutter	Not applicable
Manholes	Not applicable
Invert elevations	Not applicable
Length, size, slope, and type of mains and laterals	Not applicable
Location of catch basins	Not shown
Ditches, location and ownership	Yes, shown where applicable
Approval to pipe, reroute or use	Not shown or noted
Calculations for retention system	<u>Discuss with developer to verify if retention needs change for this project; defer to City Engineer</u>
<u>New and Existing Sanitary Sewers</u>	
Manholes	Not applicable
Invert elevations	Not applicable
Length, size, type, and slope of mains and laterals	Not applicable, will continue to conform to City standards
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Not applicable, will continue to conform to City standards
Location, size, and type of water meters, valves, and fire hydrants	Not applicable, will continue to conform to City standards
<u>New and Existing Gas Lines</u>	
Size and type	Not applicable, will continue to conform to City standards
<u>New and Existing Electrical Lines</u>	

Size, location, and type	Not shown
Location of power poles	Not shown
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Not shown
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Not shown
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Not applicable
Cross section of curb and gutter (standard 30" high back)	Not applicable
Gutter inlet box with bicycle safe grate	Not applicable
Cleanout box	Not applicable
Thrust blocking	Not applicable
Special energy dissipating or drop manholes	Not applicable
<i>ADDITIONAL INFORMATION</i>	
Soils report	Previously provided when approved; amendment should not significant change nature of report
Drainage and runoff calculations	<u>Discuss with developer to verify if retention needs change for this project; defer to City Engineer</u>
Water right transfer documentation	Not applicable at this stage of development
Copy of protective covenants, codes, and regulations for development	Previously provided when approved
8 ½" x 11" copy of plat	Hard copies provided; digital copy of plat and site plan image also submitted
<u>OTHER ITEMS</u>	
Building elevation renderings	Not applicable
Zoning compliance	Yes, R-2 and P.R.U.D. per previous City approval
Use compliance	Yes, R-2 and P.R.U.D. per previous City approval
Engineering comments and letter of approval recommendation	Engineering comments have been provided
All Planning Commission and City Staff conditions for approval have been met	<u>In process – currently recommendation for approval of the subdivision needs to be provided by Planning Commission before advancing to review for approval by City Council</u>

3 July 2014

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Parks Riverwalk PRUD Amended - Subdivision**
Subj: Plat – Review #2

Dear Mike,

I have reviewed the above referenced Plat drawing and submit the following review comments for consideration:

General Comments:

1. An **electronic copy** of the completed Plat drawing must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the project drawings and prior to the “City Engineer’s” signature.
2. A “Narrative” should be included on the Plat to declare the reasons for the “Amended Plat”.
3. The word “Amended” should be placed in the “Surveyor’s Certificate” and the “Owner’s Dedication” following the title of the subdivision in both.
4. The abbreviated title of the subdivision – “AMD” should be spelled out in the box in the bottom right-hand corner of the Plat immediately above the “Recorders” signature box.
5. The Riverdale City right-of-way to 600 West Street should be shown on the Plat drawings for clarification purposes.
6. The Flood Plain contour location and elevation should be shown on the Plat and the minimum finish floor elevation for Lots 5, 6, 7, 8, 9, 10, & 11 should be also shown.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, P.E.
City Engineer

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



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR RESIDENTIAL SUBDIVISION SITE PLAN APPROVAL - AMENDMENT

CASE NO: 2014-03 DATE SUBMITTED: 6/17/14

APPLICANT'S NAME: Builders Alliance Group

ADDRESS: 4345 S. 600 W, Riverdale

PHONE: 801-698-8864 TAX I.D. No: _____

ADDRESS OF SITE: 600 W - Riverwalk Dr

APPLICANT'S INTEREST: Developer

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of 13 lots be approved on 3 of (number of lots) (sq. ft./acreage) property in the R-2 zone in accordance with the attached site plan.

[Signature]
Signature of Applicant

Signature of Property Owner

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

Signature of Property Owner

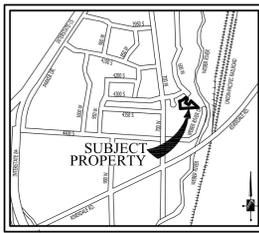
NOTE: A fee will be charged at the time the site plan is submitted for review - \$100 per lot/unit
Fee: \$ 0 Date paid: Not applicable to amendment

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

Planning Commission scheduled to hear this application for site plan approval on:
Date: 7/8/2014 Decision of Commission: _____

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

City Council scheduled to hear this application for site plan approval on:
Date: _____ Decision of Council: _____



VICINITY MAP

DEVELOPER

BUILDERS ALLIANCE GROUP
2184 WEST 5500 SOUTH
ROY, UTAH 84067
773-0802

SETBACKS:
20' FRONT YARD SETBACK
20' REAR YARD SETBACK
5' EACH SIDE YARD
SETBACK FOR A TOTAL 10'
10' SIDE YARD SETBACK ON
CORNER LOT

P.U. & D.E.

10' ALONG REAR LOT LINES
10' ALONG ROAD FRONTAGE
10' ALONG LOT LINES,
WITH 5' ON EACH SIDE

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
LOT LINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
WITNESS MONUMENT
PROPOSED STREET MONUMENT
SECTION CORNER
SECTION CORNER (NOT FOUND)
P.U./D.E.
PUBLIC UTILITY & DRAINAGE
EASEMENT
SET 5/8" REBAR WITH AN
ORANGE PLASTIC CAP, OR NAIL
& WASHER STAMPED PINNACLE
ENG. & LAND SURV.
PRIVATE DETENTION POND
EASEMENT & INGRESS-EGRESS & PUBLIC
UTILITY EASEMENT TO BE
MAINTAINED BY THE H.O.A.
FLOOD ZONE

PARKS RIVERWALK P.R.U.D. AMENDED

LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN RIVERDALE CITY, WEBER COUNTY, UTAH, JUNE 2014

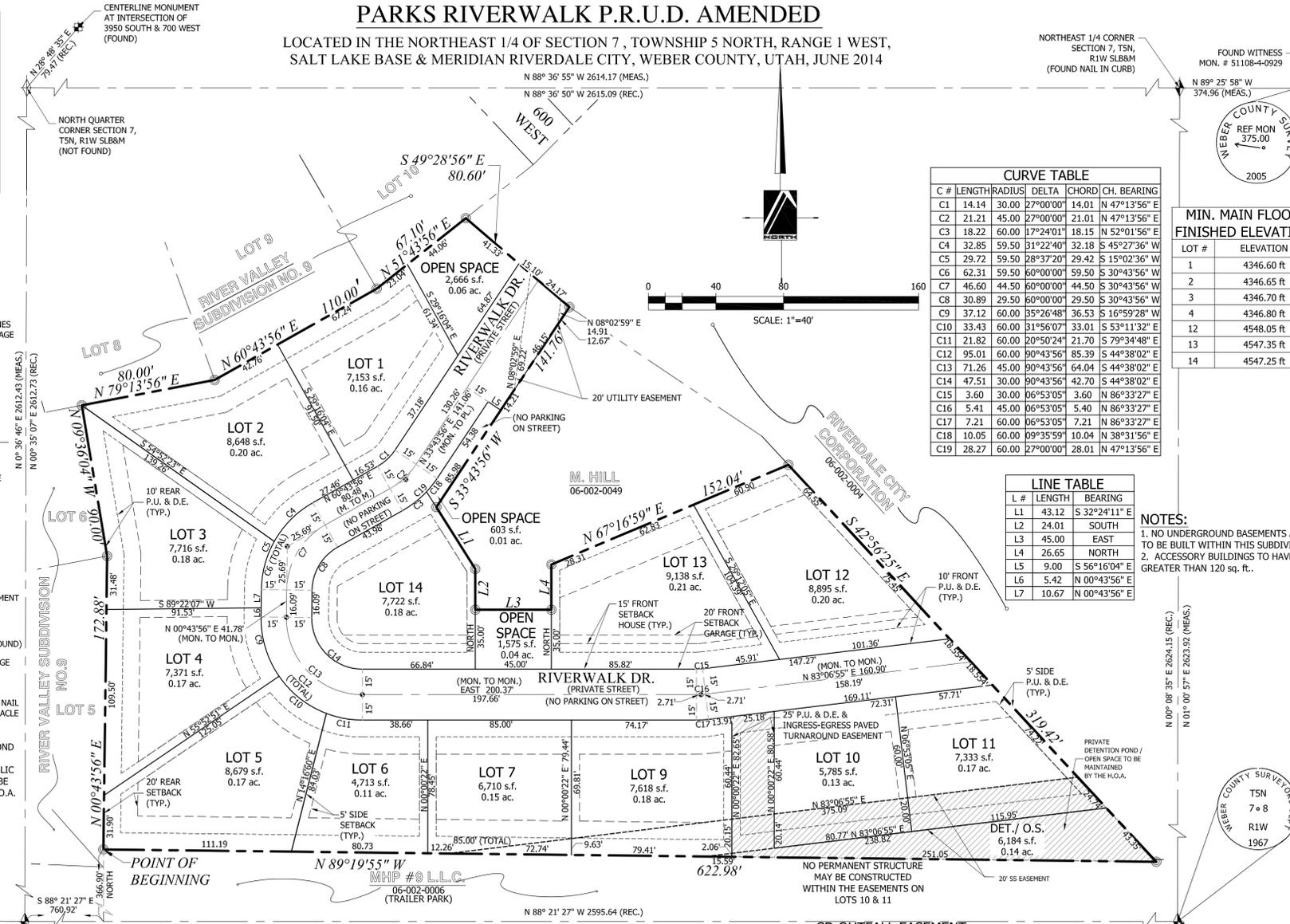


Table with 5 columns: C #, LENGTH, RADIUS, DELTA, CHORD, CH. BEARING. Contains 19 rows of curve data.

Table with 2 columns: L #, LENGTH, BEARING. Contains 7 rows of line data.

Table with 2 columns: LOT #, ELEVATION. Contains 14 rows of elevation data.

NOTES:
1. NO UNDERGROUND BASEMENTS ARE
TO BE BUILT WITHIN THIS SUBDIVISION
2. ACCESSORY BUILDINGS TO HAVE NO
GREATER THAN 120 sq. ft.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No.
191517 as prescribed under laws of the State of Utah, I have made a survey of the tract of land shown on
this plat in accordance with Section 17-23-17 and described below, and have subdivided said tract of land
into lots, streets and open space, hereafter to be known as: PARKS RIVERWALK P.R.U.D. and that the same
has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots
meet frontage width and area requirements of the applicable zoning ordinances.

STEPHEN J. FACKRELL DATE:
CERTIFICATE NO. 191517

BOUNDARY DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN ENTRY 1777263, BOOK 2147, PAGE 306,
RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID PARCEL BEING LOCATED IN THE
NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
RIVERDALE CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 5, RIVER VALLEY SUBDIVISION NO. 9, A PLAT
RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER AND POSITIONED ON THE GROUND
RELATIVE TO THE EXISTING STREET IMPROVEMENTS, AT THE INTERSECTION OF SAID EAST LINE WITH
THE NORTH LINE OF THE MHP #9 L.L.C. PROPERTY AS DESCRIBED IN THAT CERTAIN RECORD OF SURVEY
#3105 RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER AND POSITIONED ON THE GROUND
RELATIVE TO THE EXISTING CENTERLINE MONUMENTS IN 700 WEST STREET AT 4400 SOUTH AND 4050
SOUTH STREETS AS NOTED ON SAID RECORD OF SURVEY, SAID POINT BEING LOCATED SOUTH 88°21'27"
EAST ALONG SECTION LINE 760.92 FEET AND NORTH 366.90 FEET FROM THE CENTER OF SAID SECTION 7
(SOUTH 2269.30 FEET AND EAST 767.22 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST
QUARTER, OR NORTH 04°53'32" WEST 868.92 FEET AND NORTH 89°54'32" EAST 508.58 FEET FROM THE
SURVEY MONUMENT IN 4400 SOUTH STREET AND 700 WEST STREET BY RECORD), AND RUNNING THENCE
NORTHERLY AND NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE
FOLLOWING (5) COURSES: (1) NORTH 00°43'56" EAST 172.88 FEET TO THE NORTHEAST CORNER OF SAID
LOT 5 (NORTH 171.85 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 5 BY RECORD), (2)
NORTH 09°36'04" WEST (NORTH 10°20' WEST BY RECORD) 90.00 FEET, (3) NORTH 79°13'56" EAST
(NORTH 78°30' EAST BY RECORD) 80.00 FEET, (4) NORTH 60°43'56" EAST (NORTH 60°00'00" EAST BY
RECORD) 110.00 FEET, AND (5) NORTH 51°43'56" EAST (NORTH 51°00'00" EAST BY RECORD) 67.10 FEET;
THENCE SOUTH 49°28'56" EAST 80.60 FEET TO THE NORTHWEST CORNER OF THE HILL PROPERTY
RECORDED AT ENTRY 1692221, IN BOOK 2060, PAGE 487 AT THE OFFICE OF THE WEBER COUNTY
RECORDER; THENCE SOUTH 33°43'56" WEST 141.76 FEET; THENCE SOUTH 32°24'11" EAST 43.12 FEET,
THENCE SOUTH 24.01 FEET; THENCE EAST 45.00 FEET; THENCE NORTH 26.65 FEET; THENCE NORTH
67°16'59" EAST 152.04 FEET; THENCE SOUTH 42°56'25" EAST 319.42 FEET TO THE NORTH LINE OF SAID
SURVEY; AND THENCE NORTH 89°19'55" WEST (NORTH 89°54'48" WEST BY RECORD) 622.98 FEET ALONG
SAID NORTH LINE TO THE EAST LINE OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

CONTAINING: 130,736 SF OR 3.0 ACRES

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner(s)
of the above described tract of land, having caused same to be subdivided into lots, common area and
private streets as shown on this plat, hereafter known as PARKS RIVERWALK P.R.U.D. Do hereby dedicate,
grant and convey to the PARKS RIVERWALK P.R.U.D. HOMEOWNERS ASSOCIATION the following:

Common Area: All of those parts or portions of land hereon designated as common area the same to be used for
the common use and enjoyment of the owners subject to the easements dedicated hereon.

Private Streets: All of those parts or portions of land hereon designated as private streets, the same to be used
as public utility easements and thoroughfares forever.

We do also dedicate, grant and convey to RIVERDALE CITY the following:

Public Utility Easements: All those parts or portions hereon designated as Common Area and Private Streets,
the same to be used for the installation, maintenance and operation of public utilities, with no buildings or
structures being erected within said easement.

In witness whereof _____ have hereunto set our hand(s) this _____ day of
_____ A.D. 20____.

KENT HILL
LORIN PARKS

ACKNOWLEDGMENT

STATE OF UTAH
County of Weber
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary
public, in and for said County of Weber in said State of Utah, the signer () of the above Owner's dedication,
_____ in number, who duly acknowledged to me that _____ signed it freely and
voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN WEBER COUNTY

PARKS RIVERWALK P.R.U.D. AMD

LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN RIVERDALE CITY, WEBER COUNTY, UTAH JUNE 2014

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS
PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS
DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER
EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES
NOT CONSTITUTE ACCEPTING, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT,
INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE
A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE
CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

SD OUTFALL EASEMENT:

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A PUBLIC UTILITY
CORRIDOR 20 FEET WIDE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH-EAST CORNER OF THE PARKS RIVERWALK P.R.U.D.
SAID POINT ALSO LOCATED SOUTH 88°21'27" EAST ALONG SECTION LINE 1384.12 FEET AND NORTH 377.50 FEET
FROM THE CENTER OF SECTION 7 AND
RUNNING THENCE NORTH 42°56'25" WEST 27.62 FEET ALONG THE EAST LINE OF SAID P.R.U.D.;
THENCE SOUTH 89°19'55" EAST 194.33 FEET;
THENCE SOUTH 00°31'24" EAST 20.00 FEET;
THENCE NORTH 89°19'55" WEST 175.70 FEET TO AND ALONG THE NORTH LINE MHP #9 L.L.C. AS RECORDED WITH
THE OFFICE OF THE WEBER COUNTY RECORDER TO THE POINT OF BEGINNING.

CONTAINS - 3,700 SQ. FT. 0.085 ACRES

QWEST TELEPHONE COMPANY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
A REPRESENTATIVE OF QWEST

QWEST TELEPHONE REPRESENTATIVE

APPROVED THIS _____ DAY OF _____, 20____, BY- _____ TITLE- _____

PINNACLE Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108 Layton, UT 84041
Phone: (801) 773-1910 Fax: (801) 773-1925

ROCKY MOUNTAIN POWER COMPANY APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER REPRESENTATIVE

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE RIVERDALE ATTORNEY.
RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE RIVERDALE CITY PLANNING COMMISSION.
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE RIVERDALE CITY ENGINEER.
RIVERDALE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE RIVERDALE CITY COUNCIL.
RIVERDALE CITY RECORDER RIVERDALE CITY MAYOR

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY
OF _____, 20____ AT _____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____
WEBER COUNTY RECORDER
DEPUTY RECORDER



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **July 8, 2014** at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney; Ember Herrick, City Recorder and one member of the public Guy Larsen.

Chairman Jones said the second agenda item is consideration of recommendation for subdivision amendment to Parks River Walk at address 4355 S. 600 W. Mr. Worthen said this subdivision was last amended in 2008 and the latest changes will increase the size of some lots like 12 and 13 and dissolves lot eight, dividing the property between the two adjoining lots. Chairman Jones asked if the required setbacks will still be meet under the proposed amendments and Mr. Worthen said that will be a good question to ask the petitioner during tonight's public meeting. Chairman Jones asked about open space and Mr. Worthen said Mr. Eggett addressed this in his staff report. Commissioner Gailey said this development has changed ownership several times over the years and Chairman Jones said he remembers the last amendment coming to the Planning Commission approximately four years ago.

City Attorney Steve Brooks said this parcel with the exception of the first home was once city land but was traded to the developer for land on Peacock Ridge as part of a legal settlement. He said several of the lots were odd shaped in the initial proposal and he anticipated this coming back for Planning Commission consideration at some point. Commissioner Hilton asked if the new plot conforms to city code and if there are any legal reasons not to not approve this request and Mr. Brooks said he views these amendments as an improvement over the initial plan. Commissioner Fleming said some lots have been squared up which will make them easier to build on. Commissioner Hilton asked about flooding hazards and Mr. Brooks said the proposed amendments don't increase flood risk for this PRUD as the amount of open space if minimal. Commissioner Fleming asked if the original home will be demolished at some point and Mr. Brooks said one of the developers is living there and he isn't sure what his future plans are but this would be a good question to ask during tonight's public meeting. Mr. Worthen reviewed which homes are occupied on the plat with the Planning Commission.

Commissioner Eskelsen asked why lot eight has been dissolved and Mr. Worthen said the land has been annexed into lots seven and nine through property deeds registered and recorded with Weber County. Commissioner Hilton asked if Riverdale traded this land to the developer with the understanding homes would be built on it and Mr. Brooks confirmed that was the case but the density has decreased from the original proposal. Mr. Brooks said the developer still owns some developable land on Peacock Ridge too but the land Riverdale traded this parcel for is now zoned as open space and protected from all future development. Mr. Worthen said the proposed amendments make the building lots more developable and improve the design and he said he recommends approval. There were no additional comments or questions.

DRAFT



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 8, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Rodger Worthen, City Administrator; Ember Herrick, City Recorder and three members of the public Guy Larsen, Kent Hill and Lorin Parks.

1. Consideration of recommendation for subdivision amendment to Parks River Walk at address 4355 S. 600 W.

Chairman Jones said the second agenda item is consideration of a recommendation for subdivision amendments to Parks River Walk at address 4355 S. 600 W. Mr. Worthen said this PRUD amendments will improve the subdivision by dissolving lot eight to increase the buildable area for lots seven and nine and modifies lots 13 and 14 so they are square instead of triangular. He introduced Kent Hill and Lorin Parks and Chairman Jones asked them if the new lots meet all city setback requirements and Mr. Hill confirmed that they do. Commissioner Hilton asked about lots seven and nine and Mr. Hill said dissolving lot eight will allow additional parking or a swimming pool to be built in the PRUD. Commissioner Hilton asked Mr. Parks about his involvement and Mr. Parks said he purchased the original home 18 months ago and lives in it and has had the lot lines redrawn so that lots 12 and 13 are squared up and more developable. Commissioner Hilton asked if he intends to sell his home and Mr. Parks said eventually he and his wife would like to build a new home on lot 12. There were no additional comments or questions.

Motion: Commissioner Hilton moved to approve the recommendation for subdivision amendment to Parks River Walk at address 4355 S. 600 W. and to forward a favorable to the City Council. Commissioner Fleming seconded the motion.

Chairman Jones asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: G4

SUBJECT: Consideration of awarding 2014 Riverdale Street Overlay Projects to Granite Construction in the amount of \$318,888.00

PETITIONER: Public Works

INFORMATION: [Executive Summary](#)

[Engineer Letter](#)

[Bid Results](#)

[Bid Proposal Tabulation](#)

[Public Notice and Proof of Publication](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
July 15, 2014

Petitioner:
Shawn Douglas, Public Works Director

Summary of Proposed Action

Consideration of awarding 2014 Riverdale Street Overlay Projects

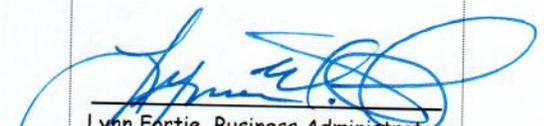
Summary of Supporting Facts & Options

We have completed the design and bidding of our street overlay projects for 2014. The low bidder was Granite Construction in the amount of \$318,888.00. We are below our budgeted amount of \$440,000.00 with this bid. We have worked with Granite in the past with good results. I would recommend approval.

Legal Comments - City Attorney


Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer


Lynn Fortie, Business Administrator

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



CIVIL ENGINEERING CONSULTANTS, PLLC.

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

10 July 2014

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mayor Norm Searle and City Council
Proj: **2014 Street Overlay**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor Searle and Council Members,

The "Bid Opening" for the above referenced project was conducted this afternoon. The lowest responsible bidder is Granite Construction of Salt Lake City, Utah.

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

Since Granite 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 \$318,888.00 to Granite Construction Company.

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.

A handwritten signature in blue ink, appearing to read 'N. Scott Nelson'.

N. Scott Nelson, P.E.

City Engineer

Cc: Shawn Douglas, Public Works Director

BID RESULTS

2014 Street Overlay Project

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

BID DATE: 9th July 2014
TIME: 2:00 pm

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

BIDDERS NAME	ADDENDUM	BID BOND	BID AMOUNT
Granite Construction	none	5%	\$318,888.00
Post Asphalt & Construction	none	5%	\$331,623.00
Advanced Paving & Construction	none	5%	\$338,770.00
Geneva Rock Products	none	5%	\$355,260.00
Staker Parsons	none	5%	\$359,404.00

BID PROPOSAL TABULATION

2014 STREET OVERLAY

BID DATE: 9 JULY 2014

OWNER: RIVERDALE CITY

PUBLIC WORKS DIRECTOR: SHAWN DOUGLAS

Bid Item	Description	Quantity	Unit	Granite Construction Co. 1000 N. Warm Springs Rd. Salt Lake City, Utah 84116		Post Construction 1762 West 1350 South Ogden, Utah 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, Utah 84412	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule A: 700 West - (4050 South to 4230 South)									
A1.	Mobilization and traffic control.	1	ls.	\$5,035.00	\$5,035.00	\$800.00	\$800.00	\$2,085.00	\$2,085.00
A2.	Removal and dispose of the existing damaged curb & gutter.	40	lf.	\$18.00	\$720.00	\$12.00	\$480.00	\$15.00	\$600.00
A3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	2,100	lf.	\$1.20	\$2,520.00	\$1.60	\$3,360.00	\$1.50	\$3,150.00
A4.	Furnish and install curb & gutter.	40	lf.	\$20.00	\$800.00	\$21.00	\$840.00	\$32.00	\$1,280.00
A5.	Installation of 1/2" diameter asphalt leveling course material.	80	ton	\$71.00	\$5,680.00	\$68.00	\$5,440.00	\$75.00	\$6,000.00
A6.	Installation of 2" thick asphalt overlay materials.	820	ton	\$60.00	\$49,200.00	\$64.00	\$52,480.00	\$64.00	\$52,480.00
A7.	Furnish and install asphalt fabric material.	4,200	sy.	\$1.05	\$4,410.00	\$1.65	\$6,930.00	\$1.00	\$4,200.00
A8.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$40.00	\$4,000.00	\$30.00	\$3,000.00	\$30.00	\$3,000.00
A9.	Repainting of centerline striping and bicycle lanes.	1	ls.	\$1,000.00	\$1,000.00	\$1,313.00	\$1,313.00	\$1,400.00	\$1,400.00
A10.	Adjust manhole lid to finish grade.	6	ea.	\$400.00	\$2,400.00	\$373.00	\$2,238.00	\$420.00	\$2,520.00
A11.	Adjust valve box to finish grade.	5	ea.	\$300.00	\$1,500.00	\$273.00	\$1,365.00	\$320.00	\$1,600.00
A12.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$100.00	\$100.00	\$368.00	\$368.00	\$275.00	\$275.00
Subtotal Schedule A:						\$77,365.00		\$78,614.00	\$78,590.00

Bid Item	Description	Quantity	Unit	Granite Construction Co. 1000 N. Warm Springs Rd. Salt Lake City, Utah 84116		Post Construction 1762 West 1350 South Ogden, Utah 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, Utah 84412	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule B: 950 West - (4600 South to North Fence and 4550 South Cul-de-sac)									
B1.	Mobilization and traffic control.	1	ls.	\$1,600.00	\$1,600.00	\$800.00	\$800.00	\$2,950.00	\$2,950.00
B2.	Removal and dispose of the existing damaged curb & gutter.	150	lf.	\$18.00	\$2,700.00	\$10.00	\$1,500.00	\$15.00	\$2,250.00
B3.	Remove existing catch basin box, remove existing pipe and relay pipe as required.	2	ea.	\$2,200.00	\$4,400.00	\$1,764.00	\$3,528.00	\$2,100.00	\$4,200.00
B4.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	960	lf.	\$1.20	\$1,152.00	\$1.60	\$1,536.00	\$1.50	\$1,440.00
B5.	Furnish and install inlet catch basin box.	2	ea.	\$2,200.00	\$4,400.00	\$3,143.00	\$6,286.00	\$2,100.00	\$4,200.00
B6.	Install handicap ramp, pad and concrete flatwork.	2	ea.	\$850.00	\$1,700.00	\$2,032.00	\$4,064.00	\$850.00	\$1,700.00
B7.	Furnish and install curb & gutter.	230	lf.	\$20.00	\$4,600.00	\$21.00	\$4,830.00	\$32.00	\$7,360.00
B8.	Installation of 1/2" diameter asphalt leveling course material.	40	ton	\$71.00	\$2,840.00	\$68.00	\$2,720.00	\$75.00	\$3,000.00
B9.	Adjust storm water box to grade.	1	ea.	\$730.00	\$730.00	\$682.00	\$682.00	\$730.00	\$730.00
B10.	Installation of 2" thick asphalt overlay materials.	350	ton	\$60.00	\$21,000.00	\$64.00	\$22,400.00	\$64.00	\$22,400.00
B11.	Furnish and install asphalt fabric material.	1,920	sy.	\$1.05	\$2,016.00	\$1.65	\$3,168.00	\$1.00	\$1,920.00
B12.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$40.00	\$4,000.00	\$30.00	\$3,000.00	\$30.00	\$3,000.00
B13.	Adjust manhole lid to finish grade.	4	ea.	\$400.00	\$1,600.00	\$373.00	\$1,492.00	\$420.00	\$1,680.00
B14.	Adjust valve box to finish grade.	3	ea.	\$300.00	\$900.00	\$273.00	\$819.00	\$320.00	\$960.00
B15.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$350.00	\$350.00	\$1,379.00	\$1,379.00	\$1,350.00	\$1,350.00
B16.	Install standard cleanout box.	1	ea.	\$2,900.00	\$2,900.00	\$2,965.00	\$2,965.00	\$2,750.00	\$2,750.00
Subtotal Schedule B:				\$56,888.00		\$61,169.00		\$61,890.00	

Bid Item	Description	Quantity	Unit	Granite Construction Co. 1000 N. Warm Springs Rd. Salt Lake City, Utah 84116		Post Construction 1762 West 1350 South Ogden, Utah 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, Utah 84412	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule C: 4300 South Street - (1000 West to 1065 West)									
C1.	Mobilization and traffic control.	1	ls.	\$1,700.00	\$1,700.00	\$800.00	\$800.00	\$2,100.00	\$2,100.00
C2.	Removal and dispose of the existing damaged curb & gutter.	130	lf.	\$18.00	\$2,340.00	\$10.00	\$1,300.00	\$15.00	\$1,950.00
C3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	1,050	lf.	\$1.20	\$1,260.00	\$1.60	\$1,680.00	\$1.50	\$1,575.00
C4.	Furnish and install curb & gutter.	130	lf.	\$20.00	\$2,600.00	\$21.00	\$2,730.00	\$32.00	\$4,160.00
C5.	Installation of 1/2" diameter asphalt leveling course material.	40	ton	\$71.00	\$2,840.00	\$68.00	\$2,720.00	\$75.00	\$3,000.00
C6.	Remove, dispose and re-construct 5-foot waterway.	50	lf.	\$55.00	\$2,750.00	\$48.00	\$2,400.00	\$70.00	\$3,500.00
C7.	Installation of 2" thick asphalt overlay materials.	250	ton	\$60.00	\$15,000.00	\$64.00	\$16,000.00	\$64.00	\$16,000.00
C8.	Furnish and install asphalt fabric material.	2,100	sy.	\$1.05	\$2,205.00	\$1.65	\$3,465.00	\$1.00	\$2,100.00
C9.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$40.00	\$4,000.00	\$30.00	\$3,000.00	\$30.00	\$3,000.00
C10.	Adjust manhole lid to finish grade.	3	ea.	\$400.00	\$1,200.00	\$373.00	\$1,119.00	\$420.00	\$1,260.00
C11.	Adjust valve box to finish grade.	1	ea.	\$300.00	\$300.00	\$273.00	\$273.00	\$320.00	\$320.00
C12.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$300.00	\$300.00	\$1,195.00	\$1,195.00	\$820.00	\$820.00
Subtotal Schedule C:				\$36,495.00		\$36,682.00		\$39,785.00	
Schedule D: 4400 South Street - (1000 West to East side of the Round-about)									
D1.	Mobilization and traffic control.	1	ls.	\$2,700.00	\$2,700.00	\$800.00	\$800.00	\$3,815.00	\$3,815.00
D2.	Removal and dispose of the existing damaged curb & gutter.	30	lf.	\$18.00	\$540.00	\$12.00	\$360.00	\$15.00	\$450.00

Bid Item	Description	Quantity	Unit	Granite Construction Co. 1000 N. Warm Springs Rd. Salt Lake City, Utah 84116		Post Construction 1762 West 1350 South Ogden, Utah 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, Utah 84412	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
D3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	3,150	lf.	\$1.20	\$3,780.00	\$1.60	\$5,040.00	\$1.50	\$4,725.00
D4.	Furnish and install curb & gutter.	30	lf.	\$20.00	\$600.00	\$21.00	\$630.00	\$32.00	\$960.00
D5.	Installation of 1/2" diameter asphalt leveling course material.	120	ton	\$71.00	\$8,520.00	\$68.00	\$8,160.00	\$75.00	\$9,000.00
D6.	Installation of 2" thick asphalt overlay materials.	1,100	ton	\$59.00	\$64,900.00	\$64.00	\$70,400.00	\$64.00	\$70,400.00
D7.	Furnish and install asphalt fabric material.	6,300	sy.	\$1.05	\$6,615.00	\$1.65	\$10,395.00	\$1.00	\$6,300.00
D8.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$40.00	\$4,000.00	\$30.00	\$3,000.00	\$30.00	\$3,000.00
D9.	Adjust manhole lid to finish grade.	17	ea.	\$400.00	\$6,800.00	\$373.00	\$6,341.00	\$420.00	\$7,140.00
D10.	Adjust valve box to finish grade.	2	ea.	\$300.00	\$600.00	\$273.00	\$546.00	\$320.00	\$640.00
D11.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$300.00	\$300.00	\$275.00	\$275.00	\$225.00	\$225.00
D12.	Repainting of centerline striping and bicycle lanes.	1	ls.	\$2,400.00	\$2,400.00	\$1,596.00	\$1,596.00	\$2,450.00	\$2,450.00
Subtotal Schedule D:				\$101,755.00		\$107,543.00		\$109,105.00	
Schedule E: 4400 South Street - (680 West to Weber River)									
E1.	Mobilization and traffic control.	1	ls.	\$2,300.00	\$2,300.00	\$800.00	\$800.00	\$2,835.00	\$2,835.00
E2.	Removal and dispose of the existing damaged curb & gutter.	30	lf.	\$18.00	\$540.00	\$12.00	\$360.00	\$15.00	\$450.00
E3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	1,200	lf.	\$1.20	\$1,440.00	\$1.60	\$1,920.00	\$1.50	\$1,800.00
E4.	Furnish and install curb & gutter.	30	lf.	\$20.00	\$600.00	\$21.00	\$630.00	\$32.00	\$960.00
E5.	Installation of 1/2" diameter asphalt leveling course material.	35	ton	\$71.00	\$2,485.00	\$68.00	\$2,380.00	\$75.00	\$2,625.00

Bid Item	Description	Quantity	Unit	Granite Construction Co. 1000 N. Warm Springs Rd. Salt Lake City, Utah 84116		Post Construction 1762 West 1350 South Ogden, Utah 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, Utah 84412	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
E6.	Installation of 2" thick asphalt overlay materials.	500	ton	\$60.00	\$30,000.00	\$64.00	\$32,000.00	\$64.00	\$32,000.00
E7.	Furnish and install asphalt fabric material.	2,400	sy.	\$1.05	\$2,520.00	\$1.65	\$3,960.00	\$1.00	\$2,400.00
E8.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$40.00	\$4,000.00	\$30.00	\$3,000.00	\$30.00	\$3,000.00
E9.	Adjust manhole lid to finish grade.	2	ea.	\$400.00	\$800.00	\$373.00	\$746.00	\$420.00	\$840.00
E10.	Adjust valve box to finish grade.	2	ea.	\$300.00	\$600.00	\$273.00	\$546.00	\$320.00	\$640.00
E11.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$100.00	\$100.00	\$275.00	\$275.00	\$300.00	\$300.00
E12.	Repainting of centerline striping and bicycle lanes.	1	ls.	\$1,000.00	\$1,000.00	\$998.00	\$998.00	\$1,550.00	\$1,550.00
Subtotal Schedule E:				\$46,385.00		\$47,615.00		\$49,400.00	
Schedule A: Subtotal				\$77,365.00		\$78,614.00		\$78,590.00	
Schedule B: Subtotal				\$56,888.00		\$61,169.00		\$61,890.00	
Schedule C: Subtotal				\$36,495.00		\$36,682.00		\$39,785.00	
Schedule D: Subtotal				\$101,755.00		\$107,543.00		\$109,105.00	
Schedule E: Subtotal				\$46,385.00		\$47,615.00		\$49,400.00	
TOTAL BID:				\$318,888.00		\$331,623.00		\$338,770.00	
Surety Company City, State Bid Security - Bid Bond Amount Contractor's License Number				Federal Ins. Company Warren, NJ 5% 230926-5501		Merchants Nat'l Bonding Murray, UT 5% 321927-5501		Fidelity & Deposit Co. Schaumburg, IL 5% 8698462-5551	

BID PROPOSAL TABULATION

2014 STREET OVERLAY

BID DATE: 9 JULY 2014

OWNER: RIVERDALE CITY

PUBLIC WORKS DIRECTOR: SHAWN DOUGLAS

Bid Item	Description	Quantity	Unit	Geneva Rock Products 302 West 5400 South Murray, Utah 84157		Staker Parson Companies 2350 South 1900 West Ogden, Utah 84407	
				Unit Price	Total Amount	Unit Price	Total Amount
Schedule A: 700 West - (4050 South to 4230 South)							
A1.	Mobilization and traffic control.	1	ls.	\$5,800.00	\$5,800.00	\$3,770.25	\$3,770.25
A2.	Removal and dispose of the existing damaged curb & gutter.	40	lf.	\$14.00	\$560.00	\$17.30	\$692.00
A3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	2,100	lf.	\$1.25	\$2,625.00	\$1.70	\$3,570.00
A4.	Furnish and install curb & gutter.	40	lf.	\$32.00	\$1,280.00	\$19.15	\$766.00
A5.	Installation of 1/2" diameter asphalt leveling course material.	80	ton	\$75.00	\$6,000.00	\$72.02	\$5,761.60
A6.	Installation of 2" thick asphalt overlay materials.	820	ton	\$56.00	\$45,920.00	\$56.50	\$46,330.00
A7.	Furnish and install asphalt fabric material.	4,200	sy.	\$2.00	\$8,400.00	\$1.75	\$7,350.00
A8.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$48.00	\$4,800.00	\$72.20	\$7,220.00
A9.	Repainting of centerline striping and bicycle lanes.	1	ls.	\$1,600.00	\$1,600.00	\$1,352.00	\$1,352.00
A10.	Adjust manhole lid to finish grade.	6	ea.	\$420.00	\$2,520.00	\$595.10	\$3,570.60
A11.	Adjust valve box to finish grade.	5	ea.	\$310.00	\$1,550.00	\$384.10	\$1,920.50
A12.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$270.00	\$270.00	\$243.40	\$243.40
Subtotal Schedule A:				\$81,325.00		\$82,546.35	

Bid Item	Description	Quantity	Unit	Geneva Rock Products 302 West 5400 South Murray, Utah 84157		Staker Parson Companies 2350 South 1900 West Ogden, Utah 84407	
				Unit Price	Total Amount	Unit Price	Total Amount
Schedule B: 950 West - (4600 South to North Fence and 4550 South Cul-de-sac)							
B1.	Mobilization and traffic control.	1	ls.	\$4,800.00	\$4,800.00	\$5,015.60	\$5,015.60
B2.	Removal and dispose of the existing damaged curb & gutter.	150	lf.	\$14.00	\$2,100.00	\$17.30	\$2,595.00
B3.	Remove existing catch basin box, remove existing pipe and relay pipe as required.	2	ea.	\$1,900.00	\$3,800.00	\$2,034.00	\$4,068.00
B4.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	960	lf.	\$1.25	\$1,200.00	\$1.95	\$1,872.00
B5.	Furnish and install inlet catch basin box.	2	ea.	\$2,200.00	\$4,400.00	\$2,759.00	\$5,518.00
B6.	Install handicap ramp, pad and concrete flatwork.	2	ea.	\$1,700.00	\$3,400.00	\$1,818.00	\$3,636.00
B7.	Furnish and install curb & gutter.	230	lf.	\$32.00	\$7,360.00	\$19.00	\$4,370.00
B8.	Installation of 1/2" diameter asphalt leveling course material.	40	ton	\$75.00	\$3,000.00	\$72.02	\$2,880.80
B9.	Adjust storm water box to grade.	1	ea.	\$800.00	\$800.00	\$1,028.00	\$1,028.00
B10.	Installation of 2" thick asphalt overlay materials.	350	ton	\$56.00	\$19,600.00	\$56.50	\$19,775.00
B11.	Furnish and install asphalt fabric material.	1,920	sy.	\$2.00	\$3,840.00	\$1.75	\$3,360.00
B12.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$48.00	\$4,800.00	\$72.20	\$7,220.00
B13.	Adjust manhole lid to finish grade.	4	ea.	\$420.00	\$1,680.00	\$595.10	\$2,380.40
B14.	Adjust valve box to finish grade.	3	ea.	\$310.00	\$930.00	\$384.10	\$1,152.30
B15.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$1,500.00	\$1,500.00	\$1,374.00	\$1,374.00
B16.	Install standard cleanout box.	1	ea.	\$2,000.00	\$2,000.00	\$3,219.00	\$3,219.00
Subtotal Schedule B:					\$65,210.00		\$69,464.10

Bid Item	Description	Quantity	Unit	Geneva Rock Products 302 West 5400 South Murray, Utah 84157		Staker Parson Companies 2350 South 1900 West Ogden, Utah 84407	
				Unit Price	Total Amount	Unit Price	Total Amount
Schedule C: 4300 South Street - (1000 West to 1065 West)							
C1.	Mobilization and traffic control.	1	ls.	\$4,800.00	\$4,800.00	\$3,402.00	\$3,402.00
C2.	Removal and dispose of the existing damaged curb & gutter.	130	lf.	\$14.00	\$1,820.00	\$17.30	\$2,249.00
C3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	1,050	lf.	\$1.25	\$1,312.50	\$1.90	\$1,995.00
C4.	Furnish and install curb & gutter.	130	lf.	\$32.00	\$4,160.00	\$19.05	\$2,476.50
C5.	Installation of 1/2" diameter asphalt leveling course material.	40	ton	\$75.00	\$3,000.00	\$72.02	\$2,880.80
C6.	Remove, dispose and re-construct 5-foot waterway.	50	lf.	\$83.00	\$4,150.00	\$54.10	\$2,705.00
C7.	Installation of 2" thick asphalt overlay materials.	250	ton	\$56.00	\$14,000.00	\$56.50	\$14,125.00
C8.	Furnish and install asphalt fabric material.	2,100	sy.	\$2.00	\$4,200.00	\$1.60	\$3,360.00
C9.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$48.00	\$4,800.00	\$72.20	\$7,220.00
C10.	Adjust manhole lid to finish grade.	3	ea.	\$420.00	\$1,260.00	\$595.10	\$1,785.30
C11.	Adjust valve box to finish grade.	1	ea.	\$310.00	\$310.00	\$384.10	\$384.10
C12.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$850.00	\$850.00	\$779.00	\$779.00
Subtotal Schedule C:				\$44,662.50		\$43,361.70	
Schedule D: 4400 South Street - (1000 West to East side of the Round-about)							
D1.	Mobilization and traffic control.	1	ls.	\$8,300.00	\$8,300.00	\$3,444.00	\$3,444.00
D2.	Removal and dispose of the existing damaged curb & gutter.	30	lf.	\$14.00	\$420.00	\$17.30	\$519.00

Bid Item	Description	Quantity	Unit	Geneva Rock Products 302 West 5400 South Murray, Utah 84157		Staker Parson Companies 2350 South 1900 West Ogden, Utah 84407	
				Unit Price	Total Amount	Unit Price	Total Amount
D3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	3,150	lf.	\$1.25	\$3,937.50	\$1.80	\$5,670.00
D4.	Furnish and install curb & gutter.	30	lf.	\$32.00	\$960.00	\$19.10	\$573.00
D5.	Installation of 1/2" diameter asphalt leveling course material.	120	ton	\$75.00	\$9,000.00	\$72.20	\$8,664.00
D6.	Installation of 2" thick asphalt overlay materials.	1,100	ton	\$56.00	\$61,600.00	\$56.50	\$62,150.00
D7.	Furnish and install asphalt fabric material.	6,300	sy.	\$2.00	\$12,600.00	\$1.70	\$10,710.00
D8.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$48.00	\$4,800.00	\$72.20	\$7,220.00
D9.	Adjust manhole lid to finish grade.	17	ea.	\$420.00	\$7,140.00	\$595.10	\$10,116.70
D10.	Adjust valve box to finish grade.	2	ea.	\$310.00	\$620.00	\$384.10	\$768.20
D11.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$210.00	\$210.00	\$189.30	\$189.30
D12.	Repainting of centerline striping and bicycle lanes.	1	ls.	\$2,800.00	\$2,800.00	\$1,645.00	\$1,645.00
Subtotal Schedule D:				\$112,387.50		\$111,669.20	
Schedule E: 4400 South Street - (680 West to Weber River)							
E1.	Mobilization and traffic control.	1	ls.	\$5,200.00	\$5,200.00	\$3,444.00	\$3,444.00
E2.	Removal and dispose of the existing damaged curb & gutter.	30	lf.	\$14.00	\$420.00	\$17.30	\$519.00
E3.	Edge Milling (7.5' wide) with removal and disposal of the extracted asphalt spoil materials.	1,200	lf.	\$1.25	\$1,500.00	\$1.95	\$2,340.00
E4.	Furnish and install curb & gutter.	30	lf.	\$32.00	\$960.00	\$19.10	\$573.00
E5.	Installation of 1/2" diameter asphalt leveling course material.	35	ton	\$75.00	\$2,625.00	\$72.02	\$2,520.70

Bid Item	Description	Quantity	Unit	Geneva Rock Products 302 West 5400 South Murray, Utah 84157		Staker Parson Companies 2350 South 1900 West Ogden, Utah 84407	
				Unit Price	Total Amount	Unit Price	Total Amount
E6.	Installation of 2" thick asphalt overlay materials.	500	ton	\$56.00	\$28,000.00	\$56.50	\$28,250.00
E7.	Furnish and install asphalt fabric material.	2,400	sy.	\$2.00	\$4,800.00	\$1.80	\$4,320.00
E8.	Remove soft spot in asphalt roadway, install 8" of roadbase and 3" of asphalt.	100	sy.	\$48.00	\$4,800.00	\$72.20	\$7,220.00
E9.	Adjust manhole lid to finish grade.	2	ea.	\$420.00	\$840.00	\$595.10	\$1,190.20
E10.	Adjust valve box to finish grade.	2	ea.	\$310.00	\$620.00	\$384.10	\$768.20
E11.	Repair sod, sprinklers, and damaged landscaping adjacent to new curb & gutter.	1	ls.	\$210.00	\$210.00	\$189.55	\$189.55
E12.	Repainting of centerline striping and bicycle lanes.	1	ls.	\$1,700.00	\$1,700.00	\$1,028.00	\$1,028.00
Subtotal Schedule E:				\$51,675.00		\$52,362.65	
Schedule A: Subtotal				\$81,325.00		\$82,546.35	
Schedule B: Subtotal				\$65,210.00		\$69,464.10	
Schedule C: Subtotal				\$44,662.50		\$43,361.70	
Schedule D: Subtotal				\$112,387.50		\$111,669.20	
Schedule E: Subtotal				\$51,675.00		\$52,362.65	
TOTAL BID:				\$355,260.00		\$359,404.00	
Surety Company				Travelers Casualty & Surety		Fidelity & Deposit Co.	
City, State				Hartford, CT		Baltimore, CT	
Bid Security - Bid Bond Amount				5%		5%	
Contractor's License Number				239696-5501		4910822-5501	



June 18, 2014

Notice of Request for Bids

Riverdale City gives notice that it is currently requesting bids for 2014 Street Overlay Project.

Sealed bids will be received at the office of the Riverdale City Recorder, until 2:00 PM., on July 9, 2014 address 4600 S. Weber River Drive Riverdale, Utah 84405. For more information visit the city's website at www.riverdalecity.com.

DOCUMENT 00100

ADVERTISEMENT FOR BIDS

PROJECT NAME: 2014 Street Overlay Project

PROJECT LOCATION: Various Streets in Riverdale City.

OWNER: Riverdale City
4600 South Weber River Drive
Riverdale City, Utah 84405-3764

OWNERS CONTACT: Shawn Douglas Public Works Director, 801-394-5541.

ENGINEER: CEC, Civil Engineering Consultants, PLLC., 5141 South 1500 West, Riverdale City, Utah 84405, Telephone Number: 801-866-0550, Fax Number: 801-866-0551.

BID SUBMITTAL: Sealed bids will be received at the office of the City Recorder, of Riverdale City, until 2:00 PM., on 9th July 2014; and then at said office publicly opened and read aloud.

DESCRIPTION OF BID WORK: The work includes furnishing all labor, tools, materials, equipment, transportation, and services required for construction of the above projects; consisting of the following items of work: mobilization; removal and replacement of curb & gutter; removal and replacement of asphalt and roadbase; removal of existing catch basin and adjusting pipe as necessary; installation of asphalt and roadbase surfacing; install asphalt leveling course; roadway surface milling; installation of asphalt overlay surfacing complete with fabric; repainting of centerline striping and bicycle lanes; adjust manhole and valve box lids to grade and miscellaneous landscaping; installation sidewalk and handicap ramps and all appurtenant work in accordance with the Drawings and Specifications prepared by the Engineer, CEC, Civil Engineering Consultants, PLLC.

ESTIMATE: The Engineer's Estimate of Cost for the total project is \$335,000.

CONTRACT DOCUMENTS: Contract documents may be examined at the offices of the Engineer at 5141 South 1500 West, Riverdale, Utah, 84405.

COPIES OF THE CONTRACT DOCUMENTS: Copies of Contract Documents may be obtained from the offices of the Engineer for a non-refundable payment of \$40.00 for each.

PROJECT ADMINISTRATION: Questions in regards to the proposed project shall be directed to the Engineer, noted above. No drawing, specifications, product substitution and/or interpretations will be made unless noted with "Addendum".

PRE-BID MEETING: A pre-bid meeting for this project will NOT BE HELD. The contractor is encouraged to visit the site.

BID SECURITY: All bids must be accompanied by a Bid Bond, Certified Check or Cashier's Check in the amount of 5% of the maximum bid price, drawn payable to the order of Owner noted herein.

BID GUARANTEE: All Bids submitted shall be in conformance with the Instructions to Bidders and shall be guaranteed by the Bidder for a period of sixty (60) days from the date of Bid Opening.

OWNER'S RIGHTS RESERVED: The Owner hereby reserves the right to reject any or all bids presented, to waive any informality in a bid, and to make award or refuse in the interest of the Owner.

PROJECT CONTRACT TIME: All proposed work contained in the contract documents shall be completed by September 20th 2014.

LIQUIDATED DAMAGES: Liquidated damages or project delay charges will be issued for work not completed on time per the contract documents.

ADVERTISEMENT PUBLISHED DATE(S):

Sunday, 22 June 2014

Sunday, 29 June 2014

By: Ember Herrick
City Recorder

END OF DOCUMENT

June 18, 2014

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that it is currently requesting bids for 2014 Street Overlay Project. Sealed bids will be received at the office of the Riverdale City Recorder, until 2:00 PM., on July 9, 2014 address 4600 S. Weber River Drive Riverdale, Utah 84405. For more information visit the city's website at www.riverdalecity.com.

Please publish twice, once on Sunday June 22, 2014 and once on Sunday June 29, 2014.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick
Riverdale City Recorder
Fax: 801-399-5784
Phone: 801-394-5541 ext 1232
eherrick@riverdalecity.com

Notice received by Standard Examiner _____
Date

By: _____
Name

OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 06/19/14 09:55 by dmailo

Acct #: 100310

Ad #: 553869

Status: N

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

Start: 06/22/2014 Stop: 06/29/2014
Times Ord: 2 Times Run: ***
LEGL 1.00 X 1.09 Words: 61
Total LEGL 1.25
Class: 30090 LEGALS
Rate: LEGLS Cost: 90.50
Affidavits: 1

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

Ad Descrpt: BIDS ST OVERLAY
Given by: EMAIL EMBER HERRICK
Created: dmail 06/19/14 09:52
Last Changed: dmail 06/19/14 09:54

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
SE	A		97	S 06/22,29			

AUTHORIZATION

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

Name (print or type)

Name (signature)

PUBLIC NOTICE

Riverdale City gives notice that it is currently requesting bids for 2014 Street Overlay Project. Sealed bids will be received at the office of the Riverdale City Recorder, until 2:00 PM., on July 9, 2014 address 4600 S. Weber River Drive, Riverdale, Utah 84405. For more information visit the city's website at www.riverdalecity.com.

Pub: June 22, 29, 2014. 553869

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: G5

SUBJECT: Consideration of approval to contract with Farrell Brothers Construction for Weber River Trail fire damage bridge repair in the area east of the Woods subdivision at approximately 4275 South in the amount of \$23,679.00

PETITIONER: Public Works

INFORMATION: [Executive Summary](#)

[Bids](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
July 15, 2014

Petitioner:
Shawn Douglas, Public Works Director

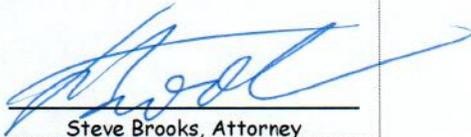
Summary of Proposed Action

Consideration of approval to contract with Farrell Brothers Construction for Weber River Trail fire damage bridge repair in the area east of the Woods subdivision at approximately 4275 South.

Summary of Supporting Facts & Options

We solicited bids for the trail bridge repair from four contractors. Three of the contractors submitted bids. The low bid was from Farrell Brothers construction. The low bid was \$23,679.00. The lumber for this project is going to be special order. It will take approximately two to three weeks to have the treated 2x2 for the railing made. This project was not budgeted for. Considering the amount of use this bridge receives I would recommend that we award the bid and move the project forward.

Legal Comments - City Attorney



Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer



Lynn Fortie, Business Administrator

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator

Farrell Brothers Construction

3351W.1700N.
Plain City, UT. 84404

Estimate

Date	Estimate #
7/9/2014	Bid # 1278

Name / Address

Project
Boardwalk Bridge R...

Description	Qty	Cost	Total
Repair about 110 feet of boardwalk bridge as per plan or as previous build, and two other small sections Materials and Labor	1	23,679.00	23,679.00
Total			\$23,679.00



801.745.3573 ® Fax: 801.745.3577
4794 East 2600 North ® Eden, Utah 84310
PBI@petersonbuilders.com ® www.petersonbuilders.com

Proposal

June 27, 2014

Riverdale City
Public Works

The scope of work for this proposal includes the following specifications:

Rebuild the Weber River Parkway Trail bridge. Roughly about 110' of bridge 10' wide and 2 other small locations.

Framing

- Triple 2x12 treated beams installed in the existing helical piers.
- Double 2x12 treated beams across the triples
- All hangers, nails and bolts will be corrosion resistant.
- All cuts will be treated.
- All framing will follow the specification on the plan given.
-

Decking

- Install new 2x8 treated decking in the same direction as the existing.
- All lumber will be ACQ treated for exterior/ground contact.
- All fasteners will be rated for treated wood applications.

Railing

- Install a new railing matching the height and style of the existing.
- 2x6 top rail
- 2x6 sub rail on its edge to allow the 2x2 balusters to be screwed to it.
- 2x2 fully treated balusters attached to the sub rail down to the deck framing.
- Balusters will be attached with 4" bolts to the framing.

Earthwork

- Set a new 4x4 treated plate in the ground to bear the end of the bridge.

Total: \$27,157.77

Thank you for the opportunity to bid on your project. This proposal includes all needed plans and permits to complete the project.

Erik Johnson
Peterson Builders
801-791-3734
erik@petersonbuilders.com

PROFESSIONALLY BUILT WITH INTEGRITY

BIDRITE - BID REPORT

07/09/2014

Riverdale City
4600 Weber River dr.
Riverdale , Ut

Gary Tolman Construction
Gary Tolman
5172 So. 3175 Wc.
Roy, Utah 84067
USA

<u>Bid Item</u>	<u>Bid Amount</u>
Insurance	\$119.25
Equipment Tools & Rentals	\$200.00
Demolition	\$840.00
Tractor Time	\$330.00
Deck Labor	\$5,200.00
Deck Matereials	\$11,229.00
Exterior railings	\$2,600.00
Cleanup	\$1,000.00
Miscellaneous Expenses	\$214.64
Overhead & Profit	\$1,192.45
Hardware/Misc.	\$2,450.00

Number of Items Bid: 11 Bid Total: \$25,375.34

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: G6

SUBJECT: Consideration of Resolution 2014-21 of amending Riverdale's bail schedule fees

PETITIONER: City Attorney

INFORMATION: [Executive Summary](#)

[Resolution 2014-21](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: July 15, 2014

Summary of Proposed Action

<input type="checkbox"/>	Review	Amend the fine and bail schedule used by the Court for imposition of fines and setting bail amounts.
<input checked="" type="checkbox"/>	Approve	

Requested By

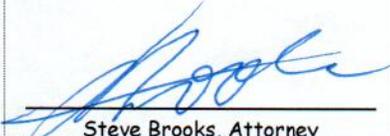
Petitioner(s): City Attorney, Steve Brooks

Summary of Supporting Facts & Options

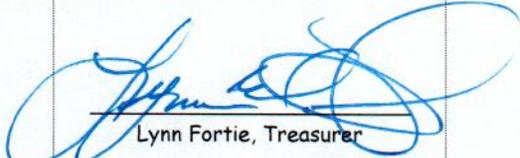
Recently the Administrative Office of the Courts (AOC) notified us that the state had increased the amount of money that they would be taking from cases arising from local jurisdictions. On Class C misdemeanors the state will now take an additional \$30.00 and for Class B's an additional \$20.00. In addition, fines will all be rounded up to the next \$10.00 increment.

In order for us not to lose any money as a result, I am recommending that we increase our current amounts by the same factor that the state has increased their share.

Legal Comments - City Attorney


 Steve Brooks, Attorney

Treasurer Comments


 Lynn Fortie, Treasurer

Administrative Comments - City Administrator

Roger Worthen, City Administrator



RESOLUTION NO. 2014-21

A RESOLUTION OF THE RIVERDALE CITY COUNCIL AMENDING THE UNIFORM FINE AND BAIL SCHEDULE ASSOCIATED WITH VIOLATIONS OF RIVERDALE CITY ORDINANCES, AND WHICH SHALL TAKE EFFECT IMMEDIATELY.

WHEREAS, the Governing Body of Riverdale City has previously adopted, by ordinance, a consolidated fee schedule and the Utah state uniform fine and bail schedule; and

WHEREAS, the Governing Body further provided that amendments to said fee schedules may be accomplished by resolution of the Governing Body; and

WHEREAS, it is necessary, from time to time, to update said schedules in order to meet the needs and conditions of the city and residents thereof; and

WHEREAS, to do so will promote the health, welfare, and safety of the citizens and is in the best interest of the City;

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

That the Uniform fine and bail schedule associated with local code violations of the Riverdale City Code is hereby amended to impose an increase to the default fines and recommendations for class B and C misdemeanors, as follows:

All class C misdemeanor violations shall increase by the minimum amount of \$30.00 but be rounded up to the next \$10.00 increment, per offense. All class B misdemeanors shall increase by the minimum amount of \$50.00 but be rounded up to the next \$10.00 increment, per offense. The uniform fine and bail schedule used by the Riverdale Justice Court shall now indicate said changes.

The City Attorney, or his designee, shall notify the Administrative Office of the Courts for the State of Utah of said changes and adoption, and further, shall take any and all actions necessary to implement said change.

Further, this Resolution shall become effective immediately upon passage.

Any and all other provisions shall remain in full force and effect as listed unless specifically amended hereby.

PASSED AND ADOPTED this 15th day of July, 2014.

Mayor Norm Searle
Riverdale City

Attest:

Ember Herrick
City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: G7

SUBJECT: Consideration of Resolution 2014-20 approving an exclusive Riverdale Towing Agreement

PETITIONER: Police Department

INFORMATION: [Executive Summary](#)

[Resolution 2014-20](#)

[Exclusive Towing Agreement](#)

[RFP Public Notice and Proof of Publication](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: July 15, 2014

Petitioner:
Chief Dave Hansen

Summary of Proposed Action

Request for approval of a contract between Stauffer's Towing and Riverdale City to provide exclusive towing services for vehicles subject to state and local impounds and as a part of all non-preference tows. This contract would be a 3 year contract with a renewal of an additional two (2) years upon review.

Summary of Supporting Facts & Options

August 2003 Riverdale City designated a specific contractor to provide all exclusive tow services for state and local impound along with non-preference tows. A request for proposal (RFP) was published that outlined the requirements of the contractor; from this RFP a single source provider was chosen. This process has continued with a subsequent request for proposal for exclusive tow services in 2005 and 2009.

The use of a single source tow provider has been a success. We have experienced quicker response time for tow trucks and developed a more professional protocol. This has led to less citizen complaints, better customer service, fast accident cleanup and fewer secondary accidents.

Stauffer's Towing has demonstrated a commitment to the goals and vision of providing customer service to both the citizens and the City. We recommend entering into the service agreement with Stauffer's.

Legal Comments - City Attorney

Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer

Lynn Fortie, Business Administrator

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



RESOLUTION NO. 2014-20

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH STAUFFER'S TOWING FOR NON-CONSENT VEHICLE TOWING SERVICES WITHIN RIVERDALE CITY.

WHEREAS, there is a recognized need to support the law enforcement activities of the City of Riverdale, and

WHEREAS, the City Council declared non-consent towing on Riverdale Road an issue of public safety; and

WHEREAS, the City solicited Request for Proposals for towing services and selected Stauffer's Towing; and

WHEREAS, the City of Riverdale had entered into an initial agreement with Stauffer's Towing for non-consent towing in the City and would now like to renew said agreement based on the fact that said contractor has done and will continue to meet the terms and conditions as outlined.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Riverdale that the Mayor with the attestation of the City Recorder is hereby empowered to execute an Agreement between Riverdale City and Stauffer's Towing in the form and containing the terms as annexed hereto as [Exhibit "A"](#), with the term of the contract to expire three years from date of renewal with a renewal of an additional two years upon review.

Passed the 15th day of July, 2014.

RIVERDALE CITY

By: _____
Norm Searle, Mayor

Attest:

Ember Herrick, City Recorder



EXCLUSIVE TOWING AGREEMENT

This Agreement is made on this 15th day of July, 2014, between Riverdale City, a municipal corporation established under the laws of the State of Utah (hereinafter "City"), of 4600 South Weber River Drive, Riverdale, State of Utah, and Stauffer's Towing (hereinafter "Contractor"), of 370 E. 7th Street, Ogden, State of Utah, following solicitation and review of proposals for the provision of the following services.

For valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Contractor agrees to provide the following services, facilities, and equipment in support of law enforcement activities of Riverdale City.

Storage Facilities: Maintain a State Tax approved storage area as well as a secure area for seized items.

Provide a secure storage area for personal belongings removed from towed vehicles.

Tow Vehicles: Provide a tow vehicle that is within a three-mile radius of Riverdale City.

Response Time: Standard response time shall be no more than 15 minutes to on scene from the time of call out by Weber Emergency Dispatch.

Liability Insurance: Contractor has in place and will maintain during the term of this agreement, liability insurance in an amount satisfactory to the City and/or the City's insurance carrier, URMMA, with the City as a named insured. Contractor will otherwise indemnify and hold harmless City from all claims arising out of Contractor's conduct under this agreement.

Vehicle Availability: Contractor will make vehicles towed, stored, and impounded under this agreement available to City and its representatives twenty-four (24) hours per day when access is required in connection with bona fide, City, state or federal investigative need. Contractor will also make available floor jacks and lifts as needed to facilitate said investigations.

Auction Policy: Contractor will place abandoned and otherwise "auction eligible" vehicles with the State of Utah Impounded

Auction after having held any vehicles towed or stored under this agreement for sixty (60) days or more.

- Clean up of Scene: Provide a complete clean-up of accident scene.
- Training: Establish appropriate training with fire and police personnel in rescue and victim recovery.
- Background Checks: Contractor shall certify to City Public Safety that complete and thorough background checks have been completed on any new employees hired by contractor during the term of this agreement.

2. In consideration of the above services from Contractor, City agrees that for the term of this agreement, Contractor shall be designated the exclusive tow service of vehicles subject to state and local impound as a part of the City's non-consent towing policies.
3. Notices. Administrative notices to the City shall be sent to the following address:

Steve Brooks
Riverdale City Attorney
4600 South Weber River Drive
Riverdale, Utah 84405
Telephone: (208) 394-5541
E-mail: sbrooks@riverdale.state.ut.us
Legal notices shall be sent to the Riverdale City Recorder at the above address.

Notices to the Contractor shall be sent to the following address:
Stauffer's Towing
370 E. 7th Street
Ogden, UT 84402
Telephone: 801-399-5893

4. Duration of Agreement. This Agreement shall be in full force and effect for a period of two (2) years, unless sooner terminated under the provisions hereinafter specified. Additional two-year extensions may be granted upon written agreement between the parties.
5. Termination. This Agreement may at any time be terminated by the City giving to the Contractor thirty (30) days written notice of the City's intention to terminate the same. This Agreement may at any time be terminated by the

Contractor giving to the City thirty (30) days written notice of the City's intention to terminate the same.

This agreement shall remain in effect, unless otherwise canceled, in writing, by either party. City retains the right to terminate this agreement upon Contractor's failure to meet the terms and conditions of this agreement.

6. Assignment and Subcontract. The Contractor may not assign or subcontract any portion of the services contemplated by this Agreement without the prior written consent of the City.
7. Entire Agreement. This Agreement contains the entire Agreement between the parties hereto and no other Agreements, oral or otherwise, regarding the subject matter of this Agreement, shall be deemed to exist or bind any of the parties hereto. Either party may request changes in the agreement. Proposed changes which are mutually agreed upon shall be incorporated by written amendments to this Agreement.
8. No modification of this Agreement will be effective unless it is in writing and is signed by both parties. This Agreement binds and benefits both parties and any successors. Time is of the essence of this agreement.
9. Applicable Law; Venue; Attorney's Fees. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be exclusively in Weber County, Utah. The prevailing party in any such action shall be entitled to its attorney's fees and costs of suit.

The parties have signed this Agreement on the date specified at the beginning of this Agreement.

Dated this 15th day of July, 2014.

Norm Searle, Mayor
Riverdale City

Towing Company Representative

Attest:

Ember Herrick, City Recorder



RIVERDALE CITY Request for Proposal

TOWING CONTRACT

April 24, 2014

Purpose - this proposal and its stipulations are presented for the purpose of entering into an agreement with the City of Riverdale for towing services.

The Bidder requirements:

1. Maintain a tow truck exclusively for Riverdale calls for service and have a current written agreement with the tow truck/wrecker services dispatch
2. Provide a tow truck that is within a three-mile radius at all times for rapid response
3. All trucks responding to Riverdale calls for service shall have
 - a. Current DOT inspection
 - b. Current insurance
 - c. Proper tools
 - d. The resources to tow all vehicles (motorcycles to semi tractor trailers)
4. Standard response time of no more than 15 minutes from time of dispatch to arrival on scene
5. Have access to boom truck, roll off truck and large semi size truck
6. Complete clean-up of accident scene
7. Perform background check on all employees (to be attached with proposal submitted)
8. Maintain a State Tax approved storage area and a secure area for seized items or vehicles
9. Provide a secure storage area for personal belongings removed from towed vehicles
10. Establish appropriate training with fire and police personnel in rescue and victim recovery
11. Provide records and documentation for compliance
12. Provide all fee schedules for

- a. Dispatched calls from V.I.P.
- b. Dispatched calls from Business Office

13. Waive all storage and impound fees for reported stolen/recovered vehicles. All tow fees apply

The City of Riverdale proposes each of these requirements for the protection and safety of its citizens.

Bidder should set forth in a clear and detailed narrative how the above requests will be satisfied.

TOWING RFP DATES

May 15, 2014 – RFP posted to Riverdale website. Police Department will also mail out RFP to interested parties.

May 27, 2014 RFP notice published in newspaper.

June 17, 2014 - Proposals deadline to turn in to the police department 4600 S. Weber River Drive by 5 p.m.

July 1, 2014 - Proposals reviewed - recommendations sent to City Council.

July 15, 2014 - City Council awards RFP.

ADVERTISEMENT PUBLISHED LOCATION AND DATE(S):

Posted: Starting the 15th May 2014, with the advertisement notices running continuously until the bid opening.

Notice Location:

Riverdale City Web Site
Riverdale City Recreation Center
Riverdale City Senior Citizen Center
Riverdale City Civil Center

By: Ember Herrick
City Recorder

April 28, 2014

TO: Standard Examiner Legal Notices

RIVERDALE CITY
REQUEST FOR PROPOSAL
TOWING SERVICES CONTRACT

Request for Proposals (RFP) to provide towing services for the City of Riverdale will be received by the Police Department of Riverdale, 4600 South Weber River Drive, Riverdale, Utah, until 5:00 p.m., June 17, 2014. RFP details are available at the Riverdale City Civic Center or on the City's web-site at www.riverdalecity.com.

Publish one time on May 27, 2014.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick
City Recorder
Fax: 801-399-5784
Phone: 801-436-1232
Eherrick@riverdalecity.com

OGDEN PUBLISHING CORP
PO BOX 12790
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 05/23/14 11:30 by dmailo

Acct #: 100310

Ad #: 551813

Status: N

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

Start: 05/27/2014 Stop: 05/27/2014
Times Ord: 1 Times Run: ***
LEGL 1.00 X 1.24 Words: 65
Total LEGL 1.25
Class: 30090 LEGALS
Rate: LEGLS Cost: 45.25
Affidavits: 1

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

Ad Descript: RFP TOWING SVCS
Given by: EMAIL EMBER HERRICK
Created: dmail 05/23/14 11:27
Last Changed: dmail 05/23/14 11:29

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
SE	A		97 W	05/27/14	1	05/27/14	SMTWTFS

AUTHORIZATION

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

Name (print or type)

Name (signature)

**RIVERDALE CITY
REQUEST FOR PROPOSAL
TOWING SERVICES CONTRACT**

Request for Proposals (RFP) to provide towing services for the City of Riverdale will be received by the Police Department of Riverdale, 4600 South Weber River Drive, Riverdale, Utah, until 5:00 p.m., June 17, 2014. RFP details are available at the Riverdale City Civic Center or on the City's web-site at www.riverdalecity.com.

Pub.: May 27, 2014.

551813

**RIVERDALE CITY
CITY COUNCIL AGENDA
July 15, 2014**

AGENDA ITEM: H

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

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

[BACK TO AGENDA](#)