



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MAY 14, 2023**

6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items -Planning Commission Training *to be determined*

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
April 30, 2024 Work Session
April 30, 2024 Regular Meeting

E. Action Items

2. Consideration to approve Riverdale Townhomes Site Plan approval extension request for a six-month period to August 1, 2024, for property located at 4086 South 300 West, Riverdale Utah 84405, as requested by CDRE-Revival Riverdale Townhomes, LLC.

Items presented by: Brandon Cooper, Community Development

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 10th day of May, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday April 30, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners: Kent Anderson, Chair
Amy Ann Spiers, Vice Chair
Wanda Ney, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner
Colleen Henstra, Commissioner

City Employees: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused: Rikard Hermann, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:02 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Hermann, who was excused. Members of the city staff were also present.

B. Public Comment

C. Presentations and Reports

Chair Anderson introduced Colleen Henstra, the new commissioner.

Mr. Cooper addressed follow-up items from the previous meeting, including a request about cul-de-sac signage made by Kathy Eskelsen. He explained the process for implementing new signage in the city, involving federal standards and committee review.

Mandatory training required by state code was discussed, along with options for fulfilling training requirements such as scheduling group sessions to watch the training material together.

The idea of conducting training during a work session was proposed to allow for a more comfortable environment for asking questions. Mr. Anderson suggested that the training session could follow a regular Planning Commission meeting. The training could be split into 30-minute blocks, or a specific day could be scheduled for training to meet the requirement quickly. Refresher training on Robert's Rules was also discussed.

D. Consent Items

1. Consideration of Meeting Minutes from:

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

Chair Anderson asked if there were any changes or corrections to the minutes. There was one correction in the roll call, which was corrected during the work session.

E. Action Items

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

Mr. Cooper thanked commissioners for being available for the extra meeting and provided an update on the site plan submission from 2016, which was approved in 2017 but never completed. He introduced the new proposal for a service wash bay, explaining the current layout of the site and the existing infrastructure, including floor drains and connections to sanitary sewers and storm drains. He also reviewed the approved plans from 2017, which included provisions for a sand and oil separator, and clarifies that the new proposal will involve installing a new sand and oil separator and connecting it to the existing sanitary sewer. There's also a brief discussion about the current drainage system and enforcement concerns.

F. Comments

Commissioners discussed reporting formats and the importance of clear and complete information for reviews. The importance of details in motions for city council approval was emphasized. Mr. Cooper reported that a new software may be implemented which would help streamline the process.

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

Date Approved:

DRAFT

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

Present:

Commissioners: Kent Anderson, Chair
Amy Ann Spiers, Vice Chair
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner
Colleen Henstra, Commissioner

City Employees: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused:

Visitors:

A. Welcome & Roll Call

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

B. Public Comment

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

C. Presentations and Reports

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

D. Consent Items

1. Consideration of Meeting Minutes from:

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

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

E. Action Items

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

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

Vote:

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

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

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

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

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

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

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

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

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

Second: Commissioner Ney seconded the motion.

Vote:

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

Motion passed unanimously.

F. Comments

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

G. Adjournment

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

Date Approved:

Body: Planning Commission

Topic: Riverdale Townhomes – 4086 South 300 West
Site Plan Approval Extension Request

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdalecity.com

Executive Summary

On April 18, 2023, the Riverdale City Council granted final Site Plan approval to Revival Development/ Riverdale Center North, LLC for the Riverdale Townhomes project located at 4086 South 300 West (see below).



Riverdale City Code **10-25-5.D** states that:

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

2. A written request may be submitted to the planning commission prior to expiration of the final site plan approval for an extension of up to six (6) months. The planning commission can grant such an extension where good cause can be shown.

Revival Development is requesting from the Planning Commission an extension of the April 18, 2023 approval to August 1, 2024, for the following reasons:

- Economic impacts of COVID-19 pandemic
- Enormous increase in interest rates for financing and construction loans as well as additional financing requirements
- Significant cost increases to basic construction materials, causing the project to undergo additional cost analysis
- Previously approved general contractor initially chosen to build the Project went bankrupt, which has required the Property owner to spend time locating a new contractor, with whom we are currently negotiating a contract
- Design changes to create a more aesthetically pleasing project, while also reducing construction costs
- Reduction in available liquidity for capital investors to participate in the Project
- Backlog of current architect and engineers for the Project has caused some additional delays in finalizing plans for construction permits

Notwithstanding the final action of the Planning Commission, the developer, at a minimum, will be required to submit a new application with all applicable fees.

Requested Timeline:

Planning Commission Meeting – May 14, 2024

Potential Actions:

Following the presentation and discussion of the proposal, the Planning Commission may make:

- 1) a motion **granting** an extension pursuant to RCC 10-25.D
- 2) a motion **denying** an extension pursuant to RCC 10-25-5.D and requiring that a new site plan be submitted for approval
- 3) a motion to **table** the matter to a later date

Staff Recommendation

Based on the extension request letter from the Developer, it is found that good cause has be shown for the delays in the project. Additionally, there are no proposed changes to the previously approved site plan. Staff recommends that the Planning Commission approve the request for an extension subject to RCC 10-25-5.D.

Attachments

- Developer Request Letter
- City Council Minutes – April 18, 2023
- Approved Site Plan

May 5, 2024

Auggie Wasmund
513.543.3426
CDRE-REVIVAL RIVERDALE
TOWNHOMES, LLC
Auggie@revival.dev

VIA E-MAIL

Brandon Cooper, LEED AP
Director, Community Development / RDA
4600 So. Weber River Drive
Riverdale, UT 84405
bcooper@riverdalecity.com

Dear Mr. Cooper,

On April 18, 2023, the Riverdale City Planning Commission granted Final Site Plan approval to develop the Riverdale Townhomes residential apartments project (the “**Project**”) located at approximately 4086 South 300 West (the “**Property**”) in the City of Riverdale (the “**City**”) per the plans and specifications submitted at that time.

While we recognize our entitlements expired on April 18, 2024, we are requesting the Planning Commission consider an extension. We are not asking for any changes to the Final Site Plan Approval and have updated the design to more closely resemble existing architecture in the area.

For reasons described below, we have not yet been able to apply for a building permit for the Project and do not anticipate being able to do so prior to August 1, 2024. Therefore, we are submitting a request for a twelve-month extension of the Site Plan approval to ensure that the Project can move forward.

The special circumstances preventing us from applying for a building permit have resulted primarily from the economic aftermath of the COVID-19 pandemic as well as other related issues. Planning for the Project began in **late 2021**, but economic conditions have significantly changed since that time, which temporarily delayed our ability to move forward. These circumstances include, but are not limited to:

- Enormous increase in interest rates for financing and construction loans as well as additional financing requirements;

- Significant cost increases to basic construction materials, causing the project to undergo additional cost analysis;
- Previously approved general contractor initially chosen to build the Project went bankrupt, which has required the Property owner to spend time locating a new contractor, with whom we are currently negotiating a contract;
- Design changes to create a more aesthetically pleasing project, while also reducing construction costs;
- Reduction in available liquidity for capital investors to participate in the Project;
- Backlog of current architect and engineers for the Project has caused some additional delays in finalizing plans for construction permits;

All of these reasons made it more challenging to attract investors and to finance the Project. We have been diligently working through these issues and expect to be able to submit a building permit application for the Project within the extension period, if it is granted. Furthermore, we are not asking to change anything related to Site Plan Approval, aside from architecture, which we have included as Exhibit A, as well as a proposed schedule for construction. Now that we have the right design team and general contractor identified we have a clear path to financing and expect to apply for permit August 1, 2024. Therefore, we believe this request for an extension is justified, and we respectfully ask for your approval.

Thank you for your time and consideration of this letter, and please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Wasmund', with a stylized flourish at the end.

Auggie Wasmund

Exhibit A:



Proposed Construction Schedule:

Submit for permit: 08/01/2024

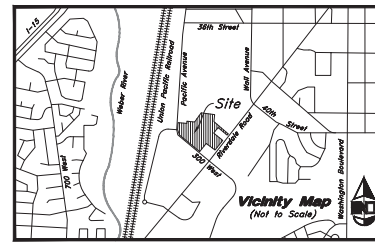
Groundbreaking: 09/01/2024

First units delivered: 03/04/2025

Construction completion: 12/01/2025

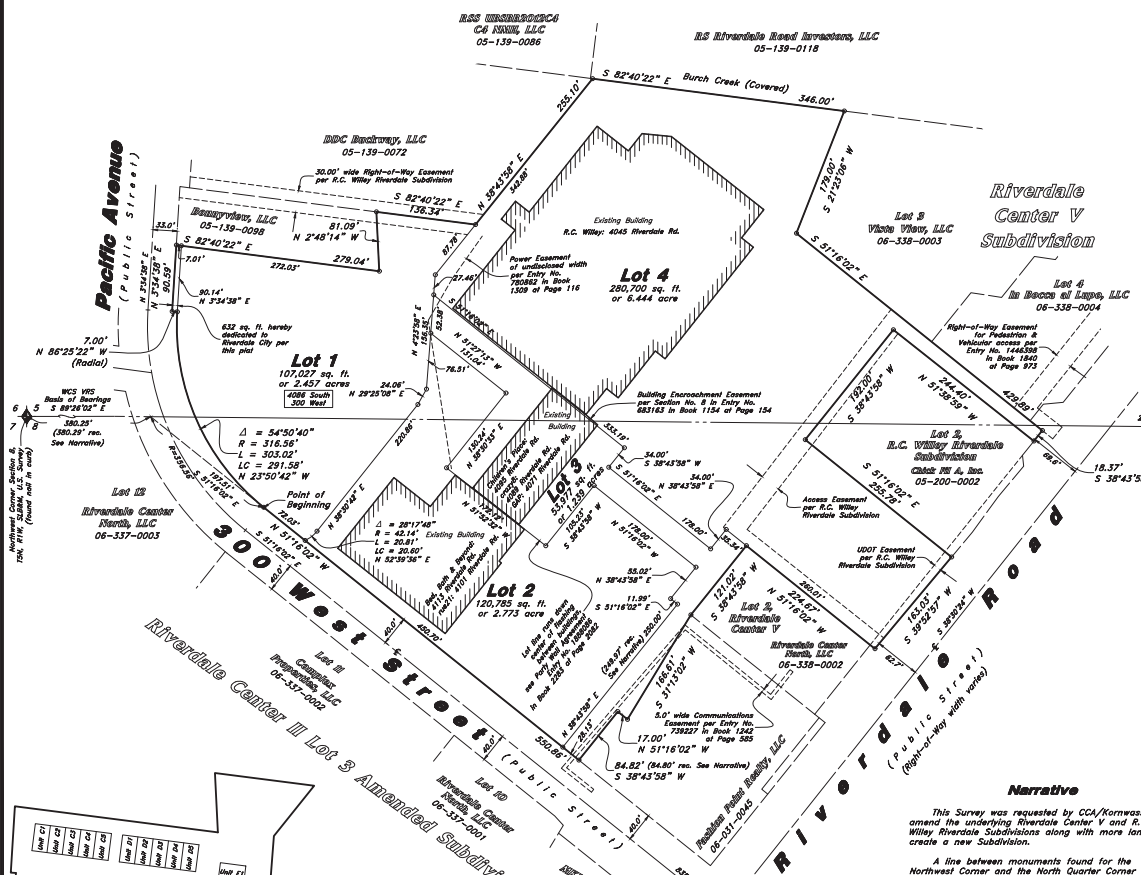
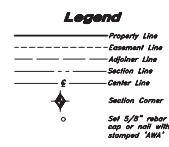
Riverdale Center V Subdivision, Amended

Amending all of Lots 1 and 5 of Riverdale Center V Subdivision, and all of Lot 1 of R.C. Willey Riverdale Subdivision, together with more land, being a part of the Southwest Quarter of Section 5 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah August 2022



Surveyors Certification
I, Ken B. Hawkes, do hereby certify that I am an Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 36, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify, for, and on behalf of Anderson Walsh & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Sections 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to reallocate or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as RIVERDALE CENTER V SUBDIVISION, AMENDED.

Boundary Description
All of Lots 1 and 5 of Riverdale Center V Subdivision, recorded on June 2, 2020 as Entry No. 3058632 in Book 87 at Page 84 of the Official Records of Weber County, all of Lot 1 of R.C. Willey Riverdale Subdivision, recorded on July 2, 2009 as Entry No. 2421845 in Book 70 at Page 18 of the Official Records of Weber County, together with more land, lying within the Southwest Quarter of Section 5 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah:
Beginning on the Northeastly line of 300 West Street as it exists at 40.00 foot half-width, located 350.25 feet South 89°28'02" East along the Section line and 193.51 feet South 51°16'02" East from a nail found marking the Northwest Corner of said Section 8; and running thence Northwesterly, Northwesterly, and Northwesterly along the arc of a 316.56 foot radius curve to the right a distance of 303.02 feet (Center bears South 38°43'58" East, Central Angle equals 54°50'40" and Long Chord bears North 23°50'42" West 291.58 feet) along said Northeastly line; thence North 82°24'22" West 7.00 feet along a radial line to the Easterly line of Pacific Avenue as it exists at a 33.00 foot half-width; thence North 53°45'58" East 90.59 feet along said Easterly line; thence South 82°40'22" East 279.04 feet; thence North 2°46'14" West 81.09 feet; South 82°40'22" East 136.34 feet; thence North 38°43'58" East 255.10 feet; thence South 82°40'22" East 346.00 feet to the most Northerly Corner of Lot 5 of said Riverdale Center V Subdivision; thence along the Westerly and Southwesterly lines of said Riverdale Center V Subdivision the following two courses: South 21°23'06" West 179.00 feet to the most Westerly Corner of said Lot 5; and South 51°16'02" East 429.89 feet to the Northeastly line of Riverdale Road; thence South 38°43'58" West 183.57 feet along said Northeastly line to the most Easterly Corner of Lot 2 of said R.C. Willey Riverdale Subdivision; thence along the Northeastly, Northwesterly and Southwesterly lines of said Lot 2 the following three courses: North 51°16'02" West 244.40 feet; South 38°43'58" West 192.00 feet; and South 51°16'02" East 255.78 feet along said Northeastly line of Riverdale Road; thence South 39°23'57" West 163.03 feet along said Northwesterly line to a Southwesterly extension of the Northeastly line of Lot 2 of said Riverdale Center V Subdivision; thence North 51°16'02" West 224.67 feet to and along said Northeastly line to the most Northerly Corner of said Lot 2; thence South 38°43'58" West 121.02 feet along the Northeastly line of said Lot 2 to the Westerly Corner thereof; thence South 31°13'02" West 166.61 feet; thence North 51°16'02" West 17.00 feet; thence South 38°43'58" West 84.82 feet to said Northeastly line of 300 West Street; thence North 51°16'02" West 550.68 feet along said Northeastly line to a point of tangency and the point of beginning.



Acknowledgment
State of _____ County of _____
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that they are the of Bonnyview, LLC, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Acknowledgment
State of _____ County of _____
On the _____ day of _____, 20____, Steven Usdon personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that he is the Managing Member of Riverdale Center North, LLC, by authority of its members or its articles of organizations, and they acknowledged to me that said limited liability company executed the same.
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Acknowledgment
State of _____ County of _____
On the _____ day of _____, 20____, Steven Usdon personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that he is the Managing Member of Riverdale Center North, LLC, by authority of its members or its articles of organizations, and they acknowledged to me that said limited liability company executed the same.
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Acknowledgment
State of _____ County of _____
On the _____ day of _____, 20____, Steven Usdon personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that he is the Managing Member of Riverdale Center North, LLC, by authority of its members or its articles of organizations, and they acknowledged to me that said limited liability company executed the same.
Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in _____
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Narrative
This Survey was requested by CCA/Kormwasser to amend the underlying Riverdale Center V and R.C. Willey Riverdale Subdivisions along with more land to create a new Subdivision.
A line between monuments found for the Northwest Corner and the North Quarter Corner of Section 8, T5N, R1W, S18E4, U.S. Survey was assigned the Weber County bearing of South 89°26'02" East on the Basis of Bearings to place the Survey on the MAD 1983 Utah North Zone State Plane datum.
The Southwesterly line of Lot 5 of Riverdale Center V Subdivision was reclassified to match the intent of the record underlying plat with an even 40.00 foot half-width to the road centerline.

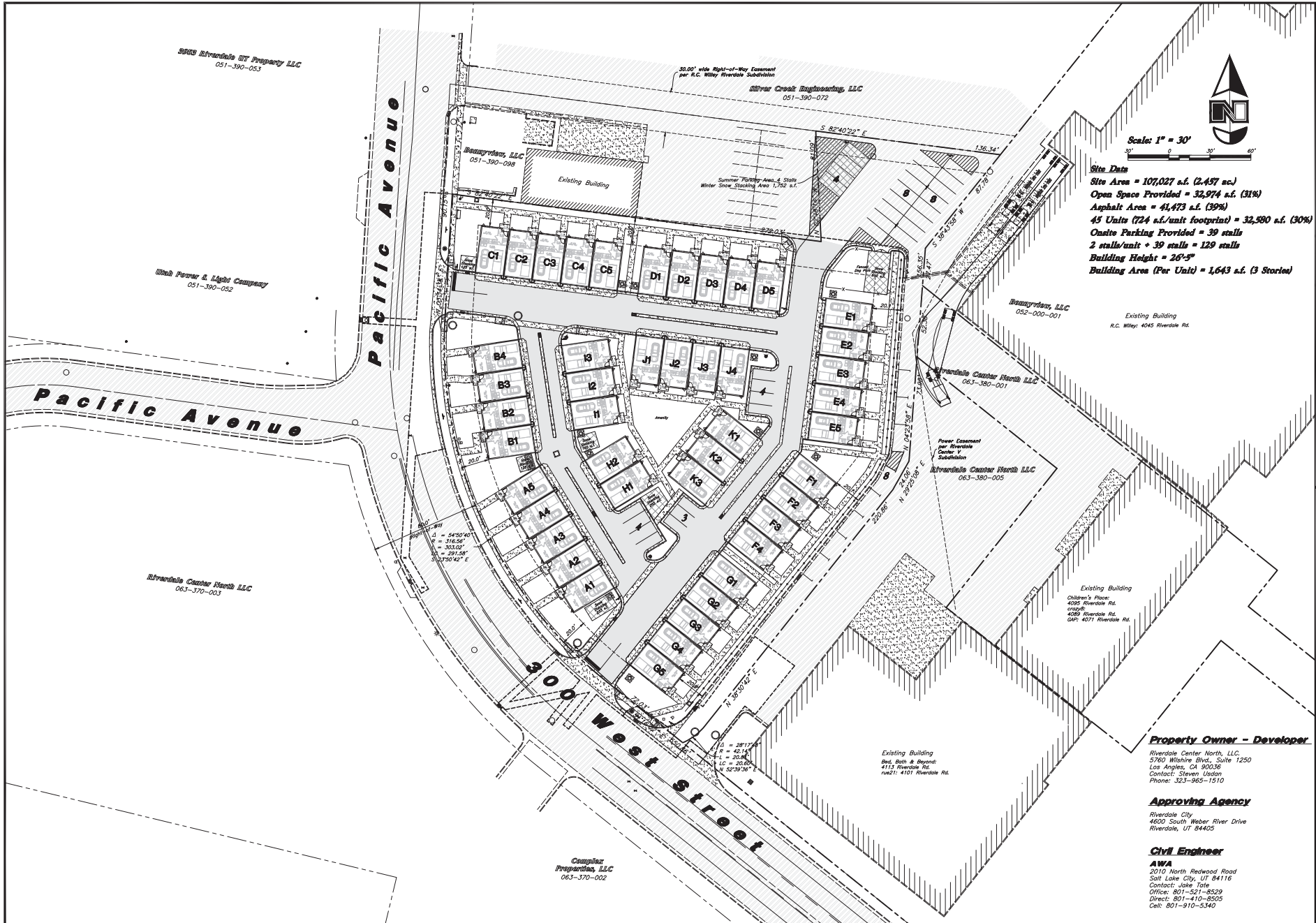
Existing Agreements
This Subdivision is located in an existing properly developed subject to existing Cross-Access, Maintenance, underground utilities, and other relevant agreements contained in the following recorded Declarations, Agreements and amendments thereof, records of Weber County, Utah:
Entry No. 683163, Book 1154, Page 154
Entry No. 716563, Book 1206, Page 650
Entry No. 841269, Book 1367, Page 230
Entry No. 1367204, Book 1774, Page 2751
Entry No. 1446398, Book 1840, Page 373
Entry No. 1832697, Book 2215, Page 2128
Entry No. 2039189
Entry No. 2481461



Owner's Declaration
Know all men by these presents that we, the undersigned Owners of the described tract of land to be hereafter known as RIVERDALE CENTER V SUBDIVISION, AMENDED, do hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. We hereby consent and give approval to the recording of this plat for all purposes shown herein.
In witness whereof I have hereunto set my hand this _____ Day of AD, 20____.
Riverdale Center North, LLC, a Delaware Limited Liability Company
By: _____, Steven Usdon, its: Managing Member

Approving Agency
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

| | | |
|---|--|---|
| <p>Riverdale City Planning Commission Approved by the Riverdale City Planning Commission on the _____ Day of _____, 20____. Chair, Riverdale City Planning Commission</p> | <p>Riverdale City Engineer I hereby certify that the office of the City Engineer has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Riverdale City. Signed this _____ Day of _____, 20____. Riverdale City Engineer</p> | <p>Owner/Developer CCA/Kormwasser 5670 Westline Blvd., Ste. 1250 Los Angeles, CA 90036 323-965-1510</p> |
| <p>Riverdale City Approval This is to certify that this plat and dedication of this tract were duly approved and accepted by the City Council of Riverdale City, Utah this _____ Day of _____, 20____. Riverdale City Mayor _____ Attest</p> | <p>Riverdale City Attorney Approved by the Riverdale City Attorney on the _____ Day of _____, 20____. Riverdale City Attorney</p> | <p>Weber County Recorder ENTRY NO. _____ FILED FOR RECORD AND RECORDED IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ WEBER COUNTY RECORDER BY: _____ DEPUTY</p> |



3663 Riverdale UT Property LLC
051-390-053

Utah Power & Light Company
051-390-052

Riverdale Center North LLC
063-370-003

Complex
Programs, LLC
063-370-002

30.00' wide Right-of-Way Easement
per R.C. Wilby Riverside Subdivision

Stewart Creek Engineering, LLC
051-390-072

Basseyrenew, LLC
051-390-098
Existing Building

Summer Pumphouse Area, 5' Slope
Winter Snow Stacking Area 1,752 s.f.

Basseyrenew, LLC
052-000-001

Existing Building
R.C. Wilby: 4045 Riverside Rd.

Riverdale Center North LLC
063-380-001

Power Easement
per Riverdale
Center Y
Subdivision
Riverdale Center North LLC
063-380-005

Existing Building
Children's Place:
4095 Riverside Rd.
stage:
4089 Riverside Rd.
cat: 4071 Riverside Rd.

Existing Building
Bnd. Bnd. & Beyond:
4113 Riverside Rd.
run21: 4101 Riverside Rd.



Scale: 1" = 30'
30' 0' 30' 60'

Site Data
 Site Area = 107,027 s.f. (2.497 ac.)
 Open Space Provided = 32,974 s.f. (31%)
 Asphalt Area = 41,473 s.f. (39%)
 45 Units (724 s.f./unit footprint) = 32,580 s.f. (30%)
 Onsite Parking Provided = 39 stalls
 2 stalls/unit + 39 stalls = 129 stalls
 Building Height = 26'-5"
 Building Area (Per Unit) = 1,643 s.f. (3 Stories)

| |
|--|
| 2010 North Redwood Road, Salt Lake City, Utah 84119 801.521.6525 - ardr@awainc.com |
| Overall Site Plan Riverdale Townhomes 4086 South 300 West Street Rivdale, Utah |
| |
| Property Owner - Developer Riverdale Center North, LLC. 5780 Wilshire Blvd., Suite 1250 Los Angeles, CA 90036 Contact: Steven Usdan Phone: 323-965-1510 |
| Approving Agency Riverdale City 4600 South Weber River Drive Riverdale, UT 84405 |
| Civil Engineer AWA 2010 North Redwood Road Salt Lake City, UT 84116 Contact: Jake Tate Office: 801-521-8529 Direct: 801-410-8505 Cell: 801-910-5340 |
| 29 Mar, 2023 SHEET NO. C1.0 |



Scale: 1" = 20'

Site Construction Notes

- 1 Const. 24" Curb & Gutter (1) (CA.1)
- 2 Const. Asphalt Paving (2) (CA.1)
- 3 Const. Conc. Sidewalk (3) (CA.1)
- 4 Const. 6" Conc. Curbside (4) (CA.1)
- 5 Const. Conc. Cresswalk (5) (CA.1)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (6) (CA.1)
- 7 Const. 4' Height Chainlink Fence w/ Gates (7) (CA.1)
- 8 Const. Asphalt Paving Per Riverdale Stds (8) (CA.1)
- 9 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Areas and Notes) (9) (CA.1)
- 10 Const. Conc. Paving (10) (CA.1)
- 11 Sawcut; Provide Smooth Clean Edge (11) (CA.1)
- 12 Const. Accessible W/M Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Areas and Notes) (12) (CA.1)
- 13 Const. Accessible Ramp per APWA Stds (13) (CA.1)
- 14 Const. Conc. Curb & Gutter per Riverdale City Stds (14) (CA.1)
- 15 Const. Conc. Sidewalk per Riverdale City Stds (15) (CA.1)
- 16 Const. Slop Sign per MUTCD (16) (CA.1)
- 17 Const. Drive Approach per Riverdale City Stds (17) (CA.1)
- 18 Conc. & Match Existing Improvements (18) (CA.1)
- 19 Existing Conc. Sidewalk (19) (CA.1)
- 20 Existing Curb & Gutter (20) (CA.1)
- 21 Const. 6' Height Vinyl Fence (21) (CA.1)
- 22 Const. 2" Conc. Waterway (22) (CA.1)
- 23 Adjust Guy Wire to Down Guy Cord w/ RMP (23) (CA.1)
- 24 Const. Street Light per Riverdale City Stds (24) (CA.1)
- 25 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 12 min. min. Dry Thickness (Two Coats) (25) (CA.1)
- 26 Const. 24" White Stop Bar (26) (CA.1)
- 27 Const. Heavy Duty Asphalt Paving (27) (CA.1)
- 28 Contractor to Repair Street Pavement Stripping Damaged with New Paving (28) (CA.1)
- 29 Summer Parking Area: Winter Snow Storage (29) (CA.1)
- 30 Const. Signage "Townhome Guest Parking Only" (30) (CA.1)
- 31 Const. "No Parking" Sign per MUTCD Stds. R7-2 (31) (CA.1)
- 32 Const. Decorative Conc. Paving (32) (CA.1)

General Site Notes

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Also markings, directional arrows and stop bars will be painted of each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction; it is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Notes

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout, Platting and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey report has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Snow Stack Area
3,160 s.f. provided

Property Owner - Developer

Riverdale Center North, LLC
2760 Wilshire Blvd., Suite 1250
Los Angeles, CA 90036
Contact: Steven Upton
Phone: 323-963-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8905
Cell: 801-910-5340

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Survey or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plans and verify them against no less than three existing hard improvement elevations included on these plans or an electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

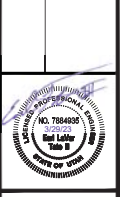
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property. That this responsibility shall be continuously and not be limited to normal working hours; and that the contractor shall maintain, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



| |
|---------------------|
| Designed by: JT |
| Drafted by: DC |
| Client Name: |
| Revised Development |
| 21-188 SP |



Site Plan
Riverdale Townhomes
4036 South 300 West Street
Riverdale, Utah



29 Mar, 2023

SHEET NO.
C11



Scale: 1" = 20'
 0 20' 40'

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fill shall be banded into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive pipe and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to the start of the grading operation.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by Cliff Engineering Laboratories are included in the requirements of grading and site preparation. The Report is filed CCA Riverside North Multi-Family Development.
 Project No: 17958
 Dated: Mar 21, 2022
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth, hand form these areas if necessary.
- Spot elevations are shown on this plan with feet marking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

Property Owner - Developer

Riverdale Center North, LLC,
 5760 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 Contact: Steven Udson
 Phone: 323-962-1510

Approving Agency

Riverdale City
 4600 South Weber River Drive
 Riverdale, UT 84405

Civil Engineer

AWA
 2010 North Redwood Road
 Salt Lake City, UT 84116
 Contact: Jake Tate
 Office: 801-521-8529
 Direct: 801-410-8505
 Cell: 801-910-5340

Front Porch Step Table

- | | |
|---|--|
| 1 | Conc 1 Conc. Riser see Grades for Height |
| 2 | Conc 2 Conc. Riser see Grades for Height |
| 3 | Conc 3 Conc. Riser see Grades for Height |



Scale: 1" = 20'
 0 20' 40'

AWA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801-521-8529 - 801-410-8505

Grading Plan
Riverdale Townhomes
 4086 South 300 West Street
 Riverdale, Utah



29 Mar, 2023
 SHEET NO:
C2.1

Designed by: JT
 Drafted by: DC
 Client Name:
 Revised/Development
 21-188 CF

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angeles, CA 90036
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Scale: 1" = 20'
0 20' 40'

General Utility Notes

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear streets, storm areas, or other utilities as necessary including valve boxes and hydrant access to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the easement.

Utility Piping Materials

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- Utility Piping Materials**
- Water Meters**
1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter); AWWA C901, PE 3408, SDR 9 (200 psi)
 2. Copper Pipe (Up to 3 inches diameter); Type "K"
- Water Main Lines and Fire Lines**
1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter); AWWA C900 DR-15
- Sanitary Sewer Lines**
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type F518, SDR 35
- Storm Drain Lines**
1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type F518, SDR 35
 2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C77, Class III

Riverdale Townhomes

CAUTION:
Const. 200 Stormdrain (or similar) per Manufacturer's Specs. Contractor to provide. Submit on Full Design Prior to Installation.
6,250 of Required 6.212 of Provided
Top of Module = 4340.20
Bottom of Module = 4337.20
Bottom of Stone = 4336.20
Flow = 4337.90
Flow = 4337.90

Note to Contractor: Attention/Attention System Installation must be Certified by Design Engineer Prior to Backfilling System.
Power meters, Telephone Bases & Gas Meters to be Located along Ends of Buildings. Coordinate with RMP, Dominion & Telecom Companies.

Storm Drain & Sanitary Sewer Note
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into pits prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
- Construction of any onsite utilities prior to the onsite connection will be one of the contractor's risk.



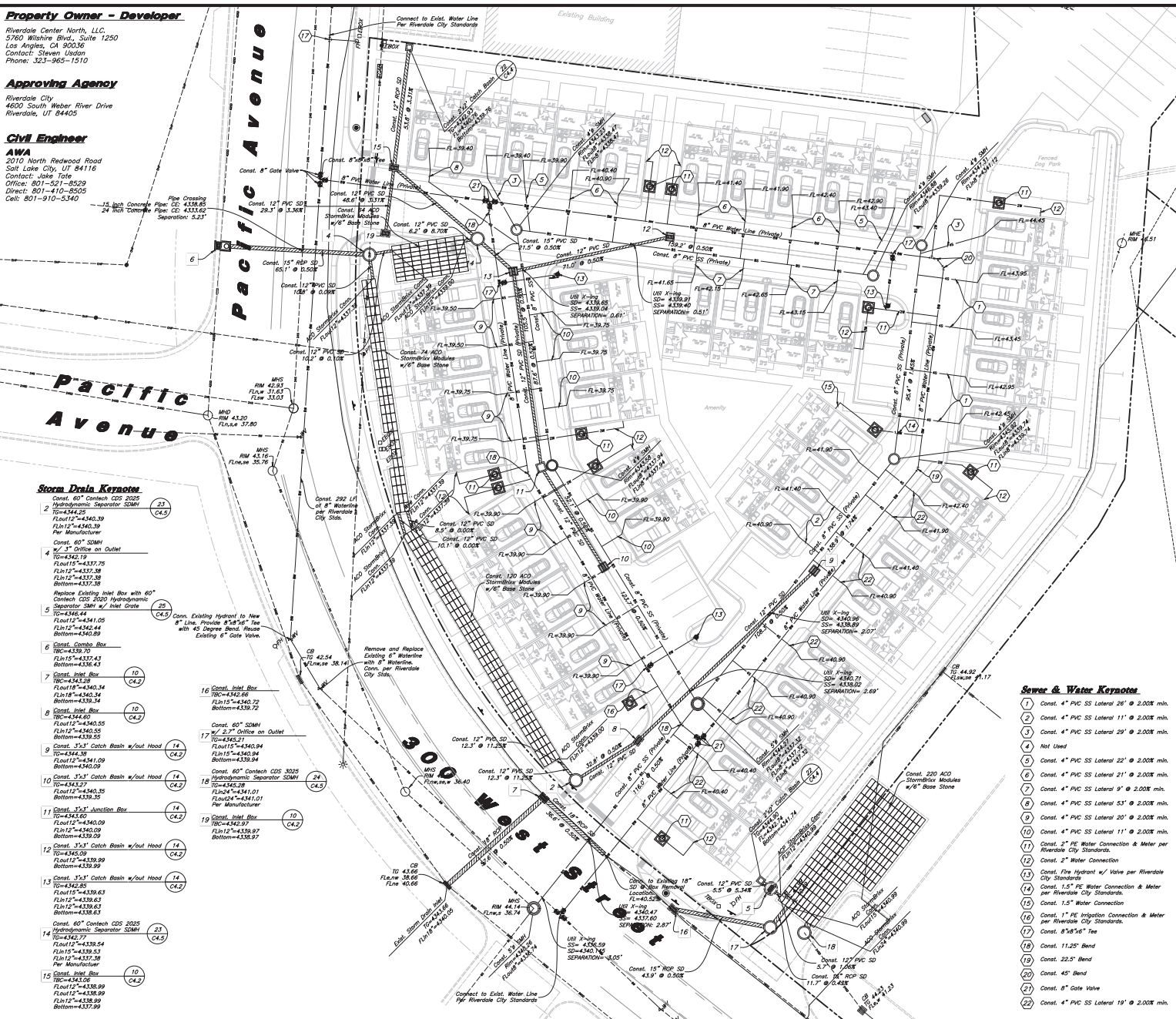
AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - Administration

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 UT

Utility Plan
Riverdale Townhomes
4056 South 300 West Street
Riverdale, Utah



29 Mar, 2023
SHEET NO. **C3.1**

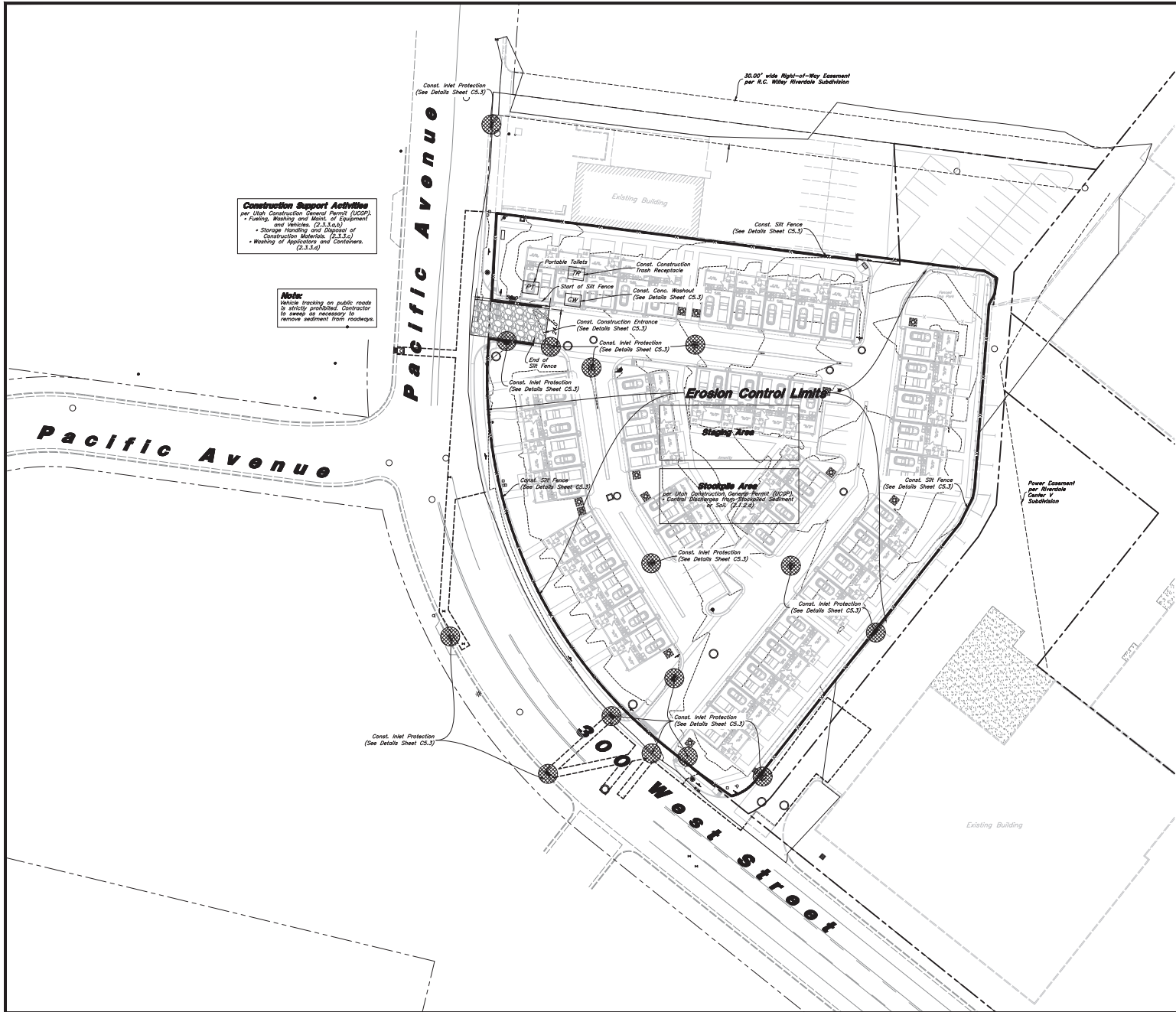


Storm Drain Keynotes

1. Const. 60" Contech CDS 2025 Hydrodynamic Separator SSMH
Flow=4346.39
Bottom=4337.39
2. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
3. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
4. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
5. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
6. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
7. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
8. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
9. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
10. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
11. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
12. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
13. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
14. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39
15. Const. 60" SSMH w/ 2" Orifice on Outlet
Flow=4342.19
Bottom=4337.39

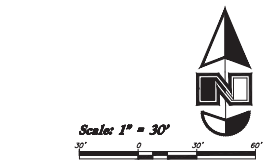
Sewer & Water Keynotes

1. Const. 4" PVC SS Lateral 26' @ 2.00% min.
2. Const. 4" PVC SS Lateral 11' @ 2.00% min.
3. Const. 4" PVC SS Lateral 29' @ 2.00% min.
4. Not Used
5. Const. 4" PVC SS Lateral 22' @ 2.00% min.
6. Const. 4" PVC SS Lateral 21' @ 2.00% min.
7. Const. 4" PVC SS Lateral 9' @ 2.00% min.
8. Const. 4" PVC SS Lateral 53' @ 2.00% min.
9. Const. 4" PVC SS Lateral 20' @ 2.00% min.
10. Const. 4" PVC SS Lateral 11' @ 2.00% min.
11. Const. 2" PE Water Connection & Meter per Riverdale City Standards.
12. Const. 2" Water Connection
13. Const. Fire Hydrant w/ Valve per Riverdale City Standards
14. Const. 1.5" PE Water Connection & Meter per Riverdale City Standards.
15. Const. 1.5" Water Connection
16. Const. 1" PE Ingestion Connection & Meter per Riverdale City Standards.
17. Const. 8" x 8" Tee
18. Const. 11.25" Bend
19. Const. 22.5" Bend
20. Const. 45" Bend
21. Const. 6" Gate Valve
22. Const. 4" PVC SS Lateral 19' @ 2.00% min.



Construction Support Activities
 per Utah Construction General Permit (UCGP):
 • Fueling, Washing and Maint. of Equipment and Vehicles. (2.1.2.4)
 • Storage Handling and Disposal of Construction Materials. (2.3.3)
 • Washing of Applicators and Containers. (2.3.3.6)

Note:
 Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.



- Legend**
- Place Inlet Protection at all Inlet Locations to prevent bases from silling.
 - Silt Fence
 - Limit of Disturbance
 - Construction Entrance / Truck Wash (50'x24' Min.)
 - Concrete Washout Area
 - Portable Toilet
 - Construction Trash Receptacle
 - Gravel Sock
 - Existing Contour
 - Existing Spot
 - Proposed Contour

- Erosion Control Notes**
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
 - The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
 - All Construction equipment will enter thru Designated Construction Entrances.
 - Coordinate Entrance locations with the local jurisdiction.
 - Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
 - Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the height of the Silt Fence.
 - The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Pile of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
 - All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
 - Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc.) to Prevent Erosion.
 - Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Firmed.
 - Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
 - This Document is Fluid Allowing for Changes, Modifications, Updates and Alterations. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
 - Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
 - Re-vegetate areas where landscaping has died or not taken hold.
 - Divert storm water runoff around disturbed soils with berms or dirt swales.
 - Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
 - Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Property Owner - Developer
 Riverdale Center North, LLC,
 5760 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 Contact: Steven Udson
 Phone: 323-962-1510

Approving Agency
 Riverdale City
 4600 South Weber River Drive
 Riverdale, UT 84405

Civil Engineer
AWA
 2010 North Redwood Road
 Salt Lake City, UT 84116
 Contact: Jake Tate
 Office: 801-521-8529
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 Cell: 801-910-5340

Erosion Control Plan - Phase 2
Riverdale Townhomes
 4056 South 300 West Street
 Riverdale, Utah



29 Mar, 2023

SHEET NO.
C5.2

AWA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.521.8529 - 801.410.8505 - 801.910.5340



Scale: 1" = 20'
 20' 0' 20' 40'

Landscape Data
 Zone: Multiple-Family Residential (R-4)
 Site Area = 307,027 s.f. (7.037 ac.)
 Open Space Required = 32,808 s.f. (30%)
 Open Space Provided = 32,974 s.f. (31%)
 Shrub Area = 21,535 s.f. (63%)
 Lawn Area = 1,173 s.f. (4%)
 Artificial Turf Area = 1,202 s.f. (4%)
 Hardscape Area = 9,064 s.f. (27%)
 Offset Shrub Area = 1,922 s.f.
No More Than 33% of all Newly Planted Trees May be the Same Variety
 Xeriscape Area = 90%; Xeriscape Areas Shall Consist of Shrub Areas with Drought Tolerant Plant Material
 Hardscape Areas Do Not Include Existing and New Vehicular Asphalt Parking Areas and Buildings. Hardscape Areas Include all Walkways

Landscape Notes
 1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Only for Shrub Areas and Spray for Lawn Areas. See Irrigation Sheet L2.1 for Irrigation Layout and Sheet L2.2 for Irrigation Notes and Details.
 2. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
 3. All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone.
 4. No Edging Shall be Used Between Different Size Stone. Provide a Nice Straight Outlined Edge Between Stone Types.
 5. See Civil Site Plan for Snow Staking Locations.

Landscape Keynotes
 ① Install Shrub Planter with Weed Barrier and Decorative Stone; See Material Schedule for Stone Type
 ② Install Artificial Turf for Dog Park; See Material Schedule for More Detail
 ③ 4' High Vinyl Fence - See Civil Plans for More Detail; Verify that Decorative Stone is Installed at Base of Fence on Both Sides of the Fence
 ④ Install Lawn - See Plant Schedule
 ⑤ Install Landscape Concrete Curbing Between Lawn and Shrub Area
 ⑥ Dog Park Fence - See Civil Plans for More Detail
 ⑦ Install Landscape Boulder - See Material Schedule for More Detail
 ⑧ Install Irrigation Reduced Pressure Backflow Preventer (RPBP); See Irrigation Plans for More Detail
 ⑨ Install Weed Barrier and Decorative Stone Between Units for Grade Transition; See Material Schedule for Stone Type; Verify that Stone is Secure in Planter so that it doesn't Leave Planter; Compact Stone as Needed
 ⑩ Street Light - See Site Elect. Plans
 ⑪ Existing/New Fire Hydrant - See Utility Plans for More Detail; Evenly Space Plant Material Around Hydrant Allowing Access
 UT - Existing/New Manhole or Utility; Evenly Space Plant Material Around Utilities Allowing Access to Utility

Property Owner - Developer
 Riverdale Center North, LLC
 5760 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 Contact: Steven Udson
 Phone: 323-962-1910

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 4600 South Weber River Drive
 Riverdale, UT 84405

Civil Engineer
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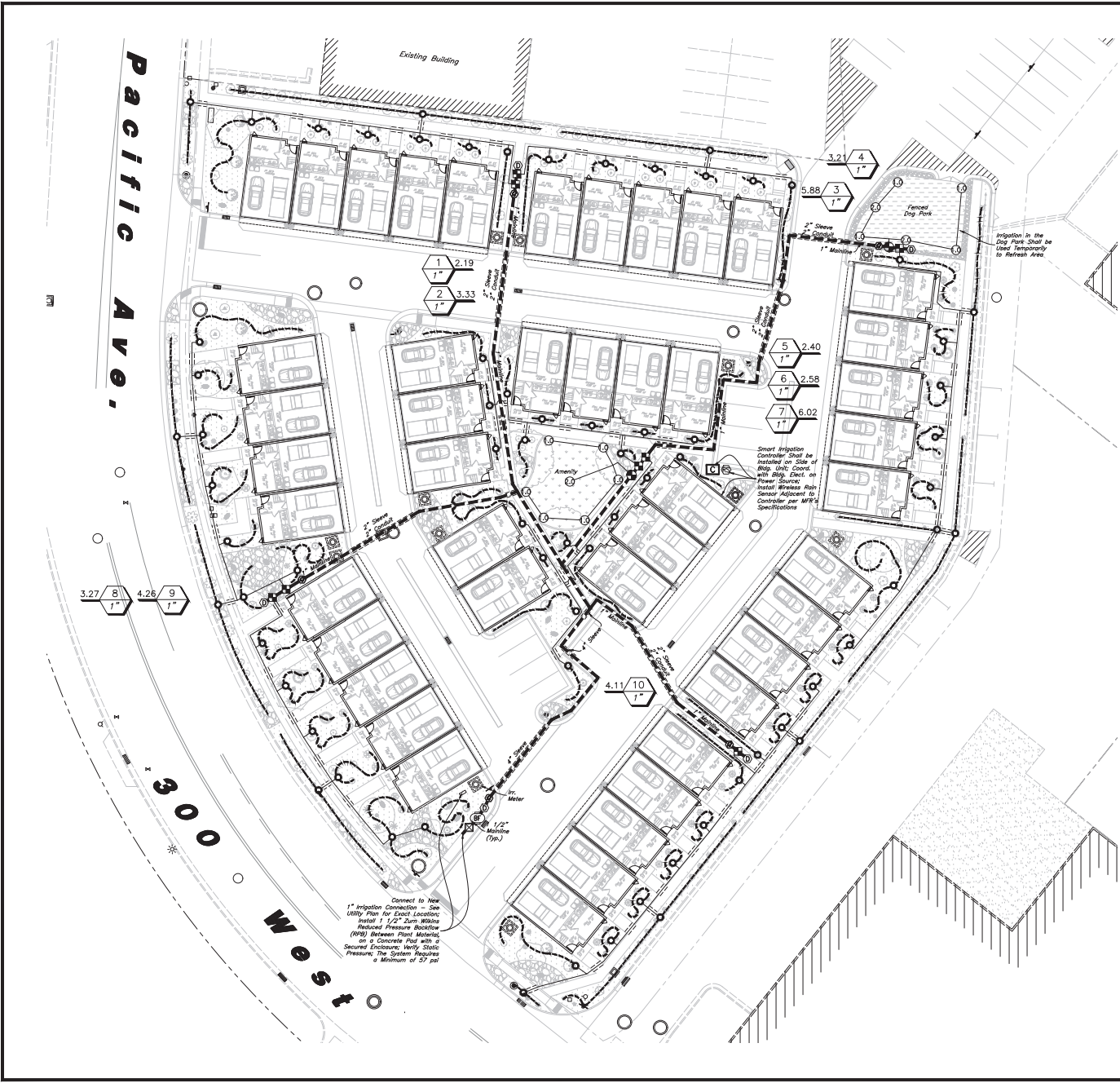


2020 North Redwood Road, Salt Lake City, Utah 84119
 801.521.8529 - ar@awainc.com

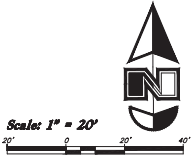
AWA
 ARCHITECTURAL
 WATER
 AND
 LANDSCAPE

Landscape Plan
Riverdale Townhomes
 4036 South 300 West Street
 Riverdale, Utah

29 Mar, 2023
 SHEET NO. **L1.1**



Main Service Line & Other Irrigation Components are Shown in Piped Or Hardscape Surfaced For Clarity Purpose ONLY. Install All Irrigation Components within Landscaped Areas.



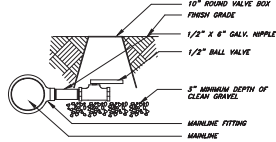
Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L1.2 for Planting Details.
2. See L2.2 for Irrigation Details and Irrigation Schedule.
3. The Irrigation System Requires a Minimum of 58 psi to Function. Verify Static Pressure.
4. The Irrigation System is Equipped with a Smart Controller and a Rain Sensor.

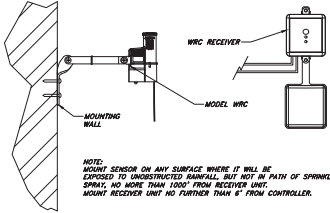
VALVE SCHEDULE

| VALVE STATION | VALVE SIZE | IRRIGATION TYPE | FLOW (GPM) | PSI | PSI @ POC | PRECIP. RATE |
|---------------|------------|------------------------|------------|------|-----------|--------------|
| 1 | 1" | Area for Drip Emitters | 2.19 | 41.9 | 56.0 | 0.91 in/h |
| 2 | 1" | Area for Drip Emitters | 3.33 | 42.6 | 56.7 | 0.7 in/h |
| 3* | 1" | Turf Rotor | 5.88 | 26.8 | 41.3 | 0.83 in/h |
| 4 | 1" | Area for Drip Emitters | 3.21 | 42.5 | 56.6 | 0.76 in/h |
| 5 | 1" | Area for Drip Emitters | 2.4 | 41.9 | 56.0 | 0.65 in/h |
| 6 | 1" | Area for Drip Emitters | 2.58 | 42.0 | 56.0 | 0.64 in/h |
| 7** | 1" | Turf Rotor | 6.02 | 26.9 | 41.1 | 0.55 in/h |
| 8 | 1" | Area for Drip Emitters | 3.27 | 42.5 | 56.6 | 0.68 in/h |
| 9 | 1" | Area for Drip Emitters | 4.26 | 43.5 | 57.7 | 0.73 in/h |
| 10 | 1" | Area for Drip Emitters | 4.11 | 43.3 | 57.4 | 0.66 in/h |

* Irrigation in the Dog Park Shall be Used Temporarily to Refresh Area
 ** Irrigation to be Used for Active Recreational Area



12 MANUAL DRAIN VALVE
NOT TO SCALE



13 WIRELESS RAIN SENSOR
NOT TO SCALE

Property Owner - Developer

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Approving Agency

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Civil Engineer

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 Cell: 801-910-5340



Know what's below.
 Call before you dig.



AWA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - ar@awainc.com

Irrigation Plan
Riverdale Townhomes
 4086 South 300 West Street
 Riverdale, Utah



29 Mar, 2023
 SHEET NO. **L2.1**

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, April 18, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council: Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember (via Webex)
Anne Hansen, Councilmember
Karina Merrill, Councilmember

City Employees: Steve Brooks, City Administrator/Attorney (via Webex)
Mike Eggett, Community Development Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Shawn Douglas, Public Works Director
Michelle Marigoni, City Recorder

Excused:

Visitors: Jake Tate
Mike Staten
Auggie Wasmund
Britney Eggett
Liberty Eggett
Dean Gallegos
Max Higley
Jace Stromberg
JR Vandyke
Marcus Garcia
Paul Flaig & family
McKinley Eggett
Lincoln Eggett

Welcome & Roll Call

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

Pledge of Allegiance – Jared Sholly, Fire Chief

Invocation – Councilor Merrill

Public Comment

Mayor Mitchell invited members of the public to speak. There was no public comment.

Presentations and Reports

Mayor's Report

Mayor Mitchell attended the HCA Ribbon Cutting. They have a state-of-the-art facility for medical training. The ceremony was well attended. He also shared some of the suggestions from the kids at the Lunch with the Mayor. He expressed his appreciation for Rich Taylor for the work he puts into the program.

City Administration Report

a. Department Reports March

The court numbers are on the rise.

b. April Anniversaries Employee Recognition

40 Years – Paul Flaig, Fire Department

24 Years – Scott Brenkman, Police Department

19 Years – Casey Warren, Police Department

10 Years – Mike Eggett, Community Development

7 Years – Angie Pierce, Business Administration

5 Years – Gerardo Vasquez, Police Department

Paul Flaig, Mike Eggett, and Waldo Vasquez were each recognized by their supervisors and Mayor Mitchell and awarded for their years of service.

c. Staffing Authorization Plans

d. Community Development Report

Twisted Sugar has not opened yet, though they have passed their final inspections. Cheddar's is nearly complete. Fiiz is getting closer. AmeriCarpets has passed final inspections. There has been movement on West Bench, which will bring some good things.

Flood update/report

Mr. Brooks asked Chief Sholly to give an update. Chief Sholly had a handout for councilmembers, which he explained is a copy of a living document that changes frequently. He noted it has taken a lot of work from many staff members to keep up on the flooding situation. The approach has changed from proactive to operational.

- About 600 sandbags stockpiled ready to go, 40,000 sandbags ready to be filled.
- Volunteers have placed some sandbags near the brine shrimp business.
- The headgates at Riverglen are being pumped and checked multiple times throughout the day and night; the river has been rising overnight and lowering during the day.
- Sandbags have been given to affected residents, 54 homes at 100 per household.
- The state will be awarding \$29,600 to the city for flood preparation and recovery.

Councilor Merrill personally thanked Chief Sholly and other staff for their hard work. Mr. Brooks noted a drone would be purchased with the state funds, which will be used city-wide after the runoff is complete. Documentation on the river and record-breaking water year is being put together with good details for future citizens and employees to have as a reference.

Consent Items

1. Consideration to approve meeting minutes from:
April 4, 2023 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from April 4. There were no changes.

Councilmember Arnold made a motion to approve the minutes. Councilmember Merrill seconded the motion. All were in favor and the minutes were approved.

Action Items

1. Discussion and possible action regarding Riverdale Bike Park Phase 2

Mr. Brooks turned the time over to Mr. Douglas, who explained that the proposal has been changed to have it on the other side of the street, so it is continuous with the existing park. Mr. Staten has been meeting with staff. Public Works is in favor of the new proposal. Mr. Stevens asked if the existing bike park would stay when further development is completed. Mr. Douglas said it will probably be able to stay and more park-type amenities may be added to the area in the future. Mr. Stevens asked if the area is a wetland. The area in question is not a wetland and does not accumulate water in a concerning amount.

Mike Staten approached the Council. He said he fully agreed with Mr. Douglas's suggestion to move it to the new location. He suggested many of the materials may be donated and it will be worked on continuously until it is complete. Mr. Arnold noted Mr. Staten is a licensed engineer and asked if his stamp would be enough. Mr. Brooks said he would check with the Trust to make sure they are okay with it. Mr. Arnold asked about the timeline. Mr. Staten said he is a civil engineer and has done bike and pathway master plans, noting he will be able to get many people from local clubs and schools to do the work. The intent would be to have a navigable path and then add on to it later.

Mr. Brooks noted a consensus would be needed to approve the addition to the bike park. Mr. Staten said there is no fiscal attachment with this version of the proposal, other than a few loads of soil. Most of the work and materials would be donated.

Councilor Stevens said he didn't feel like he had enough information for consent. The other four councilors gave consent to move on with the extension.

- 2. Consideration to approve Final Site Plan for Riverdale Townhomes residential apartments project, located at approximately 4086 South 300 West, Riverdale, Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering.**

Mr. Eggett noted Auggie Wasmond and Jake Tate were present for questions. He went over the information in the packet, including the changes that have been made from the previous site plan, including snow areas, parking spaces, and parking signage.

Mr. Arnold thanked Mr. Tate for his willingness to make the changes and apologized for the previous meeting in which this item was brought up. Mr. Tate also thanked the mayor and council for the feedback.

Mr. Stevens asked if they would possibly consider a barrier along the street to prevent on-street parking. He noted this was not pertinent to the approval or denial.

Motion: Councilmember Arnold made a motion to approve the Final Site Plan for Riverdale Townhomes residential apartments project at 4086 South 300 West, as requested by Riverdale Center North, LLC and AWA Engineering.
Second: Councilmember Hansen.

| | |
|--------------------|-----|
| Councilor Arnold: | Yes |
| Councilor Hansen: | Yes |
| Councilor Merrill: | Yes |
| Councilor Hilton: | Yes |
| Councilor Stevens: | No |

Motion passes four in favor and one against.

Comments

- 1. City Council:**
- 2. City Staff:**
- 3. Mayor:**

Adjournment

Having no further business to discuss, Councilmember Merrill moved to adjourn the meeting. Councilmember Arnold seconded. The meeting was adjourned at 6:51 p.m.

Date Approved: 5/2/2023