



**RIVERDALE CITY COUNCIL AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – AUGUST 5, 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**

- a. Proclamation declaring Carter & Cutler Warren outstanding Riverdale residents**

**F. Consent Items**

- 1. Review of meeting minutes from:**  
July 15, 2014 City Council Work Session  
July 15, 2014 City Council Regular Session

**G. Action Items**

- 1. Public hearing to receive and consider public comment on Ordinance 858 amending RCC 1-7F-6 Justice Court Judge**  
*Presenter: Steve Brooks, City Attorney*
- 2. Public hearing to receive and consider public comment on Resolution 2014-23 declaring public works dump truck as surplus property**  
*Presenter: Shawn Douglas, Public Works Director*
- 3. Consideration of recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South**  
*Petitioner: Saunders Outdoor Advertising Representative*
- 4. Consideration of Riverdale Bike Park Reconstruction Concept Map**  
*Presenter: Michael Staten, Councilmember*

**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  
August 5, 2014**

**AGENDA ITEMS: A,B,C**

**SUBJECT:** Welcome & Roll Call – Mayor Searle  
Pledge of Allegiance – Led by Councilor Mitchell on 07-15-14  
Moment of Silence

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**RIVERDALE CITY  
CITY COUNCIL AGENDA  
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**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  
August 5, 2014**

**AGENDA ITEM: E1**

**SUBJECT:** Mayor's Report

**ACTION REQUESTED BY PETITIONER:** Information Only

**INFORMATION:** To be presented at the meeting.

Proclamation declaring Carter & Cutler Warren outstanding Riverdale residents

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**PROCLAMATION DECLARING CARTER AND CUTLER WARREN AS OUTSTANDING RIVERDALE RESIDENTS**

**WHEREAS**, Riverdale residents Carter and Cutler Warren assisted their father Sergeant Casey Warren in apprehending three suspects fleeing from a trail fire on Wednesday June 11, 2014 at approximately 4275 South; and

**WHEREAS**, Cutler Warren noticed a thick plume of smoke while tubing down the river and suggested his father Sergeant Warren call the fire department and investigate the blaze to see if they could be of help; and

**WHEREAS**, Carter Warren spotted three individuals running from the scene and observed which house they entered, reporting this information to the police so that they could question the suspects; and

**WHEREAS**, Carter, Cutler and Sergeant Warren went door to door warning neighbors about the fire and giving residents an opportunity to take measures to protect their property from the blaze; and

**WHEREAS**, Carter and Cutler Warren assisted the Riverdale Police in bringing the three suspects to justice; and

**WHEREAS**, our community wishes to thank Carter and Cutler Warren for their courage and service to the Riverdale Police and Fire Departments.

**NOW, THEREFORE** I Norm Searle Mayor of Riverdale City do hereby present Carter and Cutler Warren with the:

**"RIVERDALE CITY CERTIFICATE OF RECOGNITION"**

Dated and presented this 5<sup>th</sup> day of August, 2014

  
Mayor Norm Searle

Attest:   
City Recorder Ember Herrick



**RIVERDALE CITY  
CITY COUNCIL AGENDA  
August 5, 2014**

**AGENDA ITEM: F1**

**SUBJECT:** Consideration of meeting minutes from:  
July 15, 2014 City Council Work Session  
July 15, 2014 City Council Regular Session

**PETITIONER:** City Recorder

**ACTION REQUESTED BY PETITIONER:** Approve Minutes

**INFORMATION:** See attached minutes as follows:

[July 15, 2014 City Council Work Session](#)

[July 15, 2014 City Council Regular Session](#)

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Minutes of the **Work Session** of the **Riverdale City Council of Riverdale City** held Tuesday, **July 15, 2014** at 5:34 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  
                              Gary E. Griffiths, Councilor

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

Mayor Searle welcomed the Council members stating for the record that all were in attendance except for Councilor Hunt who is expected shortly. City Attorney Steve Brooks advised the Mayor and Council to avoid engaging in debates with individuals that come to speak during the open communications portion of city meetings. Mayor Searle said Riverdale's Council Rules and Procedures indicate that Council members can ask questions for clarification of speakers. Mr. Brooks said that is appropriate but warned the danger is a speaker could be under the impression they can use the open communications forum to demand answers of the Council on items not publicly noticed for action on the agenda. Mr. Brooks advised the Mayor and Council to thank the speaker for bringing the issue to their attention and say the item will be taken under advisement allowing staff time to research the issue and, if appropriate, prepare it Council consideration at a future public meeting.

Councilor Hunt joined the meeting in progress.

Mayor Searle said a representative from Alpine Trails will be present during tonight's meeting to make a presentation and answer questions about Riverdale's BMX Bike Park. Councilor Staten said Public Works Director Shawn Douglas has also been involved in discussions about what to do with Riverdale's BMX Park.

Mayor Searle asked for changes and corrections to the meeting minutes and Councilor Mitchell asked that a typo in the first paragraph of the work session minutes be changed from "speed" to "speak" and the city recorder noted the change.

Mayor Searle said the first action item on the agenda is a request to allow the Harley-Davidson motorcycle dealership to relocate to the old Comcast building on 1500 West. Community Development Director Michael Eggett said the commercial structure is in Riverdale's CP-3 Zone and the petitioner is asking the current approved use for an office/telecommunications business be modified to allow a motorcycle dealership to operate at this location. He said this item received a unanimous favorable

recommendation from the Planning Commission on July 8, 2014 and noted that he has not received any public dissent about the proposed amendment to date.

Mayor Searle said the next agenda item is a request from Reagan Sign to raise the height of their sign at 680 W. 4400 S. 10 feet from 33 feet to 43 feet so that it will be visible over the UDOT fence. Mr. Eggett said there is a stipulation under Utah State Code 72-7-502, 72-7-510.5 protecting sign companies from being impacted by UDOT road improvements projects that impede the visibility of a commercial sign. He said the Planning Commission forwarded a favorable recommendation to the City Council with five members in favor of the request and two opposed. Councilor Hunt asked about Commissioner Cody Hansen's concerns that the sign violates Riverdale City's Code because it hasn't been properly maintained and City Administrator Rodger Worthen said Reagan intends to replace the entire sign when they raise it ten feet. Reagan Representative Guy Larsen said the old foundation will be removed and the entire sign replaced with a new pole sign 43 feet high. He said the ten foot height increase was carefully calculated so the sign would be visible but have a minimal impact on the neighborhood. Councilor Hunt asked if state ordinances takes precedence over city ordinances and if the Council should consider the fact this sign hasn't been maintained in accordance with city code when evaluating this request to increase the sign's height. Mr. Brooks warned that if the Council denies this request it would likely be challenged in court.

Councilor Ellis asked if the Lesley Mobile Home Park sign will still be on the pole below Reagan's sign and Mr. Larsen confirmed that it will because Reagan has signed a long-term lease with the new property owner. Councilor Mitchell said he has concerns that Riverdale doesn't have a provision to regulate electronic signs to insulate residential areas of the city and Mr. Brooks said he can draft something if there is Council consensus to regulate electronic signs. Mr. Eggett said the Utah State Legislature was looking at draft legislation during their last session but has not passed any state wide legislation regulating electronic billboards to date. Mr. Larsen said Reagan Sign does not have any intent on petitioning Riverdale City for an electronic billboard at this location at this time.

Councilor Staten said the members of the City Council were sent information and photos about the disrepair of the Reagan sign by Commissioner Hansen and he asked Mr. Brooks if this was appropriate or if the two bodies should refrain from trying to influence each other. He said that he drove over and inspected the sign and in his opinion as a structural engineer the paint is chipping but the structure is sound. Mr. Brooks said he wasn't aware Commissioner Hansen had contacted the Council and Councilor Griffiths said Commissioner Hansen sent out a detailed email. Mr. Eggett said he recently gave a training entitled "Behind the Scenes Advocacy" where he warned the Planning Commission about lobbying on issues. Mr. Brooks said Commissioner Hansen can voice his concerns in a public meeting as a concerned resident where Reagan Sign has an opportunity to hear the information presented and respond. According to Mr. Brooks, Commissioner Hansen shouldn't be lobbying the Council through emails and he said he will follow up with him to ensure he understands this as he is relatively new to the Planning Commission.

Mayor Searle said the next item is consideration of a subdivision amendment to the Parks River Walk PRUD at address 4355 S. 600 W. Mr. Eggett said the Planning Commission

unanimously recommends the proposed changes and he recommended that if the Council approves the proposal they stipulate in their motion that the outstanding elevation issues identified by the city's engineer be resolved prior to the Mylar being recorded with Weber County. Councilor Staten asked for clarification about the proposed amendments and Mr. Eggett said lot eight has been dissolved and lots 12 and 13 redrawn to make them more buildable by increasing their size. Councilor Staten said he doesn't have any concerns with the reduction of open space in this PRUD because it will only benefit this closed neighborhood.

Mayor Searle said the next action item is a proposal to award the 2014 Street Overlay Project to the low bidder Granite Construction. Mr. Worthen said the bid is under the amount budgeted for this project and said the work will be completed in the current fiscal year.

Mayor Searle said the next item is a proposal 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. He said this item needs Council approval because the project wasn't budgeted. Councilor Ellis asked about the possibility of the city securing restitution from the suspect who admitted to starting the fire and Mr. Worthen said Riverdale will do this through the court handling the case. According to Mr. Worthen, the suspect is an unemployed 19 year old male that lives at home with his parents. Mr. Worthen said he spoke with a representative from Riverdale's insurance company and there is a possibility the city can also seek restitution through the family's home insurance policy to recover other fire damage including fencing, sprinklers, and roses burned in the blaze totaling about \$6,000, as well as staff time to fight the fire. Mr. Brooks said the criminal case will be heard first and if the suspect is found guilty the judge's ruling should help the city seek restitution.

Mr. Brooks said the next action item involves amending Riverdale's bail schedule to reflect the greater percentage of court fines and fees the State of Utah is taking from Riverdale's Justice Court as of July 1, 2014 for Class B and C Misdemeanors.

Mayor Searle said the next item is a proposal to renew Riverdale's agreement with Stauffer's Towing. Mr. Worthen said the city advertised a request for bids, none were received, and so Police Chief Dave Hansen is proposing renewing Riverdale's current contract with Stauffer's because having one provider has improved customer service and response time since 2005. Councilor Griffith asked about the exclusive towing contract and said Weber Dispatch uses a list of towing providers and Mr. Worthen said Stauffer's will be called by Riverdale Police if the individuals involved in an accident don't have a towing preference.

Mayor Searle asked for any discretionary items and Councilor Ellis said two more historical markers are planned one to commemorate Riverdale's entertainment industry including the Motor-Vu Drive In and Cinedome Theater and a second to tell the history of Riverdale Elementary. He said these historical markers are a great addition to Riverdale City.

Mr. Worthen said Riverdale Police plan to patrol the swimming hole at the kayak park to address concerns identified by residents who live adjacent to the river and he noted that

10 citations were issued last Saturday and will continue until school starts in the fall. Councilor Mitchell said he witnessed the officers citing individuals over the weekend and he said he is glad to see staff addressing residents' concerns and Mayor Searle said staff will continue to step up their efforts until the situation improves. Mr. Larsen said Riverdale's Police Chief approached him in the past about putting cameras on Reagan signs and he said his company is happy to help law enforcement if doing so will address some of the problems on the trail.

There being no further business to discuss, the Council adjourned at 6:03 PM to convene into their regular session.

August 5, 2014

Attest:

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Norm Searle, Mayor

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Ember Herrick, City Recorder

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

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **July 15, 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  
Gary E. Griffiths, Councilor

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney;  
Roger Bodily, Fire Chief; Shawn Douglas, Public Works Director,  
Michael Eggett, Community Development Director; Lynn Fortie,  
Business Administrator, Ember Herrick, City Recorder and  
members of the public including Mike Medina, Steve Hampton,  
Lorin Parks, Eric Fairbourn, Kent Hill, David A. Leahy, Charles J.  
Kerkvliet.

**A. Welcome & Roll Call**

Mayor Searle called the meeting to order and welcomed all in attendance including all Council members.

**B. Pledge of Allegiance**

Councilor Mitchell 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.

Riverdale resident Steve Hampton said he lives in the River Glen subdivision and is concerned about brush fires. According to Mr. Hampton, after a previous trail fire he was told the city would put together an action plan to address how to respond to fires on the trail and he asked if this was ever done. He said the fire damage has closed a portion of the trail and the detoured foot traffic past his home has made him and some of his neighbors uneasy and he requested additional police patrols to deter theft and give parents a sense of security when their children play outside. Mr. Hampton asked for permission to mow down the weeds in the open space between his home and the trail and for other suggestions residents can do to protect their properties from fire danger. Councilor Griffiths said Utah has a Firewise program Riverdale could incorporate to

create a plan to fight brush fires and organize volunteers to clear the area and create fire breaks. City Administrator Rodger Worthen said Riverdale owns the trail property and open space behind Mr. Hampton's neighborhood but it is a federally regulated wetland and the Army Corps of Engineers would need to approve any work or plan for this area. According to Mr. Worthen, all non-native Siberian Elm trees have been removed but the remaining Cottonwood trees in the area are protected. Mayor Searle said the Council will be discussing a proposal to repair the burned out section of the bridge during tonight's meeting but it may be a month before the work can be completed and the trail reopened.

#### **E. Presentations and Reports**

Mayor Searle thanked the staff and volunteers who worked to make Riverdale's 2014 Old Glory Days celebration successful and he noted the Council's first historical marker was unveiled at the July 4<sup>th</sup> Sunrise Service. Councilor Ellis said the marker will be placed on Riverdale's trail in a couple of weeks and two additional historical markers are in the works.

Councilor Staten introduced Ben Blitch of Alpine-Trails Inc. who recently met with staff and is present tonight to give the Mayor and Council a brief presentation on options to improve Riverdale's BMX Park. Councilor Staten said City Attorney Steve Brooks told the Council at their Strategic Planning meeting on May 31, 2014 that the BMX Park should be repaired by professionals or razed to mitigate the city's liability. Mr. Blitch said Riverdale has a unique opportunity to turn the current BMX Park into a Pocket Bike Park with a pump track which he said will be more kid friendly than the current amenity. He said Riverdale has the infrastructure in place to hydrate the soil and his staff could completed the work on Riverdale's park within a week, overseeing local volunteers on the final day to get the community invested in the park. Mr. Blitch explained the difference between a skills area, pump-track, dirt jumps, and a free ride park and displayed images of parks his company has built in Park City, Draper and Morgan. He said scaling down Riverdale's current park will minimize the city's annual maintenance and he talked about liability signage, using city equipment to reduce the park's construction cost, and pricing options. Mr. Blitch asked for any questions or comments and Councilor Staten asked how modifying Riverdale's BMX Park to remove the intermediate and advanced jumps will help reduce the risk of injury. Mr. Blitch said the beginner park being proposed won't require any cyclist to go off jumps. Councilor Mitchell asked if the city will request other bids for Riverdale's BMX Park from companies other than Alpine-Trails and Mr. Worthen said staff will request other bids if there is Council consensus to do this. Mayor Searle thanked Mr. Blitch for his presentation. **He asked for consensus to put the BMX Park discussion on the August 5, 2014 Council agenda for consideration and there was unanimous support for the proposal.** Mayor Searle said once the Council makes a determination about what they want to do with the park it will be appropriate for staff to solicit bids.

Mr. Worthen recognized staff with anniversaries in the month of July, thanking them for their service, including Riverdale's Code Enforcement Officer Randy Koger who has 24 years with the city and does a great job in a tough position. Mayor Searle said he appreciated Mr. Koger stepping up code enforcement in Riverdale. Mr. Worthen said Treasurer Lynn Fortie is tracking city revenues and he referenced a new graph included in the packet with the May Treasury Report. He said the Utah State Legislature is holding a truth in taxation meeting on July 16, 2014 to discuss sales tax distribution and Mayor Searle said he plans to attend this

meeting and speak on Riverdale City's behalf. Mr. Worthen said Mr. Eggett maps Riverdale's sales tax revenues quarterly in an effort to gauge how the city is doing. He recognized the police for their community outreach and neighborhood block parties and complimented them for patrolling Riverdale's trail and stepping up their weekend patrols throughout the summer. Mr. Worthen said Riverdale's public works projects are ongoing this summer and the pump to Riverdale's well broke so the city is utilizing Weber Basin water until the motor is repaired. According to Mr. Worthen, staffing is at authorization and Jeannette Hall and Cherie Burrows have both announced they are retiring and Rich Taylor has been hired as Riverdale's new Community Services Coordinator. Mayor Searle congratulated Community Development Director Michael Eggett on the birth of his new baby girl.

#### **F. Consent Items**

Mayor Searle asked if there were any changes to the June 17, 2014 Council meeting minutes and none were noted in addition to the one correction noted by Councilor Mitchell in the work session.

**Motion:** Councilor Staten moved to approve the consent items. Councilor Mitchell 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. Consideration of conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W.**

Mayor Searle said the first action 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. Mr. Eggett said Mike Medina with JLT Investments is speaking on behalf of the petitioner during tonight's public meeting to request the building at 5152 S. 1500 W. be used as the new location for Riverdale's Harley-Davidson motorcycle dealership sales and service. According to Mr. Eggett, this proposal received a unanimous favorable recommendation from the Planning Commission and now the City Council has an opportunity to review this new proposed uses in commercial zone. He said the sidewalk will be completed by the current property owner and JLT Investments is planning on making a serious investment to improve the existing building.

Mr. Medina said the owner of the local Harley-Davidson is excited about the prospect of relocating their dealership to another location in Riverdale where they will have more room and he asked the Council if they had any questions. Councilor Griffiths said he is pleased the dealership was able to find a suitable location in Riverdale. Councilor Hunt asked about fire and building inspections and Mr. Eggett said tonight's request is just to approve the conditional use permit application and he assured the Council that staff will ensure all inspections are completed in accordance with state and city codes if this new use is allowed. Mr. Medina said the building remodel is currently being designed but the site was selected because the ceiling heights and entryway will work well for a motorcycle dealership. He said JLT Investments plans to add roll up garage doors and make some other minor modifications but the shell of the building will be similar to the

current footprint. Councilor Hunt said his priority is to ensure that the integrity of the adjacent residential neighborhood is maintained and he said he is open to this proposal because he hasn't received any complaints from residents about being negatively impacted by the Larry H. Miller dealership. Councilor Ellis said this new location should be preferable to the Harley-Davidson's current store on 900 West and he said a motorcycle dealership appears to be a good fit for the area. Mayor Searle asked for any additional Council comments or questions and there were none.

**Motion:** Councilor Staten moved to approve the conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W. Councilor Ellis seconded the motion.

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

**Call the Question:** The motion passed unanimously.

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

Mayor Searle said the second action item is consideration of Resolution 2014-19 granting a special exception to off premise signs for Reagan Sign allowing the company to raise their existing billboard 10 feet so it is visible over a Utah Department of Transportation (UDOT) fence. Mr. Eggett introduced Eric Fairbourn with Reagan Sign and said state law trumps city code allowing sign companies to heighten their billboards if sign visibility is impacted by UDOT construction. According to Mr. Eggett, the Planning Commission forwarded a majority favorable recommendation to the City Council for this request, as reflected in the draft meeting minutes included in the packet. Councilor Mitchell asked how UDOT construction impacted the sign and Mr. Eggett said ten years ago UDOT raised the viaduct several feet and added a chain link fence which obstructs visibility of the billboard.

Councilor Ellis asked about the Planning Commission's discussion about maintenance of the sign to keep the billboard looking well maintained and Mr. Worthen said if this request is granted the old sign will be replaced including securing a building permit and passing all inspections. Mayor Searle asked for any additional questions or comments and there were none.

**Motion:** Councilor Hunt moved to approve Resolution 2014-19 granting a special exception to off premise signs for Reagan Sign request at 680 W. 4400 S. Councilor Griffiths 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.

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

Mayor Searle said the next action item is consideration of Resolution 2014-22 approving subdivision amendment to Parks River Walk at address 4355 S. 600 W. Mr. Eggett said lots 12 and 13 have been redrawn and lot eight has been eliminated with the land incorporated into lots seven and nine, as well as the modification of the green space portion of the plan. According to Mr. Eggett, the Planning Commission forwarded a unanimous favorable recommendation to the City Council for this request, as reflected in the draft meeting minutes included in the packet. He said lot eight has been omitted but the other lots will not be renumbered to avoid confusion with the existing occupied lots and Weber County. According to Mr. Eggett, all the lots meet city setback requirements. Mr. Eggett said the one outstanding issue is that elevations be recorded prior to the Mylar being recorded with the County and he introduced the developers Lorin Parks and Kent Hill to answer any questions about the proposed amendments. Councilor Mitchell said he likes that several of the building lots will be more buildable now but he asked if the new plan meets all city requirements with the reduction of open space. Mr. Brooks said nothing in Riverdale City Code dictates green space for PRUDS and Mr. Hill said the land will be used for additional parking or a community swimming pool, features all residents can utilize. Councilor Ellis asked if the home owners' association had been consulted about the changes and Mr. Parks said he talked to each property owner in the PRUD and none of the residents opposed the proposed amendments.

**Motion:** Councilor Mitchell moved to approve Resolution 2014-22 approving subdivision amendment to Parks River Walk at address 4355 S. 600 W. with the stipulation that the outstanding elevation issues identified by Riverdale's engineer be resolved prior to the Mylar being recorded with Weber County. Councilor Ellis 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.

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

Mayor Searle said the fourth action item is consideration of awarding the 2014 Riverdale Street Overlay Projects to Granite Construction in the amount of \$318,888.00. Public Works Director Shawn Douglas said Granite Construction is a company that has been around a long time and has done quality work for the city in the past and he is confident in their ability to complete the projects on time and within budget. Mr. Douglas asked the Council for authorization to do additional street overlay work on an additional block on 900 West because the current projects are \$120,000 under budget. Mr. Worthen said it will be more economical for the city to do this road work with the current pricing and Councilor Griffiths said if the funding is available he would support the current project's extension to avoid another seam cut in the road. Mr. Douglas said street crews never know what they will run into when they cut into the road but this should be a fairly simple project.

**Motion:** Councilor Staten moved to approve awarding 2014 Riverdale Street Overlay Projects to Granite Construction in the amount of \$318,888.00 with the provision that additional road work be allowed at the discretion of the Public Works Director within the annual budgeted amount. Councilor Hunt seconded the motion.

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

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

**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**

Mayor Searle said the fifth action item is 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. Mr. Douglas said there is a lot of community support to repair this fire damaged section of the trail. He said he requested four bids and three of the contractors submitted bids for consideration with Farrell Brothers Construction coming in with the lowest bid in the amount of \$23,679.00. According to Mr. Douglas, if the Council approves this expense the specially treated wood will be delivered within three weeks and the work completed within another week. Mayor Searle thanked Mr. Douglas for expediting this project and he asked if the treated lumber will need additional maintenance to seal it from the elements and said there are volunteers in the community who would be willing to help. Mr. Douglas said sealing treated wood has not been necessary on other city bridges but he said he will verify this with the manufacturer. Mr. Douglas said several boy scouts have also contacted him eager to help with this project and he said he may utilize volunteers to replant the wild roses that were destroyed in the fire.

Councilor Griffiths said he has spoken with Fire Chief Roger Bodily to suggest how the gate could be redesigned to allow a brush truck to access the area in the event of another fire in the future. Councilor Mitchell thanked Mr. Douglas and his staff for the detour signs they have placed in his neighborhood to help pedestrians get around the burned out section of the trail. He said he has been impressed with the number of people who use the trail and his neighbors will be happy to see the bridge repaired quickly. Mayor Searle asked Police Chief Dave Hansen to have his officers increase patrols in this area and Chief Hansen said they have been doing this and will continue to do so.

**Motion:** Councilor Hunt moved to approve 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. Councilor Mitchell 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.

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

Mayor Searle said the sixth action item is consideration of Resolution 2014-21 amending Riverdale's bail schedule fees. City Attorney Steve Brooks said the State of Utah is taking a larger percentage from cities as of July 1, 2014 and so he is proposing Riverdale City increase the bail schedule fees to cover the revenue loss. Mayor Searle asked for any questions or comments and none were noted.

**Motion:** Councilor Ellis moved to approve Resolution 2014-21 of amending Riverdale's bail schedule fee. Councilor Hunt 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.

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

Mayor Searle said the seventh action item is consideration of Resolution 2014-20 approving an exclusive Riverdale Towing Agreement. Chief Hansen said Riverdale City has had an exclusive towing agreement with a single provider since 2003 and a new RFP was issued but no bids were received so he is proposing renewing Riverdale's contract with Stauffer's Towing. According to Chief Hansen, Riverdale Police Officers call Stauffer's to tow vehicles illegally parked or in accidents, if the driver doesn't have a preferred towing company. He said Riverdale City does not receive any monetary compensation through this towing contract and having an exclusive towing provider has significantly improved customer service and reduced the number of complaints his office has received. Chief Hansen said Stauffer's provides additional services to the community including having a tow truck available in the event a float were to break down during Riverdale's Old Glory Days Parade and assisting the local police and fire departments with training events. Councilor Hunt asked if individuals involved in traffic accidents are obligated to use Stauffer's Towing and Chief Hansen reiterated Stauffer's is only called if the individual that needs their vehicle towed has no preference. Chief Hansen said Weber County Dispatch uses a rotating list of towing providers which historically have slow response times and the advantage of using Stauffer's is their contract with the city stipulates a 15 minute or less response time. Councilor Griffiths said Stauffer's also has a sally port or secured garage so police can access and collect evidence from a vehicle involved in a police investigation and Chief Hansen confirmed his detectives have access to Stauffer's lot 24 hours a day seven days a week.

**Motion:** Councilor Staten moved to approve Resolution 2014-20 approving an exclusive Riverdale Towing Agreement. Councilor Griffiths 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.

**H. Discretionary Items**

Mayor Searle asked for any discretionary items and there were none.

**I. Adjournment:**

With no further business to come before the Council at this time, Councilor Hunt moved to adjourn the meeting. Councilor Mitchell seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:21 p.m.

Approved: August 5, 2014

Attest:

---

Norm Searle, Mayor

---

Ember Herrick, City Recorder

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
August 5, 2014**

**AGENDA ITEM: G1**

**SUBJECT:** Public hearing to receive and consider public comment on Ordinance 858 amending RCC 1-7F-6 Justice Court Judge

**PETITIONER:** City Attorney

**ACTION REQUESTED BY PETITIONER:** Consideration of Ordinance 858 amending RCC 1-7F-6 Justice Court Judge

**INFORMATION:** [Executive Summary](#)

[Ordinance 858](#)

[Notice of public hearing and proof of publication](#)

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



## City Council Executive Summary

For the Council meeting on:  
08/05/14

Petitioner:  
City Attorney

### Summary of Proposed Action

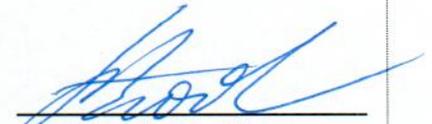
Public hearing set for August 5, 2014 to receive and consider public comment on proposed amendments to RCC 1-7F-6 Justice Court Judge

### Summary of Supporting Facts & Options

The salary for the Judge is outlined in Ordinance 858

*The judge has asked that we no longer contribute to his 401K but just pay the full amount directly to him. This is that accommodation.*

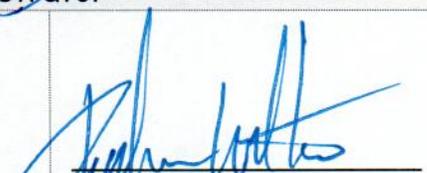
### Legal Comments - City Attorney

  
Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer

  
Lynn Fortie, Treasurer

### Administrative Comments - City Administrator

  
Rodger Worthen, City  
Administrator



**ORDINANCE NO. 858**

**AN ORDINANCE AMENDING TITLE 1, CHAPTER 7(F), OF THE RIVERDALE MUNICIPAL ORDINANCE CODE BY AMENDING THE SALARY FOR JUSTICE COURT JUDGE TO ELIMINATE CONTRIBUTIONS TO HIS 401(k).**

**WHEREAS**, Riverdale City is a municipal subdivision of the State of Utah and has authority under Utah Code 10-3-818 to establish salaries and compensation for their employees and elected or appointment officers;

**WHEREAS**, the Riverdale City Council desires that the salaries for the Justice Court Judge follow the employee compensation plan previously adopted for city employees; and

**WHEREAS**, in the previous meetings when calculating the Judge's salary, his 401 (k) contribution was inadvertently not taken in to consideration when calculating and determining his salary and this ordinance corrects that; and

**WHEREAS**, in the judgment of the City Council of the City of Riverdale, the setting of salaries for the Employees and Justice Court Judge is a function of city government which in turn will contribute to the safety, assist in preserving the health, promoting the prosperity and improving the peace, order, comfort and convenience of the inhabitants of the City of Riverdale;

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

**Section 1.** Title 1, Chapter 7(F), Section 6 of the Riverdale Municipal Ordinance Code (2001) is hereby amended by establishing the hourly salary of the part-time Justice Court Judge. The amended Section shall read as follows:

1-7F-6: Wage: The wage of the part-time Justice Court Judge is Four Thousand Seven Hundred Forty Nine dollars and Seventy Three cents (\$4,749.73) per month or Fifty Six Thousand Nine Hundred Ninety Six dollars and Seventy One cents (56,996.71) annually.

~~The justice court judge will receive this compensation as follows:~~

~~Forty Four Thousand Eight Hundred Seventy One dollars and eleven cents (\$44,871.11) in wages and Six Thousand Sixty Two Dollars and eighty cents (6,062.80) in 401 (k) contributions.~~  
Ord 858, 8-5-2014, eff 7-1-2014)

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed.

**Section 2.** This ordinance shall take effect on July 1, 2014.

**PASSED. ADOPTED AND ORDERED POSTED** this 5<sup>th</sup> day of August, 2014.

---

Norm Searle, Mayor

Attest:

---

Ember Herrick, City Recorder



---

July 21, 2014

# Notice of Public Hearing

Riverdale City Council  
Tuesday, August 5, 2014  
which begins at 6:00 p.m.  
Riverdale Civic Center  
4600 Weber River Drive  
Riverdale, Utah

Riverdale City will hold a public hearing to receive and consider public comment regarding proposed amendments to RCC 1-7F-6 Justice Court Judge and to surplus a public works dump truck.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

July 21, 2014

TO: Standard Examiner Legal Notices

**PUBLIC NOTICE**

Riverdale City gives notice that on Tuesday, August 5, 2014, during the regular City Council meeting, which begins at 6:00 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Riverdale City Council will hold a public hearing to receive and consider public comment regarding proposed amendments to RCC 1-7F-6 Justice Court Judge and to surplus a public works dump truck.

Publish one time by July 27, 2014.

**PROOF OF PUBLICATION REQUIRED**

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

Ember Herrick  
City Recorder  
Phone: 801-436-1232  
Fax: 801-399-5784  
[eherrick@riverdalecity.com](mailto: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 07/25/14 11:14 by dmailo

Acct #: 100310

Ad #: 556214

Status: N

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

Start: 07/27/2014 Stop: 07/27/2014  
Times Ord: 1 Times Run: \*\*\*  
LEGL 1.00 X 1.26 Words: 73  
Total LEGL 1.50  
Class: 30090 LEGALS  
Rate: LEGLS Cost: 54.25  
# Affidavits: 1

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

Ad Descrpt: HEARING 8/5  
Given by: EMAIL EMBER HERRICK  
Created: dmail 07/25/14 11:12  
Last Changed: dmail 07/25/14 11:13

PUB ZONE ED TP START INS STOP SMTWTFS  
SE A 97 W 07/27/14 1 07/27/14 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)

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Pub.: July 27, 2014. 556214

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
August 5, 2014**

**AGENDA ITEM: G2**

**SUBJECT:** Public hearing to receive and consider public comment on Resolution 2014-23 declaring public works dump truck as surplus property

**PETITIONER:** Public Works

**ACTION REQUESTED BY PETITIONER:** Consideration of Resolution 2014-23 declaring public works dump truck as surplus property

**INFORMATION:** [Executive Summary](#)

[Resolution 2014-23](#)

[Notice of public hearing and proof of publication](#)

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



## City Council Executive Summary

For the Council meeting on:  
08/05/14

Petitioner:  
Public Works

### Summary of Proposed Action

Public hearing to receive and consider public comment on Resolution 2014-23 declaring public works dump truck as surplus property

### Summary of Supporting Facts & Options

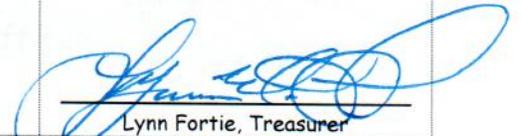
The dump truck is scheduled to be replaced this fiscal budget year.

Type: Dump Truck  
Year: 1988  
Make: Chevrolet  
Model: C6VC7D  
VIN: 1GBM7D1G4JV110042

### Legal Comments - City Attorney

  
Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer

  
Lynn Fortie, Treasurer

### Administrative Comments - City Administrator

  
Rodger Worthen, City  
Administrator



RESOLUTION 2014-23

**A RESOLUTION DECLARING PROPERTY HELD BY THE PUBLIC WORKS DEPARTMENT AS SURPLUS, AND AUTHORIZING THE SALE OF THE SAME.**

**WHEREAS**, certain property now in possession of the Riverdale City Public Works Department is no longer required for work purposes and from time to time, the life of certain city property has expired or its usefulness to the city no longer exists or necessitates its replacement; and

**WHEREAS**, Riverdale City Code (RCC) 1-9-6, et. seq., determines the process for qualifying and disposition of city-owned property; and

**WHEREAS**, the City has complied with all state and local ordinances concerning the disposition and sale of police held or other city surplus property; and

**WHEREAS**, this resolution expresses the Council's intent to declare the property, now held by the Public Works Department, as surplus or for public use; and

**BE IT RESOLVED** by the City Council of Riverdale City, Utah:

Section 1: That the property listed as a 1988 Chevrolet Dump Truck, VIN: 1GBM7D1G4JV110042 is declared to be city surplus;

Section 2: That the City administration is hereby authorized to sell or otherwise dispose of this surplus property in accordance with state and local rules and regulations;

Section 3: That this Resolution repeals all legislation previously enacted inconsistent with the terms and conditions contained herein.

Section 4: That this Resolution shall be in full force and effect from and after the earliest period allowed by law.

**PASSED** this 5<sup>th</sup> day of August, 2014.

---

Norm Searle, Mayor

Attest:

---

Ember Herrick, City Recorder



**Riverdale**  
City

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

July 21, 2014

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Riverdale City Council  
Tuesday, August 5, 2014  
which begins at 6:00 p.m.  
Riverdale Civic Center  
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Riverdale, Utah

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July 21, 2014

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Notice received by Standard Examiner \_\_\_\_\_  
Date

By: \_\_\_\_\_  
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Contact: EMBER HERRICK  
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Ad Descript: HEARING 8/5  
Given by: EMAIL EMBER HERRICK  
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AUTHORIZATION

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\_\_\_\_\_  
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Name (signature)

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Pub: July 27, 2014. 556214

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
August 5, 2014**

**AGENDA ITEM: G3**

**SUBJECT:** Consideration of recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

**PETITIONER:** Saunders Outdoor Advertising

**ACTION REQUESTED BY PETITIONER:** Consideration of recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

**INFORMATION:** [Executive Summary](#)

[Planning Commission draft minutes from July 22, 2014 meeting](#)

[Saunders Cond Use Application](#)

[Saunders Conditional Use Supplemental Info](#)

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



## City Council Executive Summary

For the Council meeting on: 8-5-2014

Petitioner: Saunders Outdoor Advertising,  
Represented by Weston Saunders (SOA) and/or  
Jared Johnson (YESCO)

### Summary of Proposed Action

Saunders Outdoor Advertising have applied for a conditional use permit to change the format of their billboard advertising sign located at approximately 1756 West 4800 South from a traditional sign to a billboard inset with a digital screen (improvements only on the south face of the sign) at a ratio of 60% traditional to 40% digital imagery. This billboard modification is proposed to advertise exclusively for the Ogden Regional Medical Center in Washington Terrace. This billboard is an existing sign located in a Heavy Manufacturing Zone (M-2). This matter has been reviewed by the Planning Commission and they have given the petitioner a favorable recommendation for approval of this conditional use permit request. Following the presentation and discussion of the proposal, the City Council may make a motion to grant approval of the conditional use permit as it relates to the proposed modifications to this sign, approval of the conditional use permit with any proposed amendments, or not approve the conditional use request.

### Title 10 Ordinance Guidelines (Code Reference)

All sign permit requests are regulated under City Code 10-16 "Sign Regulations". Conditional use requests are regulated by City Code 10-19 "Conditional Uses".

City staff have been in conversation with Saunders Outdoor Advertising regarding this conditional use request for a modification to this specific billboard advertising sign as noted above and found within this packet of information. This billboard is located to the north of the Crown Bedroom Warehouse building along the I-15 highway corridor and is visible from the I-15 corridor. There would appear to be very minimal impact to residents in Riverdale City from this sign location. Staff have noted that there could be some concerns for residents located in Roy City and, as a result, Mayor Cragun of Roy City has been contacted relative to this matter. Based upon these discussions with Mayor Cragun, the conclusion has been made by Mayor Cragun that, in his estimation, Roy City residents would not be negatively impacted by this proposed billboard modification at this location.

Following this summary, supplementary information regarding the sign proposal and location has been provided for review by the City Council. It is also anticipated that Jared Johnson with YESCO signs will be present to discuss (and answer questions regarding) the digital screen and its installation since YESCO would install and monitor/maintain the digital sign for Saunders Outdoor Advertising, if the permit was granted by the City.

On July 22<sup>nd</sup>, 2014, this matter was presented to the Planning Commission and received a favorable recommendation to the City Council for approval of this conditional use permit request and sign alteration. There is no public hearing requirement associated with this application. Please refer to Planning Commission draft minutes for more information about this meeting and the recommendation for approval.

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:**

- B. Commercial And Manufacturing Districts: In commercial districts C-1, C-2, C-3, and CP-1, CP-2, CP-3, and manufacturing districts M-1, M-2, MP-1 and MP-2, the following regulations apply:
1. Development Signs: One or more signs of a temporary nature for main buildings or uses under development provided such signs shall not exceed in combined total area one hundred (100) square feet.
  2. Public Necessity Signs: These signs are informational and not advertising in nature. One or more public necessity signs are allowed, provided that no such sign shall exceed twenty four (24) square feet in area.
  3. Business Signs: One or more business signs not exceeding three (3) square feet in combined total area for each linear foot of occupied frontage (building width facing street), except that the maximum size of any single business sign shall not exceed three hundred (300) square feet in area and the total area of all commercial or industrial uses shall be six hundred (600) square feet, if the linear building width is sufficient to allow this size of sign. Each commercial or industrial use backing onto a freeway shall be permitted not more than one business sign on the freeway side. New car sales automobile dealerships that have multiple manufacturer makes of vehicles are permitted three hundred (300) square feet of sign area for each new car line. (Ord. 837, 6-4-2013)
  4. Pole/Pylon Signs Height Regulations: No pole/pylon sign shall be erected to a height exceeding forty feet (40') above the ground. All pole/pylon type signs shall be positioned on the site in a landscaped area. All pole/pylon signs shall be internally illuminated.
  5. Existing Signs: Any lawful sign completely constructed, in existence, and lawfully installed in the city at the time of the passage hereof, shall be allowed to exist at its present height. At such time that the existing sign structure or location is changed, in any manner whatsoever, then said sign must come into compliance with the height limitation, as set forth in subsection B4 of this section.

### **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)

Departmental staff has reviewed the submission and discussed this application with City Attorney Steve Brooks. Departmental staff have advised Saunders Outdoor Advertising staff to have a representative present to address any associated questions or comments brought up by the City Council regarding this application.

Staff would encourage the City Council to review this matter and then discuss these matters with the petitioner. Staff would then recommend that the City Council act accordingly to make a motion for approval (which may include amendments) or non-approval of the Conditional Use request for modification of the Saunders Outdoor Advertising billboard sign located at 1756 West 4800 South from a traditional billboard to a 60% traditional to 40% digital inset billboard (only on the south face of the billboard sign) as proposed.

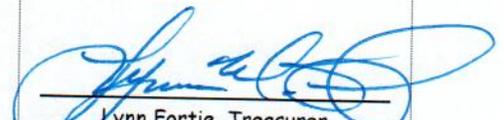
**General Plan Guidance (Section Reference)**

This site is listed on the general plan as Neighborhood Commercial - Low.

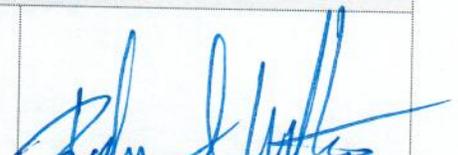
**Legal Comments - City Attorney**

  
Steve Brooks, Attorney

**Fiscal Comments - Treasurer/Budget Officer**

  
Lynn Fortie, Treasurer

**Administrative Comments - City Administrator**





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Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **July 22, 2014** at 6:01 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Lori Fleming, Commissioner  
Steve Hilton, Commissioner

Others Present: Michael Eggett, Community Development Director; Steve Brooks, City Attorney; Ember Herrick, City Recorder and two members of the public Weston Saunders of Saunders Outdoor Advertising and Jared Johnson of Yesco.

Chairman Jones said the first agenda item is consideration of a Conditional Use Permit to modify an existing Saunders Outdoor Advertising sign located at approximately 1756 W. 4800 S. Mr. Eggett said Weston Saunders of Saunders Outdoor Advertising and Jared Johnson of Yesco are present and are petitioning the Planning Commission to modify their traditional billboard visible to northbound traffic with the addition of a digital section. Mr. Eggett said the sign is located in an M-2 Manufacturing Zone and requires a conditional use permit and the Planning Commission can forward a favorable or unfavorable recommendation to the City Council for their consideration.

According to Mr. Eggett, Roy City's Mayor Willard Cragun was made aware of the sign modification request as it will be visible to Roy residents and he reported he has no concerns on behalf of his constituents. Mr. Eggett said City Attorney Steve Brooks is present to answer any questions or concerns the Planning Commission may have and none were noted.



# Riverdale City

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **July 22, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Lori Fleming, Commissioner  
Steve Hilton, Commissioner

Others Present: Rodger Worthen, City Administrator; Michael Eggett, Community Development Director; Ember Herrick, City Recorder and five members of the public Irene Voit, Donald Voit, Weston Saunders, Jared Johnson, and Betty Gailey.

## **E. Action Items**

### **1. Consideration of recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South**

Chairman Jones said the first agenda item is consideration of a Conditional Use Permit to modify an existing Saunders Outdoor Advertising sign located at approximately 1756 W. 4800 S. Mr. Eggett said this is a conditional use permit to modify the south side of a freeway billboard with an electronic reader board for Ogden Regional Medical Center that will be visible to northbound traffic. He said the sign is located in an M-2 Heavy Manufacturing Zone and the Planning Commission is being asked to make a recommendation to Riverdale's City Council for their consideration. Mr. Eggett said the sign meets city code requirements and should have no impact on Riverdale City residents and Riverdale's City Attorney Steve Brooks has no concerns with the request. He said the sign will be visible to some Roy City residents so Roy Mayor Willard Cragun was contacted and he expressed no concerns on behalf of his constituents.

Mr. Eggett introduced Jared Johnson with Yesco and Weston Saunders of Saunders Outdoor Advertising to answer any questions. Commissioner Hansen asked when Ogden Regional Medical Center's lease is up what will happen with this sign and Mr. Saunders said MountainStar Healthcare has a long term contract with his company and then a new advertiser could be secured or the digital reader board could be removed. Mr. Eggett said any future sign modifications will come back to the Planning Commission and Council through the conditional use permit process. Commissioner Gailey asked who owns the billboard and Mr. Saunders confirmed it is owned by Saunders Outdoor Advertising.

**Motion:** Commissioner Hansen moved to send favorable recommendation to the City Council for the Conditional Use Permit application to modify an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South. Commissioner Eskelsen seconded the motion.

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

**Call the Question:** The motion passed unanimously.

DRAFT



RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405

394-5541

Receipt No: 15.480927

Jul 1, 2014

SAUNDERS OUTDOOR ADVERTISING

Previous Balance:	.00
MISCELLANEOUS - CONDITIONAL USE PERMIT	50.00
10-36-9000 SUNDRY REVENUE	

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Total:	50.00
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CHECK	Check No: 47432	50.00
Total Applied:		50.00

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Change Tendered:	.00
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Duplicate Copy

07/01/2014 02:53PM



# Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

Print this page

<a href="#">Current Taxes</a>	<a href="#">Ownership Info</a>	<a href="#">Tax History</a>	<a href="#">Property Characteristics</a>	<a href="#">Delinquent Taxes</a>
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Today's Date: 06/27/2014

[<--Back to Search](#)

**Parcel # 08-087-0020**

### Ownership Info

Owner: JPL INVESTMENTS L C

Property Address: 1756 W 4800 S RIVERDALE 84067

Mailing Address: 1764 W 2900 S OGDEN UT 844013255

Tax Unit: 26

[View in Geo-Gizmo](#)

#### Plat Map

Plat Map Last Uploaded: 17 Apr 2014

08-087 [View PDF](#)

#### Dash Pages

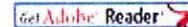
08-087-1 [View PDF](#)

08-087-2 [View PDF](#)

08-087-3 [View PDF](#)

08-087-4 [View PDF](#)

Viewing Plat Maps requires Adobe Reader



#### Dedication Plat

No Dedication Plats found

### Current References

Entry #	Book	Page	Recorded Date
1362291	1770	2510	06-SEP-95
Kind of Instrument QUIT CLAIM DEED			

### Prior Parcel Numbers

No Prior Serial Numbers Found

### Legal Description

*\* For Tax Purposes Only \**

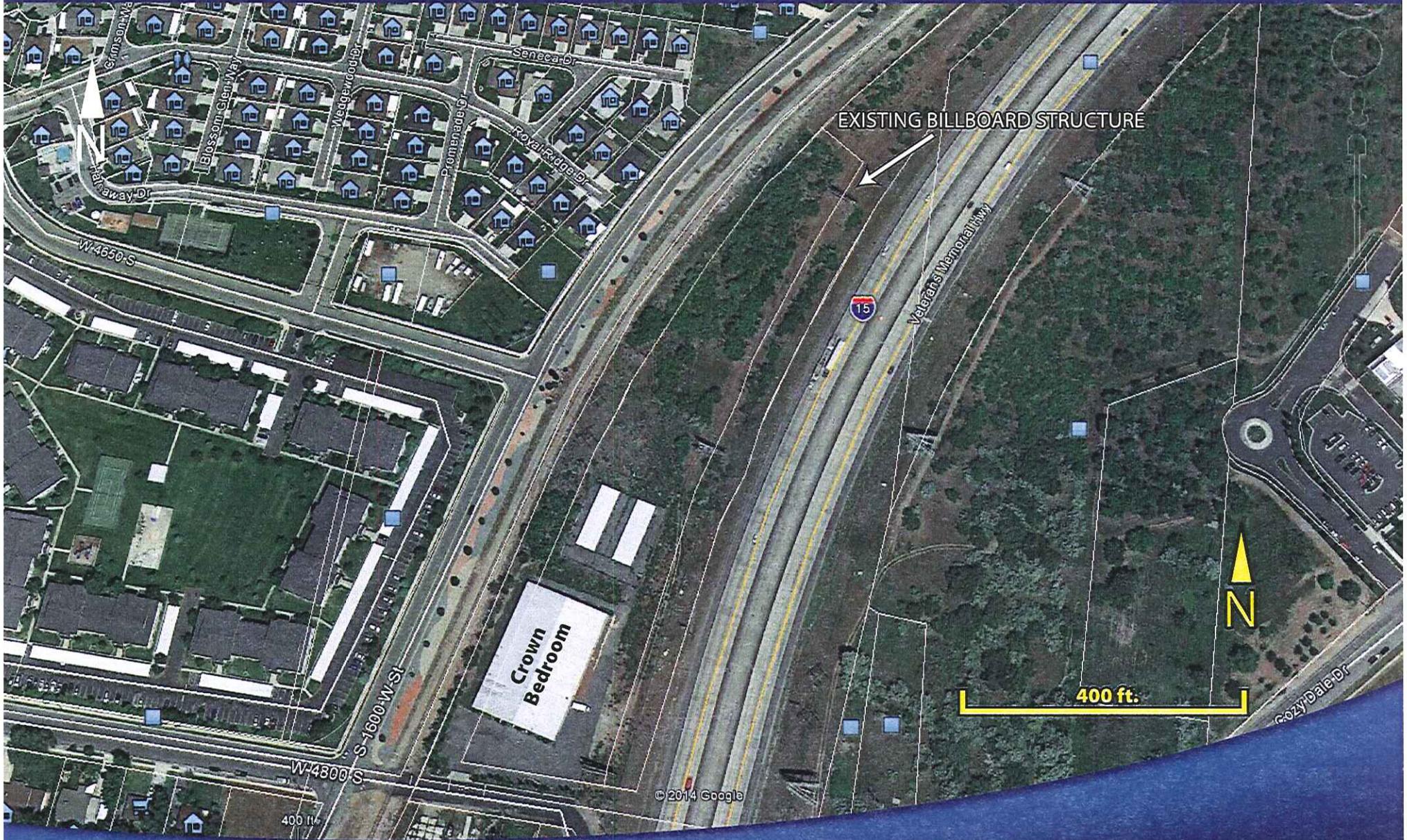
PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:BEGINNING AT THE INTERSECTION OF THE WEST LINE OFINTERSTATE HIGHWAY NO. 15 AND THE NORTH LINE OF 4800SOUTH STREET SAID POINT BEING NORTH 89D52'11" EAST1835.38 FEET AND NORTH 0D07'49" WEST 33 FEET FROM THESOUTHWEST CORNER OF SAID QUARTER SECTION RUNNING THENCENORTHERLY ALONG INTERSTATE HIGHWAY NO. 15 TO A POINTNORTH 89D32' EAST 320 FEET AND NORTH 0D11'EAST FROM THE BEGINNING; THENCE NORTH 0D11' EAST ALONGFENCE LINE TO A POINT NORTH 89D32' EAST 320 FEET AND1269.50 FEET NORTH 0D11' EAST FROM THE POINT OFBEGINNING; THENCE NORTH 37D02' EAST 869.54 FEET; THENCEWEST 39.06 FEET TO THE BAMBERGER RAILROAD RIGHT-OF-WAY FENCELINE; THENCE SOUTH 38D15' WEST 962.93 FEET; THENCE TO THE LEFTALONG THE ARC OF A 2068.89 FOOT RADIUS CURVE 198.53 FEET;THENCE SOUTH 53D11'28" EAST 83.47 FEET THENCE ALONG THEARC OF A 3044.79 FOOT RADIUS CURVE TO THE LEFT 923.38 FEET(LONG CHORD BEARS SOUTH

14D45'17" WEST 919.84 FEET); THENCESOUTH 6D04' WEST 172.03 FEET, MORE OR LESS, TO THE  
NORTHLINE OF 4800 SOUTH STREET, THENCE NORTH 89D52'11" EAST52.60 FEET, MORE OR LESS, TO THE  
POINT OF BEGINNING.

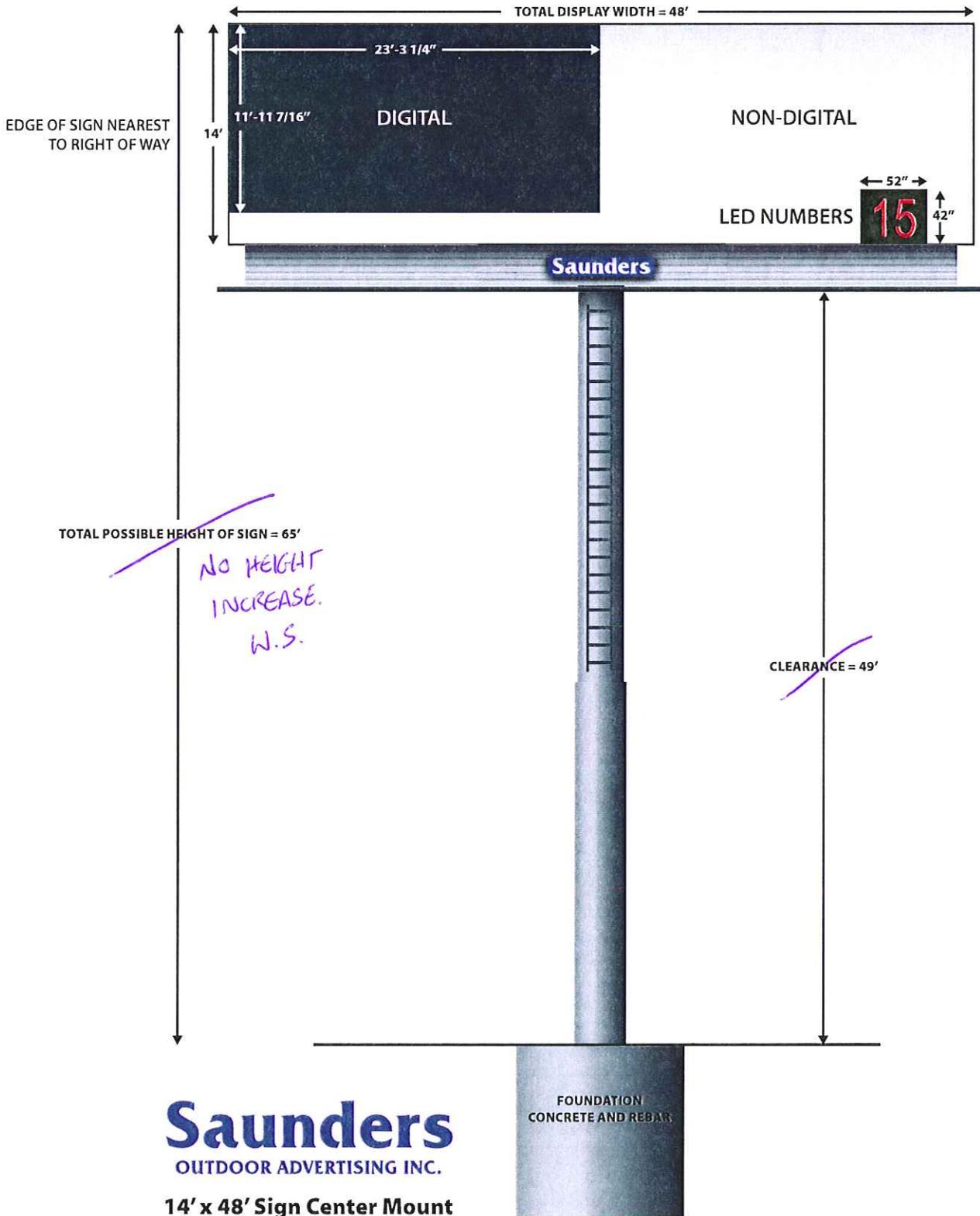
Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401



# Site Plan



Back to back 14' x 48' partial LED advertising display located adjacent to I-15 near Riverdale Rd. overpass





MOUNTAINSTAR

Lone Peak Hospital

Better  
Beginnings



15

MIN. AVERAGE E.R. WAIT TIME

Saunders

DRAWING NUMBER: CS6-MS05022014

DATE:

APPROVED BY:

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF SAUNDERS OUTDOOR ADVERTISING, INC.. PERMISSION TO COPY BY ANY MEANS OR REVISE THIS DRAWING CAN ONLY BE OBTAINED THROUGH WRITTEN AGREEMENT WITH SAUNDERS.

Saunders  
OUTDOOR ADVERTISING INC.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
August 5, 2014**

**AGENDA ITEM: G4**

**SUBJECT:** Consideration of Riverdale Bike Park Reconstruction Concept Map

**PETITIONER:** Councilor Michael Staten

**ACTION REQUESTED BY PETITIONER:** Consideration of Riverdale Bike  
Park Reconstruction Concept Map

**INFORMATION:** [Executive Summary](#)

[Riverdale Bike Park Reconstruction Concept Map](#)

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



## City Council Executive Summary

For the Council meeting on:  
08/05/14

Petitioner:  
Councilor Michael Staten

### Summary of Proposed Action

Consideration of Riverdale Bike Park Reconstruction Concept Map

### Summary of Supporting Facts & Options

To be presented at the meeting.

### Legal Comments - City Attorney

(Have not seen anything - as expressed earlier, I do have legal concerns about this park/construction)

Steve Brooks, Attorney

### Fiscal Comments - Treasurer/Budget Officer

Lynn Fortie, Treasurer

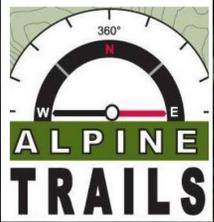
### Administrative Comments - City Administrator

Rodger Worthen, City  
Administrator

# Riverdale Bike Park Reconstruction Concept Map



**Design Option 2:**  
Utilizing City Equipment, Staff working with Alpine Trails and Volunteers led by Alpine Trails—Completion 7 days.  
Estimated Cost for Alpine Trails Services = **\$6,000**  
Turnkey Completion by Alpine Trails in 5 days including all design, equipment and labor = **\$10,000**



**RIVERDALE CITY  
CITY COUNCIL AGENDA  
August 5, 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](#)**