

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

A. Welcome & Roll Call

B. Pledge of Allegiance – Kent Anderson

C. Invocation – TBA, by invitation

D. Public Comment

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

E. Presentations and Reports

1. Mayor's Report
2. City Council Assignment Reports
3. Weber Fire District Presentation

F. Consent Items

1. Advice and consent to confirm Rik Hermann as Planning Commission Chair
2. [Consideration to approve meeting minutes from:](#)
February 3, 2026 Council Meeting

G. Action Items

1. [Consideration of Resolution #2026-05 approving an interlocal agreement with West Haven City regarding rate reduction option for qualified West Haven residents to use the Riverdale Senior Center](#)
Presenter: Steve Brooks
2. [Consideration of Resolution #2026-06 updating the Riverdale City Council Rules and Procedures](#)
Presenter: Steve Brooks
3. [Consideration of Ordinance #1003 approving Final Subdivision Plat for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company](#)
Presenter: Brandon Cooper
4. [Consideration to approve Site Plan for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company](#)
Presenter: Brandon Cooper
5. [Discussion and action: Riverdale Fire Department bathroom remodel budget](#)
Presenter: Matthew Hennessy

H. Upcoming Events

- Last day of Legislative General Session – March 6th
- Community Center St. Patrick's Party – March 13th
- Optic-Kleer ribbon cutting – March 18th
- ULCT Midyear Conference (St. George) – April 22nd to 24th

I. Comments

1. City Council
2. City Staff
3. Mayor

J. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 27th day of February, 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on March 3, 2026 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The Agenda for the meeting is also attached above. **

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

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 3, at 6:00 p.m. at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

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

City Employees: Steve Brooks, City Administrator/Attorney
Casey Warren, Police Chief
Brandon Cooper, Community Development Director
Shawn Douglas, Public Works Director
Matthew Hennessy, Fire Chief
Michelle Marigoni, City Recorder

Excused:

Visitors: Taft Egan

Welcome & Roll Call

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

Pledge of Allegiance – Matthew Hennessy

Invocation – Anne Hansen

Public Comment

Mayor Mitchell invited members of the public to speak. No public comments were received.

Presentations and Reports

1. Mayor's Report

Mayor Mitchell reported on the ongoing legislative session, noting several bills that could impact the city, including changes to property tax assessments, limits on annual property tax increases, requirements to account for interest earned on certain funds against the certified tax rate, limitations on using funds for capital projects, requirements for voter approval on tax increases, and additional approvals needed for RDA spending. He noted the League of Cities and Towns is surveying members on priorities, and while some proposals might appeal to citizens, they pose challenges for the city's current financial position.

2. City Council Assignment Reports

Consent Items

1. Consideration to reappoint Colleen Henstra to the Planning Commission for a 4-year term.

Councilmember Richter moved to approve the consent item. Councilmember Anderson seconded the motion. There was not any discussion regarding this motion, which passed with four in favor and one against.

2. Consideration to appoint Melissa Carey to the Planning Commission for a 1-year term.

Ms. Carey resides on Ritter Drive and would provide representation for that area of the city. She understands the need to represent all of Riverdale and is committed to the role. Ms. Carey was unable to attend due to illness.

Councilmember Stevens moved to approve the consent item. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

3. Consideration to approve meeting minutes from:

January 6, 2026 Council Meeting
January 20, 2026 Council Meeting

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

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

Action Items

1. Consideration of Resolution #2026-01 approving the purchase of playground equipment for Golden Spike Park in an amount not to exceed \$300,000.00

Mr. Douglas presented, noting excitement for the project following the success of a prior playground upgrade. Taft from Big-T provided a detailed overview, including a fly-through of the design, which spans 4,680 square feet with three connected towers, multigenerational features, shade structures, and 33 accessible play elements (exceeding ADA guidelines of 19). The playground includes all seven types of play and shaded benches.

Council discussed accessibility, surfacing materials (poured-in-place rubber), warranties, color options, and installation timelines.

Motion: Councilmember Arnold moved to approve Resolution #2026-01 approving the purchase of playground equipment for Golden Spike Park in an amount not to exceed \$300,000.00, with color scheme in view 4 (option 1) as presented and the yellow accents changed to lime green.

Second: Councilmember Anderson

Councilor Arnold: Yes
Councilor Stevens: Yes
Councilor Hansen: Yes
Councilor Richter: Yes
Councilor Anderson: Yes

Motion passed unanimously.

2. Consideration of Resolution #2026-02 adopting updates to the Riverdale City Construction and Development Standards

Mr. Douglas explained the changes made in the updated version.

Mr. Douglas described the updates, which include minor clarifications, new standards for traffic signals and signage, and alignment with state code on utility placement. Council discussed specific changes, such as sidewalk requirements and utility depths.

Councilor Hansen and Richter asked clarifying questions about the standards, including about the use of poly pipes instead of copper. Mayor Mitchell asked about word "shifted" in section G on page 60 of the packet, it should be "sifted". Councilor Anderson asked about the park strip on page 31 and approval for concrete or solid surfaces.

Motion: Councilmember Arnold moved to approve Resolution 2026-02 adopting updates to the Riverdale City Construction and Development Standards with changes noted – removing "rewording" notes and correcting "shifted" to "sifted".

Second: Councilmember Stevens

Councilor Anderson: Yes
Councilor Hansen: Yes

Councilor Stevens: Yes
Councilor Arnold: Yes
Councilor Richter: Yes

3. Consideration of Resolution #2026-03 approving the purchase/trade of surplus backhoe for Mini Excavator

Mr. Douglas presented the need to trade a surplus backhoe for a mini excavator, noting the equipment's condition and suitability for city needs.

Motion: Councilmember Arnold moved to approve Resolution #2026-03 approving the purchase/trade of surplus backhoe for Mini Excavator.

Second: Councilmember Richter

Councilor Stevens: Yes
Councilor Arnold: Yes
Councilor Richter: Yes
Councilor Anderson: Yes
Councilor Hansen: Yes

Motion passed unanimously in favor.

4. Discussion and consideration of Resolution #2026-04 approving the Weber County Pre-Disaster Mitigation Plan

Chief Hennessy presented the updated plan, which is required every five years for FEMA funding eligibility. It addresses hazards like wildfires, earthquakes, and floods, with no significant changes for Riverdale.

Not approving would mean a five-year waiting period to be eligible again, and ineligibility of some FEMA grants.

Motion: Councilmember Arnold moved to approve Resolution #2026-04 approving the Weber County Pre-Disaster Mitigation Plan.

Second: Councilmember Hansen

Councilor Richter: Yes
Councilor Anderson: Yes
Councilor Arnold: Yes
Councilor Hansen: Yes
Councilor Stevens: Yes

Motion passed unanimously in favor.

5. Consideration of Ordinance #1002 notifying the public of a pending ordinance regarding a temporary land use regulation to remove cluster subdivisions from the R-1-6 zone.

Mr. Cooper presented the notice for a six-month moratorium on cluster subdivisions in the R-1-6 zone to allow time for code review. He explained that some of the allowed developments in current code are similar to what has been previously denied and so it warrants a closer look at the zone.

Mayor Mitchell asked for clarification on what this would prevent. There would be no development applications for any R-1-6 zones for 180 days. No applications are anticipated in any other zones not discussed in January, but this would prevent any from being submitted. Changes can be finalized any time within 180 days.

Councilor Hansen noted a submitted application would have had to be approved, and would not be in the best interest of the residents. This is an appropriate use of the tool. Councilors Hansen and Richter expressed appreciation to Mr. Cooper for being proactive.

Motion: Councilmember Arnold moved to approve Ordinance #1002 notifying the public of a pending ordinance regarding a temporary land use regulation to remove cluster subdivisions from the R-1-6 zone, as it is countervailing to public interest.

Second: Councilmember Anderson

Councilor Hansen: Yes
Councilor Richter: Yes
Councilor Stevens: Yes
Councilor Anderson: Yes
Councilor Arnold: Yes

Motion passed unanimously in favor.

6. Discussion and action: Council Rules and Procedures Update

Mr. Brooks presented proposed updates to align with state law, including changes to clarify voting procedures, and grammatical corrections. Council discussed public comment time limits and enforcement.

Motion: Councilor Arnold moved to table until the changes are made.

Second: Councilor Richter.

Councilor Hansen: Yes
Councilor Arnold: Yes
Councilor Richter: Yes
Councilor Stevens: Yes
Councilor Anderson: Yes

7. Discussion: PRUD zoning text amendment

Mr. Cooper presented potential amendments to the Planned Residential Unit Development (PRUD) zone, noting inconsistencies with the general plan, administrative challenges, and market trends. Examples of alternative developments were shown, emphasizing flexibility for density, setbacks, and mixed uses. Council discussed economic implications, investor pressures, and the need for a work session. No action was taken; a work session was scheduled for February 10, 2026, at 6:00 p.m.

Upcoming Events

- President's Day, offices closed – February 16th

Comments

1. City Council
2. City Staff

Mr. Brooks noted that the recent city newsletter had blurry photos due to a printing issue.

3. Mayor

The March 17 meeting conflicts with caucuses. This meeting will either be canceled or the date changed depending on agenda.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Anderson seconded the motion. The meeting was adjourned at 8:13 p.m.

Date Approved:

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 3, 2026**

AGENDA ITEM: G1

SUBJECT: Consideration of Resolution #2026-05 approving an interlocal agreement with West Haven City regarding rate reduction option for qualified West Haven residents to use the Riverdale Senior Center

PRESENTERS: Steve Brooks, City Administrator/Attorney
Rich Taylor, Community Services Director

INFORMATION:

- a. [Executive Summary](#)
- b. [Resolution #2026-05](#)
- c. [Interlocal Agreement](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
March 3, 2026

Petitioner:
Steve Brooks, City Admin/Attorney, Rich Taylor

Summary of Proposed Action

Consideration of Resolution 2026-05 approving a contract between Riverdale City and West Haven City for a rate reduction agreement for West Haven residents to use the Riverdale Senior Center.

Summary of Supporting Facts & Options

Previously the Council approved a process wherein the City Could enter in to agreements with other cities to give their residents a reduced rate to use our senior facility. West Haven has reached out to us to do this and their Council has approved the agreement.

This agreement spells out the terms and conditions of the parties.

Council approval is recommended.

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

Steve Brooks,
City Administrator



RESOLUTION NO. 2026-05

A RESOLUTION OF RIVERDALE CITY COUNCIL APPROVING AN AGREEMENT BETWEEN RIVERDALE CITY AND WEST HAVEN CITY FOR SPECIAL RATE DISCOUNTS FOR QUALIFYING RESIDENTS OF WEST HAVEN.

WHEREAS, Utah Code Ann. § 11-13-101 et. sec. permits governmental entities to enter into cooperation agreements with each other; and

WHEREAS, Riverdale City recognizes the importance of cities working together in order to provide opportunities to each other without unnecessary duplication of services; and

WHEREAS, Riverdale City wishes to, and recognizes the importance of, participating in any efforts designed to help each other in times of service, need or emergency; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Interlocal Agreement between West Haven City and Riverdale City, attached hereto and incorporated hereby, concerning a program that offers special rates to qualifying West Haven residents to use the Riverdale Senior Center and agrees to all the terms and conditions contained therein; and

NOW THEREFORE, the Riverdale City Council hereby approves the attached Agreement as written and authorizes the Mayor of Riverdale City to execute this attached Agreement on behalf of the City.

RESOLVED this _____ day of March, 2026.

Mayor Braden Mitchell
Riverdale City

Attest:

Michelle Marigoni, City Recorder

VOTE

Alan Arnold	_____	Yes	_____	No	_____	Absent
Bart Stevens	_____	Yes	_____	No	_____	Absent
Anne Hansen	_____	Yes	_____	No	_____	Absent
Michael Richter	_____	Yes	_____	No	_____	Absent
Kent Anderson	_____	Yes	_____	No	_____	Absent

**INTERLOCAL AGREEMENT RELATING TO THE
RIVERDALE SENIOR CENTER**

This Interlocal Agreement is made and entered into the ____ day of _____, 2026, by and between **Riverdale City, Utah**, a municipal corporation of the State of Utah (hereinafter “Riverdale”), and the **City of West Haven, Utah**, a municipal corporation of the State of Utah (hereinafter “West Haven”). Collectively, Riverdale and West Haven may be referred to as “Cities” or “Parties” and individually as “City” or “Party.”

RECITALS

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Act”), permits public agencies to enter into agreements with one another for the purpose of exercising, on a joint and cooperative basis, powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, all the Parties hereto are public agencies as defined by the Act; and

WHEREAS, both Cities are municipal corporations duly organized under Title 10 of the Utah Code Annotated, as amended; and

WHEREAS, in accordance with federal and state laws and regulations, both Cities are allowed to enter contracts for services to benefit senior citizen residents above the age of 55 (“eligible”), including health, recreational, social, and educational offerings; and

WHEREAS, Riverdale owns, controls, and maintains a building which has been and continues to be utilized by senior citizen residents of Riverdale and neighboring communities; and

WHEREAS, the Scope of this Agreement is limited to facility use and services provided for senior citizens and excludes other building operations and uses as well as long-term maintenance of this building as Riverdale City asset; and

WHEREAS, both Cities desire to work cooperatively to provide cost-efficient and effective senior services programming;

NOW, THEREFORE, for the reasons cited above, and in consideration of the mutual covenants and agreements contained herein, Riverdale City and West Haven City do mutually agree and undertake as follows:

**SECTION ONE
SCOPE OF AGREEMENT**

1. The Cities intend by this Interlocal Agreement to cooperatively develop a working relationship to provide quality senior citizen services to residents.
2. The Cities agree that this Interlocal Agreement is not intended to cover all costs associated with the facility, but to provide for a portion of compensation in relation to

those services utilized by residents of West Haven. Riverdale is also pursuing similar agreements with nearby communities whose residents frequently utilize these services.

3. **Resident Rate Parity.** Subject to the terms and limitations set forth in this Agreement, Riverdale agrees to provide senior services, programs, activities, facility use, and associated senior center access to eligible West Haven senior citizen residents at the same rates, charges, and membership pricing applicable to Riverdale senior citizen residents, excluding senior meal or lunch programs and excluding non-senior or unrelated building uses.
4. A central purpose of this building and its amenities is senior center services and activities, with senior programming given a heightened priority when defining allowable uses.
5. This Agreement only includes those services directly related to senior citizen usage and activities and does not encompass the rental or use of the Riverdale Senior Center by private residents for other activities, as this is a separate operational and budgetary function.

SECTION TWO GENERAL PROVISIONS

1. **Financial Contribution and Consideration.**
 - a. **Annual Contribution.** West Haven shall provide an annual contribution to Riverdale in support of the Riverdale Senior Center, commencing in Fiscal Year 2026. Riverdale shall provide West Haven with an invoice for the agreed amount by January 1st of each year.
 - b. **Express Consideration.** The Parties expressly agree that the annual contribution described in this subsection constitutes **consideration** in exchange for Riverdale extending Riverdale resident-rate to eligible West Haven senior citizen residents under the terms of this Agreement. Nothing herein shall be construed as creating a subsidy obligation beyond the express terms stated.
2. **Promotional Membership Rate and Rate Parity.**
 - a. **Promotional January Rate (Riverdale Residents).** Riverdale offers a **promotional January membership rate of \$15.00 per year** for senior citizen membership access to the Riverdale Senior Center (“January Promotional Rate”). This rate is promotional in nature and is available only during the month of January for memberships purchased during that period.
 - b. **Extension to West Haven Residents.** During the term of this Agreement, and in consideration of the annual contribution described above, **eligible West Haven senior citizen residents** may purchase a senior center membership at the **same January Promotional Rate of \$15.00**, subject to the same promotional timing and conditions applicable to Riverdale residents. For the remainder of the year (February-December), the Riverdale resident cost is \$30.00 per year, and West Haven residents are entitled to that rate as well.
 - c. **Membership Term.** All memberships purchased under the January Promotional Rate or memberships purchased on any month besides January shall be valid for

twelve (12) consecutive months from the date of purchase and shall not be tied to the calendar year or fiscal year.

- d. **Scope of Parity.** Membership rate parity applies to **all senior center fees, programs, activities, facility use, senior services, and programming** provided for senior citizens, **excluding senior meal or lunch programs and select supplies associated with specific specialized classes**, and excluding other non-senior or unrelated building operations or uses.
 - e. **Residency Verification.** West Haven residency verification shall be required **only at the time of membership purchase**, and Riverdale shall have no ongoing obligation to monitor residency status after issuance of a valid membership. Verification shall include a valid government issued photo ID, displaying current West Haven address AND one secondary proof of residency dated within the proceeding sixty (60) days which may include a utility bill, lease agreement, property tax notice or similar official documentation.
3. **Term, Automatic renewal, termination.** The initial term of this Interlocal Agreement shall be for a period of eighteen **(18) months**, commencing January 1, 2026 and ending June 30, 2027, if approved by resolution of each Party. Following the Initial Term, this Agreement shall automatically renew for successive one (1) year periods beginning July 1 and ending June 30 of each subsequent year. This Interlocal Agreement may be terminated at any time by either Party upon **thirty (30) days' written notice** to the other Party, with or without cause.
 4. **Financial Contribution.** West Haven shall provide an annual contribution to Riverdale in support of the Riverdale Senior Center. The initial contribution will be \$1,250 (one thousand two fifty dollars) covering January 1, 2026, through June 30, 2026. Thereafter, the yearly amount will be \$2,500 (two thousand five hundred dollars) payable on or before August 1 of each fiscal year of any renewal thereof, for annual maintenance and operation costs of the Riverdale Senior Center. The initial amount will be payable by West Haven upon approval and signing of the interlocal agreement by both Parties and Riverdale sending an invoice to West Haven for the agreed upon amount.
 5. **Effect on Existing memberships.** Termination or non-renewal of this Agreement shall not invalidate or shorten any membership validity purchased prior to the effective date of termination. Any such membership shall remain valid for it's full twelve (12) month term from the date of purchase.
 6. **Effective Date.** This Interlocal Agreement shall become effective upon compliance with state law governing interlocal cooperation agreements and upon ratification by the Parties as provided in the Act.
 7. **Amendment.** This Interlocal Agreement may be changed, modified, or amended by written agreement of the Parties, upon adoption of appropriate resolutions from the Cities, along with an approved as to form by the City Attorney of each City, and upon meeting all other applicable requirements of the Act.
 8. **Entire Agreement.** This Interlocal Agreement, together with any adopted amendments, shall constitute the entire agreement between the Parties and any prior understanding or representation of any kind preceding the date of this Interlocal Agreement shall not be

binding upon either Party except for the resolutions of each Party herein attached and incorporated by reference.

9. **Indemnification.** Riverdale and West Haven are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101, et seq. (“Governmental Immunity Act”). Subject to the provisions of the Governmental Immunity Act, the Cities agree to indemnify and hold harmless the other Party, its agents, officers and employees from and against any and all actions, claims, lawsuits, proceedings, liability damages, losses and expenses (including attorney’s fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that Party, its officers, agents and employees. Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to either City under the Governmental Immunity Act.
10. **Employee Status.** It is understood and agreed by the Parties that any and all personnel furnished by the Parties shall remain employees of the respective Parties and shall abide by the personnel policies of the respective Parties.
11. **Warranties.** Each Party represents and warrants that it is a public agency within the meaning of the Act, is authorized to execute and deliver this Interlocal Agreement and there is no litigation, legal action, or investigation between the Parties that would adversely affect this Interlocal Agreement.
12. **Governing Law.** It is understood and agreed by the Parties that this Interlocal Agreement shall be governed by the laws of the State of Utah as to interpretation and performance.
13. **Assignability.** The rights, duties, powers, and obligations of this Interlocal Agreement may not be transferred, assigned, or delegated without the express written consent of the Parties.
14. **Rules of Construction and Severability.** Standard rules of construction, as well as the context of this Interlocal Agreement, shall be used to determine the meaning of the provisions herein, except as follows: If any of the provisions herein are different from what is normally allowed or required by law, every effort shall be used to construe the clauses to be legally binding and to infer voluntary arrangements which are in addition to what is normally allowed or required by law. If any provision, article, sentence, clause, phrase, or portion of this Interlocal Agreement, including but not limited to any written amendments, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Interlocal Agreement. It is thus the intention of the Parties that each provision of this Interlocal Agreement shall be deemed independent of all other provisions herein.
15. **Counterparts.** This Interlocal Agreement may be executed in counterparts by Riverdale and West Haven.
16. **Legal Compliance.** The Parties, as part of the consideration herein, shall comply with all applicable federal, state, and local laws.

SECTION THREE

INTERLOCAL AGREEMENT

1. In satisfaction of the requirements of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, in connection with this Agreement, the Parties agree as follows:
 - a. This Interlocal Agreement shall be approved by each Party, pursuant to § 11-13-202.5 of the Act;
 - b. This Interlocal Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Act;
 - c. A duly executed original counterpart of the Interlocal Agreement shall be filed with the keeper of records of each Party, pursuant to § 11-13-209 of the Act;
 - d. Each Party shall be responsible for its own costs of any action done pursuant to this Interlocal Agreement, and for any financing of such costs; and
 - e. No separate legal entity is created by the terms of this Interlocal Agreement. To the extent that this Interlocal Agreement requires administration other than as set forth herein, it shall be administered by the Mayor of each City, acting as a joint board. No real or personal property shall be acquired jointly by the Parties as a result of this Interlocal Agreement. To the extent that a Party acquires, holds, and disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Interlocal Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

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

RIVERDALE CITY

By: _____
BRADEN MITCHELL, MAYOR

ATTEST:

Michelle Marigoni, Riverdale City Recorder

Approved as to form and compliance
with applicable law:

Steve Brooks, Riverdale City Attorney

Date: _____

WEST HAVEN CITY

By: _____
ROB VANDERWOOD, MAYOR

ATTEST:

Emily Green, West Haven City Recorder

Approved as to form and compliance
with applicable law:

Amy Hugie, West Haven City Attorney

Date: _____

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 3, 2026**

AGENDA ITEM: G2

SUBJECT: Consideration of Resolution #2026-06 updating the Riverdale City Council Rules and Procedures

PRESENTERS: Steve Brooks, City Administrator/Attorney
Rich Taylor, Community Services Director

INFORMATION:

- a. [Executive Summary](#)
- b. [Resolution #2026-06](#)
- c. [Council Rules and Procedures](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: March 3, 2026

Summary of Proposed Action

(X) Review
() Approve

Review and amend Council Rules and Procedures.

Requested By

Petitioner(s): City Administrator, Steve Brooks

Summary of Supporting Facts & Options

Our Rules and Procedures require that we review them every year after an election. The last one we did was 2 years ago. There are some small changes primarily as a result of not using our pre-planning meeting as we have in the past.

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Treasurer/Budget Officer

Cody Cardon, Treasurer

Administrative Comments – City Administrator

Steve Brooks, City Administrator



RESOLUTION NO. 2026-06

**RESOLUTION OF THE CITY COUNCIL OF RIVERDALE CITY
APPROVING A SET OF COUNCIL RULES AND PROCEDURES TO BE USED BY THE
ELECTED BODY OF RIVERDALE CITY**

WHEREAS, the Riverdale City Council has previously adopted a set criteria of Council Rules and Procedures (CRP's) that govern the conduct and meetings of the Riverdale City Council; and

WHEREAS, under said rules, the Council is required to regularly review and update if needed, these rules in order to stay current with the manner and processes used by the Council and the rules that apply to them ; and

WHEREAS, in an effort to provide consistency and understanding to both them and the public, the Riverdale City Council finds it to be in the best interests of the governing body and the citizens of Riverdale to amend and approve this set of CRPs; and

NOW, THEREFORE, BE IT RESOLVED that the Riverdale City Council hereby amends and approves the attached Council Rules and Procedures, attached hereto and incorporated hereby, which shall now be the recognized guidelines of the Council, and the Riverdale City Council shall now be governed by said rules and procedures in future meetings, actions and conduct.

PASSED, ADOPTED AND ORDERED POSTED this ____ day of March, 2026.

Braden Mitchell, Mayor

Attest:

Michelle Marigoni, City Recorder

VOTE

Alan Arnold	_____	Yes	_____	No	_____	Absent
Bart Stevens	_____	Yes	_____	No	_____	Absent
Anne Hansen	_____	Yes	_____	No	_____	Absent
Michael Richter	_____	Yes	_____	No	_____	Absent
Kent Anderson	_____	Yes	_____	No	_____	Absent

Attachment



COUNCIL RULES AND PROCEDURES

As adopted March 3, 2026 by Resolution 2026-06

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Section 1 - POWERS AND CONDUCT

1.1 Authority.

The City of Riverdale, Utah, provides for open meetings of the City Council at which reasonable opportunity shall be given for citizens to be heard under such rules as the council may provide and that the public is able to see the business of the city conducted in a public forum. These Rules and Procedures establish guidelines to be followed by the Mayor, City Council members and all persons attending a City Council meeting, including members of the City Council, administrative staff, news media, and visitors.

The City Council of the City of Riverdale shall determine and provide its own rules of order of business, rules and procedures for meetings. These shall be in effect upon adoption by the City Council and until such time as amended, suspended or new rules are adopted in the manner provided.

These rules are adopted to expedite and facilitate the transaction of the business of the City Council in an orderly fashion and shall be deemed to be procedural only, and the failure to strictly observe any such rules shall not affect the jurisdiction of, or invalidate any action taken by, the City Council.

These Council Rules and Procedures may be amended by a majority vote of the entire Council at any regular meeting of the Council after having been read at one previous regular Council meeting. Any of the foregoing rules may be temporarily suspended for the meeting then in session by a majority vote of the members of Council then present, unless such waiver is in conflict with the City or State law.

These Council Rules and Procedures shall be reviewed within six months after newly elected officials are sworn in, every two years.

No rule or procedure within this document is valid that would remove or limit the powers and responsibilities given to the City Council that is given to them by state or federal law.

1.2 General Code of Conduct

A. Our current form of government is a six-member Council with the Mayor presiding as the Chairman of the Council. The City Council body functions as a group/committee. Each member of the group has only one vote, with the Mayor voting only in the event of a tie vote unless otherwise prohibited by statute. No one member of the City Council or the Mayor can make decisions for the group nor should any member of the group, knowingly or otherwise, give the perception to an organization or individual citizen that they represent the full body of the council without the Council's vote and approval.

B. Council members must represent unconflicted loyalty to the interests of the citizens of Riverdale City. Council members should consider the interests of all of the citizens of Riverdale City and vote accordingly.

C. Council members should not attempt to exercise individual authority or influence over the City, its enterprises or city employees.

D. Council members will respect the confidentiality appropriate to issues of a sensitive or legal nature. Any Councilmember who discusses confidential matters publicly will be subject to censure by the majority of Council.

E. Council members and supporting staff will come on time and be properly prepared for Council Meetings. If a quorum of a City Council has not arrived at a Council meeting within 15 minutes after the scheduled starting time of the meeting, the Mayor may cancel the meeting.

F. Council members who miss meetings without being excused by the mayor in advance of the meeting shall have their monthly pay reduced accordingly.

G. Council members could be expelled by a 2/3 majority vote for acts for cause or removed for other statutory violations. See UCA 10-3-826 and 10-3-307

1.3 Adherence To Procedures

During City Council discussions, deliberations and proceedings, the Mayor has been delegated the primary responsibility to ensure that the City Council, staff and members of the public adhere to the Council's adopted procedures.

1.4. Procedure In Absence Of Rule

In the absence of a rule to govern a point of procedure or rule, the Mayor, as chair, or in his absence, the Mayor pro tempore shall temporarily rule on the issue until a meeting and discussion of the full Council can consider the issue. Only a full vote made by the Council may override this decision.

Section 2 - MEETINGS

2.1. Regular Meetings. The City Council will meet at 6:00 p.m. on the first and third Tuesday of each and every month, except for a special, emergency or posted meeting, or in the event a meeting has been postponed or canceled for valid reasons and according to these rules. Regular meetings **are each may be** preceded by a 30-minute planning session or work meeting **if properly noticed**. In order to cancel a scheduled meeting, a poll of the Councilmembers will be held. If two Councilmembers oppose the cancellation of the meeting, the meeting will be held as scheduled.

2.2. Special Meetings. The City Recorder shall call special meetings upon written request of the Mayor, the City Administrator, or two members of the Council.

2.3. Telephonic Appearance. Council Members may appear at a council meeting via telephone or other electronic means as is outlined in the Riverdale City Code. Telephonic appearances are for the benefit of the City of Riverdale and not for the benefit of an individual Council member. Any Council member participating electronically in a closed meeting must certify to the other Council members that the said meeting can be held privately, and that Council member (upon return) shall submit an affidavit verifying the same. If the Council member cannot ensure the privacy of the meeting, then that Council member may not participate electronically in the closed meeting.

2.4. Public Notice. The agenda for all regular meetings and the notice listing items to be considered shall be posted by the City Recorder on the State's Public Notice website in

accordance with the Utah Open Meetings Act and on the City's official website.uorum. Three members constitute a quorum. A quorum of the City Council must be present to conduct a City Council meeting, except that a quorum is not required to hear proclamations and special recognitions.

2.5. Compelling Attendance. A lesser number than a quorum may adjourn from time to time and compel the attendance of absent members as allowed under Utah State Code.

2.6. City Administrator Participation. The City Administrator, or designee, shall attend all meetings of the City Council unless excused. The City Administrator may make recommendations to the City Council and shall have the right to take part in all discussions but shall have no vote.

2.7. City Attorney Participation. The City Attorney, or designee shall attend all meetings of the City Council unless excused and shall, upon request, give an opinion, either written or oral, on questions of law. The City Attorney shall act as the City Council's parliamentarian.

2.8. City Recorder Participation. The City Recorder or designee shall attend all meetings of the City Council and shall keep accurate records of all actions taken by the City Council.

2.9. City Department Heads Participation. The City Department Heads or designated assistants shall be available during all City Council meetings to respond to inquiries made by the City Council unless excused.

2.10. Executive or Closed Sessions. A **closed or executive session meeting** (often referred to as a "closed session" or "executive session") is a meeting where the public is excluded, and the city council discusses specific topics that are legally allowed to be addressed in private under the Utah Open and Public Meetings Act (Utah Code 52-4-205). These topics are limited to protect certain sensitive matters.

The City Council may meet in executive session when it is scheduled by the Mayor, upon request by the Mayor, the City Attorney, City Administrator, or any member of the City Council and when it is in compliance with the Utah Open Meetings Act. No vote shall be taken in an executive session on any matter under consideration, nor shall any City Council member enter into a commitment with anyone, respecting a vote to be taken subsequently in a public meeting of the City Council. Closed executive sessions shall be kept to a minimum. Council Members shall keep confidential all written materials and verbal information provided to them during Executive Sessions to ensure that the City's position is not compromised, and to comply with state and local law or policy relating to disclosure of confidential information. See 2.3 above concerning electronic participation.

2.11. Planning Session/Work Meetings. Planning session meetings may occur 30 minutes before a regularly scheduled meeting or as otherwise scheduled and legally noticed. All Planning meetings shall be noticed and open to the public. No official action shall be taken during the Planning session. During Planning session meetings, City Council members shall refrain from calling on members of the public to speak unless arrangements with the Mayor are made in advance of the meeting.

A planning session meeting is a meeting to cover topics listed on the meeting agenda and provide an opportunity for the Council to ask questions or to ask for clarification from staff, the mayor or each other about an agenda item or future agenda item. The intent of the planning meeting is to

use this time in a manner that will be most helpful to the council to better understand general meeting topics and eliminate or shorten the formal meeting time by addressing trivial matters in this meeting prior to the formal meeting.

2.12. Cautions. Council members should be diligent in always enforcing these rules and all state provisions and the spirit of open meetings. Members should be cognizant of the fact that even casual conversations among themselves give public perception of closed-door communications and members should take all necessary measures to ensure that they conduct the public business in public and on record. Personal communication amongst themselves should be avoided whenever possible and only when necessary to complete a needed public function.

Section 3 - CODE OF CONDUCT

3.1. City Council Members.

(a) During City Council meetings, City Council members shall assist in preserving order and decorum and shall, neither by conversation or otherwise, delay or interrupt the proceedings nor refuse to obey the orders of the chair or the rules of the City Council.

(b) A City Council member desiring to speak shall address the chair and, upon recognition by the chair, shall confine discussion to the question under debate, avoid discussion of personalities and indecorous language, and refrain from personal attacks and verbal abuse, sidebar discussions, or political partisan rhetoric.

(c) A City Council member desiring to question the administrative staff shall address questions to the City Administrator who shall be entitled either to answer the inquiries or to designate some member of city staff for that purpose. City council members shall not berate or admonish staff members. Nor is it appropriate for anyone to berate or admonish the mayor, council members or staff, in public meetings.

(d) A City Council member, once recognized, shall not be interrupted while speaking unless called to order by the chair, unless a point of order is raised by another member, or unless the speaker chooses to yield to questions from another member if recognized by the chair. If a City Council member is called to order while speaking, that member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member shall be permitted to proceed. If ruled to be not in order, the member shall remain silent or make additional remarks to comply with rules of the City Council.

(e) City council members shall confine their questions to the particular matters before the council and in debate shall confine their remarks to the issues before the City Council.

(f) When there is more than one speaker on the same subject, City Council members will delay their comments until after all speakers on the subject have been heard.

3.2 Administrative Staff.

(a) Members of the administrative staff and employees of the City shall observe the same rules of procedures and decorum applicable to members of the City Council.

(b) Although the chair has the authority to preserve decorum in meetings, the City Administrator is also responsible for the orderly conduct and decorum of all city employees under the City Administrator's direction and control.

(c) The City Administrator shall take such disciplinary action as may be necessary to ensure that decorum is preserved at all times by city employees in City Council meetings.

(d) All persons addressing the City Council, including the City Administrator, other staff members, or members of the public shall be recognized by the chair and shall limit their remarks to the matter under discussion.

- (e) All remarks and questions addressed to the City Council shall be addressed to the City Council as a whole and not to any individual member.
- (f) No staff member, other than the staff member having the floor, shall enter into any discussion either directly or indirectly without the permission of the chair.

3.3 Citizens and Other Visitors.

- (a) Citizens and other visitors are welcome to attend all public meetings of the City Council and will be admitted to the City Council chamber or other room in which the City Council is meeting up to the fire safety capacity of the room.
- (b) Everyone attending the meeting will refrain from private conversations while the City Council is in session.
- (c) Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane, or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the police chief, or his designee, is so directed by the chair, and the person shall be barred from further audience before the City Council during that session of the City Council. If the chair fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the chair to act.
- (d) Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the chair, who may direct the police chief, or his designee, to remove offenders from the room. Aggravated cases shall be prosecuted on appropriate complaint signed by the chair. In case the chair fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of the majority of the City Council shall require the chair to act.
- (e) No placards, banners, or signs will be permitted in the City Council chamber or in any other room in which the City Council is meeting. Exhibits, displays, and visual aids used in connection with presentations to the City Council, however, are permitted.

3.4 Enforcement. The city police chief, or his designee, as chief law enforcement officer, shall be present at all Council meetings, unless excused by the mayor, and act as sergeant-at-arms for the City Council and shall furnish whatever assistance is needed to enforce the rules of the City Council.

Section 4 - DUTIES AND PRIVILEGES OF MEMBERS

4.1. Right of Floor. A City Council member who desires to speak must first be recognized by the chair. No member shall address the chair or demand the floor while a vote is being taken.

4.2. Conflict of Interest. Council members with a conflict of interest shall verbally declare the conflict at the beginning of a regular meeting, or immediately upon realizing the conflict and before any vote and shall comply with the state law concerning conflicts of interest.

4.3. Right of Appeal. Any member may appeal to the City Council from a ruling of the chair. If the appeal is seconded, the member making the appeal may briefly explain the ruling; but there shall be no debate on the appeal, and no other member shall participate in the discussion. The

chair shall then put the question, "Shall the decision of the chair be sustained?" If a majority of the members present vote " Yes," the ruling of the chair is sustained; otherwise, it is overruled.

4.4. Voting.

(a) Every member present when a question is called shall vote either "Yes" or "No" except on matters involving a conflict of interest or the consideration of the member's own official conduct.

(b) After the result of a vote is announced, a member may not change a vote unless, before the adjournment of that meeting, permission is given to change the vote by a majority vote of the members present.

(c) Tie votes. In case of a tie vote on any proposal, the Mayor shall vote to break the tie unless otherwise prohibited by statute.

(d) Abstention. An "abstain" vote is considered and treated as a "No" vote and are strongly discouraged unless for conflict of interest purposes.

4.5. Roll Call. Roll call votes shall be taken upon all ordinances, resolutions or actions that create liability against the city or if any member calls for a roll call vote, made before the result is announced, the roll shall be called for yes and no votes upon any question before the City Council. It shall not be in order for members to explain their vote during the roll call.

4.6. Personal Privilege. The right of a member to address the City Council on a question of personal privilege shall be limited to cases in which the member's integrity, character, or motives are assailed, questioned, or impugned.

4.7. Dissents and Protests. Any member shall have the right to express dissent from or protest against any ordinance, resolution, or other action of the City Council and have the reason for the dissent or protest entered in the minutes. Such dissent or protest may be filed in writing and presented to the City Recorder for placement in the minutes not later than the next regular agenda meeting following the date of the City Council's action on the matter.

4.8. Excusal from Attendance. City council members are expected to attend meetings and stay in attendance during each meeting. No member shall be excused from attendance at a City Council meeting except for good and valid reasons. The chair shall excuse members from a meeting when a good and valid reason is presented. Failure to regularly attend meetings as scheduled could result in punishment, up to and including expulsion as outlined in UCA 10-3-826.

4.9. Absence Because of Official City Business. If a City Council member is absent from an entire regular City Council meeting because he or she is on official city business at the direction of the City Council, the member shall request that the City Recorder record in the minutes for that meeting that the member was absent because of official city business. The City Recorder shall maintain a record of these absences on official city business so that such absences will not count against the City Council member.

Section 5 - CHAIR AND DUTIES

5.1. Chair. The Mayor, if present, shall preside as chair at all meetings of the City Council. In the absence of the Mayor, the Mayor pro tempore shall preside. In the absence of both the Mayor and Mayor pro tempore, the council shall elect a chair.

5.2. Call to Order. The meetings of the City Council shall be called to order by the Mayor or, in the Mayor's absence, by the Mayor pro tempore or, in the Mayor pro tempore's absence, by the appointed chair.

5.3. Preservation of Order. The chair shall preserve order and decorum, call upon the sergeant-at-arms or the parliamentarian as necessary to enforce compliance with the rules, and confine members in debate to the question under discussion.

5.4. Questions to be Stated. The chair shall state all questions submitted for a vote and announce the result. A roll call vote shall be taken when requested by a member in accordance with Subsection 4.5.

5.5. Call for Recess. The chair may call for a recess at appropriate points in the meeting agenda.

Section 6 - ORDER OF BUSINESS

6.1. Agenda & Packet.

(a) Preparation and Distribution. A written agenda for each regular meeting shall be prepared under the direction of the Mayor with assistance from the City Administrator. The order of business of each meeting shall be as contained in the agenda prepared as follows:

(1) The agenda shall be a listing by topic of subjects to be considered by the City Council, and shall be delivered to members of the City Council in advance of each meeting as early as practicable but normally no later than close of business the Friday prior to the meeting.

(2) The Mayor shall determine the contents of the agenda. The Mayor shall transmit these items to the City Administrator in time for distribution to the City Council at the same time operational items are distributed.

(3) In the event that any member of the governing body desires to add an item or items to any prepared agenda, then consent must be obtained from the Mayor and one City Council Member or two City Council Members. Upon receiving the request from the Mayor and one City Council Member or two City Council Members, the City Administrator shall add items to prepared agendas as requested. Once posted, amendments may be made to the agenda in the same manner, up to 24 hours prior to the meeting or as prescribed by state law.

(4) A packet of information supporting the agenda items that should be reviewed or considered by the Council, including but not limited to the documents identified in Section 7, agreements, minutes, etc. At the second meeting of the month, the packet shall include a current Treasurer's Report and updated budget report. The packet will be provided in advance of each meeting as early as practicable, but normally no later than close of business the Friday prior to the meeting.

(b) Briefing – Planning session meetings.

(1) Prior to all regularly scheduled meetings, the City Council may hold a briefing/planning meeting. At a planning meeting, the chair shall present any and all orders of business for the regularly scheduled meeting. A council member may speak no more than two times on any briefing item, and each time will be limited to three minutes.

(2) Voting items will not be scheduled during planning meetings except for emergencies and in accordance with applicable rules established in these Rules and by state law.

6.2. Presentations by Members of Council.

(a) The Mayor shall prepare and designate all meeting agendas and shall include on an agenda any item requested by two City Council members to be brought before the City Council. Unless the request is withdrawn by either of the requesting members, the item must be placed on:

(1) The first regularly scheduled meeting agenda after receipt of the request by the Mayor and the City Administrator, so long as lawful legal notice can be provided.

(b) The Mayor shall not place on an agenda any item that has been voted on by the City Council within the previous six-month time period preceding the date requested for placement of the item on the agenda unless otherwise allowed under these rules (Proper Motion to Reconsider (See 7.4 below) or a tabled item).

6.3. Citizen Speakers (Public Comment).

At City Council meetings, a person may address the City Council concerning any item or may present a subject for the City Council's consideration during the public comment periods in accordance with the following rules:

(a) Speakers to Register or sign-in. A person wishing to address the City Council should first register or sign-in with the City Recorder and provide the following information: Name, city of residence, telephone number, the subject matter to be presented, and whether the subject is on the current City Council meeting agenda. A person may register either in person, by telephone or at the meeting.

(b) Speaker Rules. In order that the City Council may properly consider each matter brought to it by citizens, speakers are asked to observe the following rules:

(1) Only one person may approach the microphone at any one time unless approved by the chair, and only the person at the microphone will be allowed to speak. Speakers must identify themselves at the beginning of any comments.

(2) In an effort to reduce replication and to save time, pooling of speakers is encouraged wherein one person may speak for and on behalf of a group of individuals. Nothing in the foregoing precludes submission of comments to the City Council in writing, for such action or non-action as the Council, in its discretion, may deem appropriate.

(3) Speakers shall address their comments to the governing body.

(4) Speakers may file copies of their remarks or supporting information with the City Recorder. The City Recorder will make the information available to the City Council and City Administrator if requested.

(5) A person who addresses the City Council during a public hearing must limit remarks to the specific subject matter being considered by the City Council in that public hearing.

(c) Time Limits on Items. The length of time a person will be allowed to speak on items at City Council meetings will be determined according to the following rules:

(1) Speakers will have approximately three minutes to speak regardless of the number of items they wish to address unless the Mayor grants longer periods of time. The Mayor may also shorten the amount of time if there are high numbers of individuals wishing to speak. The Mayor may determine the order in which speakers are called. The order in which speakers are called is not required to be in the order that items appear on the agenda, nor are all speakers on a particular item required to be called at the same time.

(d) During designated speaker times, City Council members may ask factual questions or make a brief acknowledgement of speakers, if recognized by the Chair. Speakers will have one minute to respond. More time may be granted to the speaker for a response at the discretion of the Chair. Council members will refrain from debate on any item during time allotted to speakers unless a specific time is granted by the Chair or by a nondebatable motion approved by the City Council.

6.4. Communications to City Council.

The Mayor through the City Administrator shall provide the City Council with an analysis of major items to be acted upon by the City Council at its meetings. The analysis shall be delivered to the City Council members preceding the meeting at which the item is to be discussed. To avoid ex parte communications and ensure that all City Councilmembers are privileged to deliberate and act upon the same guidance, opinions regarding agenda items should be reserved for the City Council meeting itself and not requested of the City Administration outside the official open meeting. If two Councilmembers feel more information is needed, they may request it from the administration.

6.5. Oral Presentations.

Matters requiring the City Council's attention or action may be presented orally by the Mayor or City Administrator. If matters have developed since the deadline for delivery of the agenda, the Mayor, City Administrator, or any City Council member, may make an oral report to the City Council, but formal action, if required, shall be delayed until the next meeting, unless said matter is deemed an emergency and immediate action is required and state law is complied with.

6.6. Public Hearings.

(a) The Mayor shall schedule public hearings on the City Council's agenda in accordance with state law.

(b) The City Council may schedule public hearings at times other than its regular meetings when it determines that the matter to be heard is a significant issue that requires more time than is

available at regular meetings. The Mayor may call an advertised public hearing at a specified time on any matter.

(c) The Staff may schedule public hearings as authorized by a majority vote of the Council.

Section 7 - CONSIDERATION OF ORDINANCES, RESOLUTIONS, AND MOTIONS

7.1. Printed Form. All ordinances and resolutions shall be presented to the City Council in electronic or printed form.

7.2. Distribution of Ordinances. The City Administrator shall prepare copies of all proposed ordinances to be available for distribution to all members of the City Council at the meeting at which the ordinance is introduced, or at such earlier time as is appropriate, as outlined in Section 6.

7.3. Rules of Order. The most recent edition of Roberts Rules of Order Revised shall govern the proceedings of the City Council in all cases unless they are in conflict with these rules.

7.4. Reconsideration.

(a) A motion to reconsider an action of the City Council may only be made by a member who voted with the prevailing side. It can be seconded by any member.

7.5. Motions to table.

(a) Whenever a motion is made and approved by the City Council to lay a question or item of business on the table (without a time certain), said question or item will remain on the recorders report for a period of 90 days. If the item is not removed from the table by the Council within the 90 days, said question or item will then be removed from the report and will no longer be considered for action by the Council unless done so by a completely new action.

Amd. 03-2011

Section 8 - VOTES REQUIRED

Approval of every ordinance, resolution, or motion shall require on final passage the affirmative vote of a majority of the voting members of the Council, quorum present unless state statutes impose other voting requirements on various questions. (UCA 10-3-507)

Section 9 - MISCELLANEOUS

9.1. Complaint. Personal complaints, especially those of a derogatory nature against any official or employee of the City shall not be discussed at a Council meeting. Citizens wishing to make such complaints shall be instructed that the same should be first processed and

handled through the Mayor's office. Then, if the citizen feels appropriate action has not been taken, it shall be proper for the complaint to be communicated in writing to the members of the Council. The City Attorney should be consulted regarding confidentiality, rights to privacy and other legal concerns.

9.2 Councilmember investigations. Whenever a verbal or written communication is received by other Council members, Appointees, or employees stating allegations of misconduct about a Council member, the Council shall schedule a Closed Executive Session to discuss the matter. If deemed merited by the Council, an independent third-party investigation may be requested and work under the direction of the City Attorney or may be handled by the Council. In order to summarily deal with untruthful complaints, the independent third-party investigator shall commence an investigation. If the complaint is without merit, the independent third-party investigator shall close and seal the file and report that the matter has been investigated without any finding of merit to Council. If the complaint merits further investigation, the third-party investigator shall make a report and request authorization for further investigation. All investigative work shall be considered work product and may be otherwise privileged. Completed final investigation reports shall be made to the Council.

9.3 MID-TERM VACANCIES

- A. In accordance with Utah Code Annotated section 20A-1-510, if any vacancy occurs in the office of mayor or city council, the legislative body shall appoint a registered voter in the city who meets the qualifications for office to fill the unexpired term of the vacated office.

- B. All future procedures and processes concerning mid-term vacancies shall follow the applicable sections of UCA section 20A-1-510, or it's equivalent, unless otherwise modified by the City Council in accordance with state law.

(Res. 2021-28, Amd. Res. 2024-01, Amd. Res. 2024-30)

Section 10 - PENALTY

Willful or intentional disruption of a Riverdale City Council meeting is declared to be a class B misdemeanor subject to penalty of up to six (6) months in jail and/or a fine of \$1,000, or both.

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 3, 2026**

AGENDA ITEM: G3-G4

SUBJECT: Consideration of Ordinance #1003 approving Final Subdivision Plat for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company

Consideration to approve Site Plan for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:

- a. [Executive Summary/Transmittal](#)
- b. [Ordinance #1003](#)
- c. [Staff Report](#)

[BACK TO AGENDA](#)

Body: City Council

Topic: RiverPark Retail Final Subdivision/Site Plan Application

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

Executive Summary

On December 19, 2025, Steward Land Company, represented by Jason Thompson from AWA Engineering, petitioned for a commercial Subdivision and Site Plan approval for the RiverPark Retail Subdivision located at approximately 4868 South 1050 West in a Retail/Commercial Park (RCP) zone. The petition seeks to create a 3 lot subdivision by combining an existing parcel (no: 07-819-0002) with a portion of another parcel (no: 07-811-0002). SouthBridge, LLC and FC Riverdale Shopping Center, LLC are the owners of the affected properties. A public hearing is not required to consider this subdivision plat/site plan proposal.

The City Council is the designated land use authority for final commercial subdivision applications and site plan applications. Accordingly, the Planning Commission met on February 24, 2026, and, after review and discussion, voted to forward a recommendation of approval with conditions to the City Council regarding both the subdivision and site plan application.

Subdivisions and site plans are regulated under Riverdale City Code **10-21** “Subdivisions”, **10-25** “Development in All Zones”, **10-13B-1** “Retail/Commercial Park Overlay (RCP)Zone”, **10-14** “Regulations Applicable to All Zones” and is guided by UCA 10-20-8.

Riverdale City staff, along with the contracted City Engineer, have conducted a Subdivision Ordinance Review and a Subdivision Plan Review and Site Plan Review to verify that the application complies with municipal ordinances and applicable standards and specifications. The subdivision plat and site plan included in this transmittal has resolved all City comments and,

subject to City Council action and payment of financial guarantees, is ready for final preparation for recording and permitting.

Requested Timeline:

Planning Commission Meeting – February 24, 2026

City Council Meeting – March 3, 2026

Potential Actions:

Following discussion and review, the City Council shall:

- make a motion to **APPROVE WITH CONDITIONS**, the proposed Final Subdivision Plat and Site Plan subject to the conditions found in the Staff Report ;
- make a motion to **APPROVE WITH MODIFICATIONS** the proposed Final Subdivision Plat and Site Plan; or
- make a motion to **DENY**, supported by findings of fact; or
- make a motion to **TABLE** to a future date, with a request for more information

Staff Conclusion

Based on the findings and conditions described in the attached Staff Report, staff concludes that the RiverPark Retail Final Subdivision and Site Plan comply with all applicable City and State codes and ordinances.

Attachments

Staff Report
Final Subdivision Plat
Site Plan
PC Minutes - 02242026



ORDINANCE NO. 1003

**AN ORDINANCE CREATING A SUBDIVISION KNOWN AS THE RIVERPARK
RETAIL SUBDIVISION, IN THE CITY OF RIVERDALE, WEBER COUNTY,
STATE OF UTAH AND PROVIDING FOR SEVERABILITY AND AN
EFFECTIVE DATE.**

WHEREAS, The City of Riverdale (hereinafter "City") has received a request for a commercial subdivision, located at approximately 4868 South 1050 West, known as the RiverPark Retail Subdivision," at the request of Steward Land Company (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibits, for a commercial subdivision and development; and

WHEREAS, the petitioner has complied with all the requirements set forth in Utah Code and the Riverdale City Code (Title 10 Chapter 21, where required) concerning subdivision creation; and

WHEREAS, the petitioner of the said parcel of land, has received a recommendation of approval for said subdivision from the Riverdale City Planning Commission (February 24, 2026) during a public meeting; and

WHEREAS, the City Council now desires to approve the subdivision and formally recognize and order that said subdivision be recorded with the Weber County Recorder's Office; and

WHEREAS, it is in the best interest of Riverdale City to allow the proposed subdivision and to do so will promote health, safety and the general welfare of the community; and

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

Section 1. Subdivision Plat. Be it hereby ordained by the Riverdale City Council that the site, located at approximately 4868 South 1050 West, be amended to create the "RiverPark Retail Subdivision," for the proposed location, pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

Section 2. That said subdivision be recognized and recorded in the Office of the Weber County Recorder.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED, AND ORDERED POSTED this _____ day of March 2026.

Braden D. Mitchell
Riverdale City Mayor

Attest:

Michelle Marigoni
City Recorder

VOTE:

Alan Arnold	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Bart Stevens	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Anne Hansen	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Michael Richter	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Kent Anderson	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent

Exhibit B

LEGAL DESCRIPTION

All of Lot 2, RMRE 1050 West Retail Lot 1 Amended Subdivision recorded December 17, 2020 as Entry No. 3110794 in Book 89 of Plats at Page 55 in the Official Records of Weber County, and All of Lot 102, Riverdale Joann Commercial Subdivision recorded March 17, 2022 as Entry No. 3224594 in Book 92 of Plats at Page 57 in the Official Records of Weber County, located in the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah:

Beginning at the Northwest Corner of Lot 1, River Park Drive Sam's Club Subdivision recorded as Entry No. 1794104 in Book 54 at Page 58, in the Official Records of Weber County, said point is described of record as being located 1660.28 feet North 89°09'48" West along the Section line and 548.50 feet South from the North Quarter Corner of said Section 18; and running thence along the Westerly line of said Lot 1 the following nine courses: South 1°04'01" East 38.89 feet; South 4°16'24" West 54.18 feet; South 15°41'23" West 219.22 feet; South 66°49'06" East 142.94 feet; South 72°06'44" East 130.58 feet; South 22°58'30" East 72.94 feet to a point of curvature; Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 39.27 feet (Central Angle equals 90°00'00" and Long Chord bears South 22°01'30" East 35.36 feet) to a point of tangency; South 67°01'30" West 104.67 feet; and South 17°09'17" East 330.59 feet to a point on the Northerly Line of River Park Drive; thence along said Northerly line the following four courses: South 72°50'44" West 30.00 feet; South 17°09'16" East 10.63 feet to a point of curvature; Southwesterly along the arc of a 70.00 foot radius curve to the right a distance of 150.31 feet (Central Angle equals 123°01'57" and Long Chord bears South 44°21'43" West 123.05 feet) to a point of tangency; and North 74°07'19" West 313.38 feet to the Southeast corner of Lot 101 of said Riverdale Joann Commercial Subdivision; thence along the Easterly and Northerly lines of said Lot 101 the following five courses: North 15°52'41" East 115.43 feet, North 74°07'19" West 125.03 feet; North 15°52'41" East 417.57 feet to the Northeast corner of said Lot 101; North 82°35'35" West 184.74 feet; and North 74°07'19" West 60.53 feet to the Northwest corner of said Lot 101 on the Southeasterly line of 1050 West Street as it exists as a 104.5 width; thence North 15°52'41" East 293.22 feet along said Southeasterly line to the Southerly line of the Home Depot Industrial Subdivision, Second Amended recorded February 24, 2011 as Entry No. 2517031 in the Official records of Weber County; thence North 88°30'00" East 339.60 feet along said Southerly line to said Northwest Corner of Lot 1 of the River Park Drive Sam's Club Subdivision and the Point of Beginning.

Contains 345,426 sq. ft. or 7.930 acres

Body: Planning Commission

Date: 24 February 2026

Requested Action: RiverPark Retail Subdivision
4868 South 1050 West, Riverdale UT 84405
Final Subdivision Plat & Site Plan

Petitioner/Applicant: Steward Land Company
2444 Washington Blvd
Ogden, Utah 84401
Engineer: AWA Engineering
jason@awaeng.com

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

DESCRIPTION OF REQUEST

On December 19, 2025, Steward Land Company, represented by Jason Thompson from AWA Engineering, petitioned for a final Subdivision and site plan approval for the RiverPark Retail Subdivision located at approximately 4868 South 1050 West in a Retail/Commercial Park (RCP) zone. The petition seeks to create a 3 lot subdivision by combining an existing parcel (no: 07-819-0002) with a portion of another parcel (no: 07-811-0002). SouthBridge, LLC and FC Riverdale Shopping Center, LLC are the owners of the affected properties.

The City Council is the designated land use authority for final commercial subdivision applications and site plan applications. Accordingly, the Planning Commission shall forward a recommendation to the City Council regarding both the subdivision and site plan application

PROJECT INFORMATION

Subdivision:

The property proposed for subdivision is parcel no. 07-819-0002, consisting of 2.00 acres, and parcel no. 07-811-0002, of which .570 acres will be purchased by the applicant and included in the proposed subdivision. The subdivision further divides the property into three (3) retail pads.

Lot 1 is proposed to be 1.191 acres; Lot 2 is proposed to be .738 acres; and Lot 3 is proposed to be .642 acres. The property is vacant at the present time.

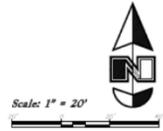
Site Plan:

Upon recordation of a complete and approved subdivision plat, the applicant desires to construct 3 retail buildings – Pad A, Pad B, and Pad C. Pad A would be constructed as the first phase, along with the bulk of the parking lot, landscaping, and utilities, leaving only a small amount of site work to be completed with each additional pad. Full vehicular access will be completed with Phase 1 (Pad A). The architectural elements of the site plan/buildings were reviewed and approved by the Design Review Committee on December 17, 2025.

Existing Conditions Aerial



Proposed Site Plan



- Site Construction Notes**
1. Const. 24" Core & Gully (1/24)
 2. Const. Asphalt Paving (1/24)
 3. Const. Conc. Sidewalk (1/24)
 4. Const. Thickened Edge Sidewalk (1/24)
 5. Const. Accessible Sloping per MUTCD & ICC/ANSI A117.1 (Letter Edition) (See Accessible Details and Notes) (1/22)
 6. Const. Accessible Curb Ramp and Turnout Slope per ICC/ANSI A117.1 (Letter Edition) (See Grading Data Sheet) (1/22)
 7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Letter Edition) (1/22)
 8. Const. Accessible Mail Stop per MUTCD & ICC/ANSI A117.1 (Letter Edition) (See Accessible Details and Notes) (1/22)
 9. Const. #4 Mesh Reinforcing Steel (Contractor shall provide 15 min. min. (See Details) (Two Coats) (1/22)
 10. Const. Conc. Paving (1/22)
 11. Sewer: Provide Smooth Clean Edge (1/22)
 12. Dumpster Enclosure (See Arch. Plans) (1/22)
 13. Const. Directional Areas per MUTCD (1/22)
 14. Const. 24" White Stop Bar (1/22)
 15. Const. #4 Mesh Reinforcing Steel (Contractor shall provide 15 min. min. (See Details) (Two Coats) (1/22)
 16. Const. Stop Sign per MUTCD 811-1 (1/22)
 17. Const. #4 Mesh Existing Improvements (1/22)
 18. Const. Fire Hydrant (1/22)
 19. Temporary Asphalt Curb (1/24)
 20. Const. Street Conc. Island (See Arch. Plans) (1/22)
 21. Sewer: Street by Street (1/22)
 22. Const. Light Pole and Base (See Elec. Plans) (1/22)
 23. Steel Mesh Chimeless Bar (See Arch. Plans) (1/22)
 24. Const. Electrical Transformer Pad (See Electrical Plans) (1/22)
 25. Steel Mesh Chimeless Bar (See Arch. Plans) (1/22)
 26. Const. Directional Signage (See Arch. Plans) (1/22)
 27. Const. Concrete Pad for Electrical Equipment (1/22)
 28. Const. Island (See Arch. Plans) (1/22)

Site Data

Overall Site Area = 111,970 s.f. (2.57 ac.)
 Pad A Site Area = 51,882 s.f. (1.191 ac.)
 Pad B Site Area = 27,554 s.f. (0.643 ac.)
 Pad C Site Area = 32,534 s.f. (0.758 ac.)

Pad A Building Area = 6,300 s.f.
 Pad B Building Area = 2,769 s.f.
 Pad C Building Area = 5,079 s.f.

Pad A Hardscape Area = 33,835 s.f. (0.776 ac.)
 Pad B Hardscape Area = 20,444 s.f. (0.471 ac.)
 Pad C Hardscape Area = 21,023 s.f. (0.483 ac.)

Parking Required

Retail= 1/300 s.f. = 10
 Drive Thru = 1/100 s.f. = 60
 Min. 4 Client Spaces

LEASING ESTIMATES

Pad A Parking Provided = 43 stalls (7,301,000) (4 ADA stalls)
 Pad B Parking Provided = 27 stalls (9,751,000) (2 ADA stalls)
 Pad C Parking Provided = 11 stalls (2,001,000) (1 ADA stall)

Total Stalls = 81 (7 ADA Stalls)

Landscaping
 Required = 22,394 s.f. (20.0%)
 Provided = 22,521 s.f. (20.1%)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work schedule, or that occur in the affected area shall not proceed until directed by the Engineer.
2. Limits of non-work/obstructed areas shown on the plans may not be an exact location. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the areas of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to face unless otherwise noted.
4. Pin, line markings and signs to be installed as directed by the Pin Sheet.

Construction Survey Note:

The Construction Survey Log for this project will be provided by Anderson Baker & Associates. The General Contractor and Professional Service Agreement will be provided to the General Contractor(s) for inclusion in their bids. The Survey Log prepared has been stamped out into Building Code and Site Code for use in the Site Work Bid Form.

4. Allow markings, directional arrows and stop bars will be painted or stenciled on streets on the plans.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. All existing, manufacturing, and/or damaged surface improvements shall be repaired (concrete, curb and gutter, paving, etc.)

OWNER'S ENGINEER'S NOTICE TO CONTRACTOR

The Contractor agrees that he shall remain sole and complete responsible for all site conditions during the course of construction of this project, including safety of all persons and property, and that the contractor shall remain continuously and not be liable to anyone working there, and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, in this project in connection with the performance of work or non-performance of work arising from the site negligence of the owner or the engineer.

Survey Control Note:

The contractor or manager shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction work to be completed using department, Station, and Associates as a source of Station, Bench and auxiliary construction information. Prior to processing with construction staking, the contractor shall be responsible for verifying accurate control from the survey monuments and for verifying any additional control points shown on an A.S. control, instrument, bench, or auxiliary data provided by Anderson Baker and Associates. The contractor shall also use the instruments or shown on the plans, and verify their operation on high-precision surveying hard measurement stations include on those plans or on electronic data provided by Anderson Baker and Associates. If any discrepancies are encountered, the contractor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Analysis and Findings

Subdivisions (RCC 10-21)

The purpose and intent of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of the subdivision of land, to encourage the healthful growth of the city and related matters affected by such subdivision. Any proposed subdivision and its ultimate use shall be in the best interests of the public and shall be in harmony with good neighborhood development of the area concerned and the applicant shall present evidence to this effect when requested to do so by the planning commission.

Analysis: Review of Complete Application for Final Commercial Subdivision (10-21-11), Financial Guarantees for Improvements (10-21-6), Design Standards (10-21-13), Improvements (10-21-15), Small Subdivisions (10-21-16), traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: Staff conducted an initial review of the proposed subdivision plat and provided a corrections report to the applicant on January 16th, 2026. The applicant provided corrections on February 5th, 2026 (Submission #2). A few minor corrections were required and sent to the applicant on February 18th, 2026. The applicant made final corrections and submitted revision on February 20th, 2026 (Submission #3). The proposal satisfies the standards identified above and is compliant with City Code. Staff determination: **Complies; UDOT Encroachment permit required**

Retail/Commercial Park Overlay Zone – RCP (RCC 10-13B-1)

The purposes of the RCP zone is to impose special development guidelines on identified areas, to establish locations within the city which will accommodate planned retail developments, and to establish regulations for use and development of land within the city which govern uses, density, open spaces, structures, buildings, energy efficiency, light and air quality, transportation, infrastructure, public facilities, vegetation, and trees and landscaping.

Analysis: Review of Objectives and Intent, Site Development Standards, Planned Uses, building setbacks, screening, parking, landscaping, signs, and lighting, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: Staff conducted an initial review of the proposed site plan and provided a corrections report to the applicant on January 16th, 2026. The applicant provided corrections on February 5th, 2026 (Submission #2). A few minor corrections were required and sent to the applicant on February 18th, 2026. The applicant made final corrections and submitted final revisions on February 20th, 2026 (Submission #3). **The proposal satisfies the standards identified above and is compliant with City Code.** Staff determination: **Complies**

Development in All Zones (RCC 10-25)

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

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

Finding: This application was received on December 19, 2025. **All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration.** Staff determination: **Complies**

Regulations Applicable to All Zones (RCC 10-14)

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

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

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's subdivision and site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the petition. All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration. Staff determination: **Complies**

Parking, Loading Space; Vehicle Traffic and Access (RCC 10-15)

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well-being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)

Analysis: Review of Parking Space for Non-dwelling Buildings, Computation of Parking Requirements, Parking Lot Design & Maintenance, Off-Street Truck Loading Space, and Vehicular Traffic to Commercial or Manufacturing Zones.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's subdivision and site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the application. All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration. Staff determination: **Complies**

CONCLUSION

The petitioner's application for final subdivision plat and site plan approval to subdivide parcels 07-819-0002 and 07-811-0002 into 3 commercial lots for the construction of 3 retail/commercial buildings has been determined to promote the health, safety, convenience, and general welfare of the inhabitants of the City in a manner that encourages the healthful growth of the city. The proposed application and its use is determined to be in the best interests

of the public and is in harmony with the surrounding area and **complies** with associated local code requirements.

Staff recommends that the Planning Commission forward a **RECOMMENDATION OF APPROVAL** to the City Council for the RiverPark Retail Final Subdivision Plat and associated site plan, subject to the following conditions:

1. The approval and recording of a long-term storm water management plan
2. The execution of a Financial Guarantee Escrow Agreement to guarantee satisfactory installation and completion of public improvements
3. ~~The execution and recording of a Public Water Supply Agreement purchasing the appropriate amount of water to meet the requirements of the City~~
4. Final approval from UDOT for encroachment into 1050 W
5. The attendance of a pre-construction meeting prior to any site work and conformity with future code compliant requirements (SWPPP, permits, site coordination, testing, etc)

Attachments

Application
Final Plat
Proposed Site Plan
Correction Report(s)
Design Review Committee Packet



Riverdale City

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

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

CASE NO: _____ DATE SUBMITTED: _____

APPLICANT'S NAME: Anderson Wahlen & Associates

BUSINESS ADDRESS: 2010 N Redwood Road Salt Lake City, UT 84116

BUSINESS PHONE: 801-521-8529

ADDRESS OF SITE: 4868 S 1050 W

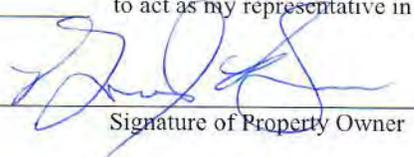
APPLICANT'S INTEREST: Engineer for the Developer

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 111, 970 SF, 2.57 acres of property in the RCP zone in (sq. ft./acreage) accordance with the attached site plan.

Signature of Applicant


Signature of Property Owner

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


Signature of Property Owner

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

Planning Commission set public hearing: Yes No Date of Public Hearing: _____

Planning Commission scheduled to hear this application for amended site plan approval on:
Date: _____ Decision of Commission: _____

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

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

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.000570561

Dec 19, 2025

ANDERSON WAHLEN

Previous Balance:		.00
MISCELLANEOUS - MISCELLANEOUS		1,200.00
10-34-1500 ZONING & SUB. FEES		
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CHECK	Check No: 5007	1,200.00
Total Applied:		1,200.00
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Change Tendered:		.00
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12/19/2025 2:06 PM



PLAN CORRECTIONS REPORT – SUBDIVISION/ SITE PLAN REVIEW #1

CASE NO: _____ DATE ISSUED: **JANUARY 16, 2026**

PROJECT NAME: **RIVERPARK RETAIL**

PROJECT ADDRESS: **4850 S 1500 W, RIVERDALE, UTAH (25 ACRES)**

PARCEL(S): **07-819-0002; 07-811-0002**

APPLICATION DATE: **DECEMBER 19, 2025**

DESCRIPTION: **SUBDIVISION/SITE PLAN – RETAIL CENTER (3 LOTS)**

ARCHITECT: _____ Phone: _____

ENGINEER: **AWA – JAKE TATE** Phone: **801.410.8505**

OWNER: **SOUTHBRIDGE, LLC (STEWARD LAND)** Phone: **801.309.0399**

REVIEW PROCESS	STATUS	REVIEWER
Public Works	Requires Resubmittal	Shawn Douglas – sdouglas@riverdaleutah.gov
Engineering	Requires Resubmittal	Todd Freeman – toddf@cec-engineers.com
Community Development	Requires Resubmittal	Brandon Cooper – bcooper@riverdaleutah.gov
Fire	In Review	Matt Hennessy – mhennessy@riverdaleutah.gov

PUBLIC WORKS

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	Storm Water	Provide a drainage system operation and maintenance plan with BMPS. Plan must be approved and recorded with plat.	Not Resolved
		Provide free board on structure, and emergency overflow.	Not Resolved
		Storm water prevention plan for construction needs to include a dumpster. All storm water inspections will need to be completed on Compliance Go.	Not Resolved
		Notice of intent filed with state.	Not Resolved
		Note to certify retention/detention structure size after construction.	Not Resolved
		Retention/Detention structure design and materials shown.	Not Resolved
		Injection well permit if required.	Not Resolved
		Fence or structure to prevent vehicles from driving on additional undeveloped pads.	Not Resolved

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	Water	Show additional water meters and the 1 ½ meter that is called out in landscape plan.	Not Resolved
		Water line valves need to be 8 inch.	Not Resolved
		Show water valves on all hydrants.	Not Resolved
		Provide water usage peak demands.	Not Resolved
		Provide what water shares will be used to meet water requirements.	Not Resolved
01/12/2026	General Notes	Note requiring all construction and materials shall meet Riverdale City standards.	Not Resolved
		Note requiring all missing, nonfunctioning, and/or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)	Not Resolved
		Note square footage of impervious surface for each lot.	Not Resolved

ENGINEERING

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	General Notes	Need to have UDOT approval letter for the project prior to approval from Riverdale City.	Not Resolved
		Need to have a Long-Term Storm Water Maintenance Plan (LTSWP) to be recorded with the plat.	Not Resolved
		The following notes need to be “ Boldly ” placed on the Improvement Drawings: All Onsite “Utilities and Facilities” – On Private Property: Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.	Not Resolved

		The vicinity map Interstate name needs to be fixed from I-115 to I-15 on the cover sheet	Not Resolved
01/12/2026	Plat	Missing bearing on tie line.	Not Resolved
		The boundary does not close between Lots 2 and 4.	Not Resolved
		Make sure the final lot areas correspond with the areas for the Site plans and storm water calculations.	Not Resolved
		The lot line between lot 1 and 3 extends west beyond the boundary.	Not Resolved
		The bearing needs to be fixed from S and W to N and E, on the west side of lot 3.	Not Resolved
01/12/2026	CO.1 – Demo	Label 1050 West/UDOT SR- Street	Not Resolved
		The waterline connections show only a patch at the main waterline on the west side of 1050 Street. Are you not trenching across the street?	Not Resolved
		There is a storm drainpipe that is shown on the northwest running parallel to the property line and just terminates in the dirt?	Not Resolved
01/12/2026	C1.1 – Site Plan	Make sure the Pad areas and the Lot areas coincide with each other.	Not Resolved
01/12/2026	C3.1 – Utility Plan	Waterline connection to the existing 12” waterline in 1050 West Street shows 6” gate valve and should be 8” gate valve. Need to have thrust block shown behind the existing 12” waterline. Is the plan to cut in a 12”x8” tee with restrained joints?	Not Resolved
		The fire hydrant in the middle island needs to have a 6” gate valve installed/shown. The detail call out needs to be updated from C4.5 to C4.4.	Not Resolved
		I see your detail call outs reference the thrust block detail but not shown on the waterline drawing. Maybe have a call out that all fittings are required to have thrust blocks.	Not Resolved

		The existing storm drain manhole/box that is being connected to at the outfall may not be large enough for the 12" rcp pipe to connect. The existing pipes being 42" storm drainpipe coming in and out may not leave enough room if a manhole?	Not Resolved
		The orifice plate is shown on the outfall manhole. What is the elevation for the 80th percentile retention?	Not Resolved
		The fire line to the fire riser room does not show a size. Detail on Sheet C4.1 show a 6" fire line.	Not Resolved
01/12/2026	C4.1 - Details	Detail 3 Fire riser stub in detail shows a 6" fire riser. Make sure they coincide.	Not Resolved
01/12/2026	C4.2 - Details	Detail 10 with the curb inlet does not have a concrete curb behind the inlet frame. Need to have a curb behind to keep box sealed.	Not Resolved
01/12/2026	L2.1 – Irrigation Plan	It appears there is curbing at the northeast corner of the lot but does it cross the property line? There is a line but I'm not sure if it is the property line.	Not Resolved
01/12/2026	L3.1 – Irrigation Plan	Detail 5 Landscape Boulder, are there references as to how big these boulders will be? One foot high? Three feet high?	Not Resolved
		Detail 7 Backflow prevention device needs to be a Riverdale City approved device.	Not Resolved

COMMUNITY DEVELOPMENT

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	Plat	Please provide owner's dedication block for FC Riverdale Shopping Center, LLC – owner of parcel 078110002	Not Resolved
01/12/2026	C1.1 – Site Plan	Show traffic circulation, turning radius/staging for delivery trucks, and queuing in drive-through	Not Resolved
		Show detail for dumpster enclosure	Not Resolved
01/12/2026	L1.1 – Landscape Plan	Show detail for berm along 1050 West	Not Resolved
		Revise Keynote 14 to include grading and overseed to prevent storm water run-off and fugitive dust	Not Resolved
		When using boulders as a feature in the landscape bed, add in a mixture of multiple boulders of various sizes in different locations	

FIRE

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
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2/5/2026

Riverdale City
4600 S. Weber River Drive
Riverdale, Utah 84405
Attn: Brandon Cooper

Project: Riverpark Retail

RE: Response to City Comments dated 8/18/2025

Public Works

Stormwater

Comment: Provide a drainage system operation and maintenance plan with BMPS. Plan must be approved and recorded with plat.

Response: Maintenance plan is provided with this submittal for review.

Comment: Provide free board on structure, and emergency overflow.

Response: We met with Shawn and Todd on Thursday January 29 to talk through this. The result of that meeting was to lower the inlet box in the middle of the project from 4370.75 to 4370.50. In the event of emergency conditions caused by either a rainfall event exceeding the 100 year storm or a part of the system gets plugged that causes a backup, water will overflow into the above ground, emergency detention basin at the north end of the site. The underground storage accounts for over 100% of the 100 year volume required. The above ground detention basin provides the additional storage to achieve a total volume available to 150% of that produced by a 100 year event. In an extreme emergency, if the capacity of the entire above and below ground detention systems is exceeded or an obstruction causes the system to back up beyond the emergency detention basin, water will back up in the parking lot where the grate was lowered to 4370.50.

Comment: Storm water prevention plan for construction needs to include a dumpster. All storm water inspections will need to be completed on Compliance Go.

Response: See revised Erosion Control Plan – Phase 2

Comment: Notice of intent filed with state.

Response: To be provided prior to recording of plat.

Comment: Note to certify retention/detention structure size after construction.

Response: See note added to the detention basin on the sheet C2.1, Grading Plan.

Comment: Retention/Detention structure design and materials shown.

Response: See updated callout on sheet C3.1, Utility Plan

Comment: Injection well permit if required.

Response: This is being worked on and will be provided as soon as received.

Comment: Fence or structure to prevent vehicles from driving on additional undeveloped pads.

Response: A temporary asphalt curb is shown and labeled along all edge of asphalt adjoining future asphalt/curb. A temporary asphalt curb has been added along the south side of Pad C/north side of the existing shared drive lane.

Water

Comment: Show additional water meters and the 1 ½ meter that is called out in landscape plan.

Response: There is no additional water meter for the landscape irrigation. Future water meters will be added for each future pad when developed so they can be situated in the best location determined at the time of design. A possible location for each pad has been added to sheet C3.1, Utility Plan.

Comment: Water line valves need to be 8 inch.

Response: See revised sheet C3.1, Utility Plan

Comment: Show water valves on all hydrants.

Response: See revised sheet C3.1, Utility Plan

Comment: Provide water usage peak demands.

Response: The mechanical engineer has estimate demands of about 40 gpm at the peak and around 5000 gal/day.

Comment: Provide what water shares will be used to meet water requirements.

Response: To be provided by the owner/developer.

General Notes

Comment: Note requiring all construction and materials shall meet Riverdale City standards.

Response: See General Utility Note #2 on sheet C3.1, Utility Plan.

Comment: Note requiring all missing, nonfunctioning, and/or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)

Response: See General Site Note #7 on sheet C1.1, Site Plan

Comment: Note square footage of impervious surface for each lot.

Response: Information has been added to the Site Data on sheet C1.1, Site Plan

Engineering

General Notes

Comment: Need to have UDOT approval letter for the project prior to approval from Riverdale City.

Response: We have submitted to UDOT and will provide their approval letter once received. Comments were provided by UDOT 2/4/2026. They asked us to remove the boulders from the parkstrip due to clear zone restrictions and update the pavement section for 1050 West in the detail on sheet C4.6. We expect approval will happen in the next week or two.

Comment: Need to have a Long-Term Storm Water Maintenance Plan (LTSWP) to be recorded with the plat.

Response: Maintenance plan is provided with this submittal for review.

Comment: The following notes need to be "Boldly" placed on the Improvement Drawings:

All Onsite "Utilities and Facilities" – On Private Property:

Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. The vicinity map Interstate name needs to be fixed from I-115 to I-15 on the cover sheet

Response: See revised sheet C0.0, Cover Sheet.

Plat

Comment: Plat Missing bearing on tie line.

Response: The Bearing of "South" is shown.

Comment: The boundary does not close between Lots 2 and 4.

Response: The boundary between Lots 2 and 4 is shown as an interior lot line and holds two courses: S 83d 39 46 W 112.18' and N 15 41 23 E 15.53'. The bearing for L2 has been adjusted.

Comment: Make sure the final lot areas correspond with the areas for the Site plans and storm water calculations.

Response: The plans and storm water calculations have been updated accordingly so they both match.

Comment: The lot line between lot 1 and 3 extends west beyond the boundary.

Response: The bearing for L2 was incorrect and has been adjusted. See attached closure proof.

Comment: The bearing needs to be fixed from S and W to N and E, on the west side of lot 3.

Response: This has been fixed, see revised plan.

C0.1 Demo

Comment: Label 1050 West/UDOT SR- Street

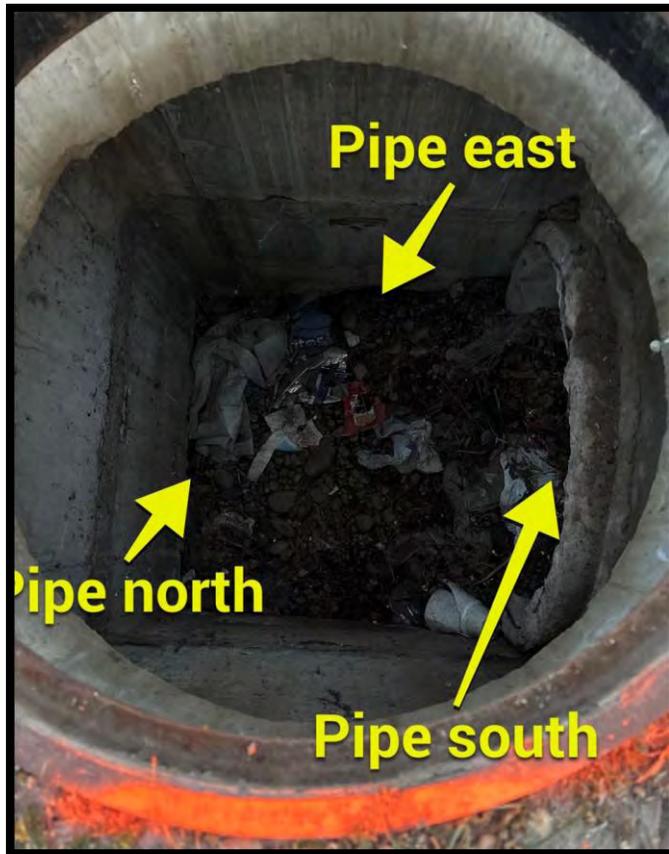
Response: See revised demo plan.

Comment: The waterline connections show only a patch at the main waterline on the west side of 1050 Street. Are you not trenching across the street?

Response: Yes, UDOT is requiring us to bore across the street for the waterline connection.

Comment: There is a storm drainpipe that is shown on the northwest running parallel to the property line and just terminates in the dirt?

Response: Notes were added to the demo plan. This pipe appears to be abandoned and the terminus is unknown. Below is a picture showing what the inside of the manhole looks like at the north of the pipe in question.



C1.1 – Site Plan

Comment: Make sure the Pad areas and the Lot areas coincide with each other.

Response: Areas have been updated to match the Plat.

C3.1 – Utility Plan

Comment: Waterline connection to the existing 12" waterline in 1050 West Street shows 6" gate valve and should be 8" gate valve. Need to have thrust block shown behind the existing 12" waterline. Is the plan to cut in a 12"x8" tee with restrained joints?

Response: See revised sheet C3.1, Utility Plan.

Comment: The fire hydrant in the middle island needs to have a 6" gate valve installed/shown. The detail call out needs to be updated from C4.5 to C4.4.

Response: See revised sheet C3.1, Utility Plan.

Comment: I see your detail call outs reference the thrust block detail but not shown on the waterline drawing. Maybe have a call out that all fittings are required to have thrust blocks.

Response: See revised sheet C3.1, Utility Plan. A note was added to each fitting and General Utility Note #11 was added.

Comment: The existing storm drain manhole/box that is being connected at the outfall may not be large enough for the 12" rcp pipe to connect. The existing pipes being 42" storm drain pipe coming in and out may not leave enough room if a manhole?

Response: See revised sheet C3.1, Utility Plan. A manhole was added so the proposed 12" pipe can enter between the existing pipes in the side of the structure. As can be seen in the image below, it is a square/rectangular box. The new 12" pipe will enter the box, perpendicular to the north wall.



Comment: The orifice plate is shown on the outfall manhole. What is the elevation for the 80th percentile retention?

Response: The flowline of the orifice is for the 80th percentile retention. Elevation was added to the utility plan.

Comment: The fire line to the fire riser room does not show a size. Detail on Sheet C4.1 show a 6" fire line.

Response: See revised sheet C3.1, Utility Plan.

C4.1 - Details

Comment: Detail 3 Fire riser stub in detail shows a 6" fire riser. Make sure they coincide.

Response: See revised sheet C3.1, Utility Plan.

C4.2 - Details

Comment: Detail 10 with the curb inlet does not have a concrete curb behind the inlet frame. Need to have a curb behind to keep box sealed.

Response: See revised detail. The curb has been labeled for clarity.

L2.1 – Irrigation Plan

Comment: It appears there is curbing at the northeast corner of the lot but does it cross the property line? There is a line but I'm not sure if it is the property line.

Response: The linework has been reviewed in the northeast corner of the site and modified. All landscape improvements shall take place on the property.

L3.1 – Irrigation Plan

Comment: Detail 5 Landscape Boulder, are there references as to how big these boulders will be? One foot high? Three feet high?

Response: A note has been added to the boulder detail to see the material schedule for boulders color and sizes.

Comment: Detail 7 Backflow prevention device needs to be a Riverdale City approved device.

Response: The proposed backflow preventer Wilkins 375XL is approved by the city of Riverdale.

Community Development

Plat

Comment: Please provide owner's dedication block for FC Riverdale Shopping Center, LLC – owner of parcel 078110002

Response: Added FC Riverdale Shopping Center, LLC and CCA- Family Center Riverdale, LLC owners to the Plat

C1.1 – Site Plan

Comment: Show traffic circulation, turning radius/staging for delivery trucks, and queuing in drive-through

Response: Vehicles were added to the site plan for queuing. A separate exhibit is attached to this letter showing a turning model for delivery trucks.

Comment: Show detail for dumpster enclosure

Response: Architect drawing provided. Our plans reference the architects plans.

L1.1 – Landscape Plan

Comment: Show detail for berm along 1050 West

Response: A detail section has been created to show berm along 1050 West. See sheet L1.1 Landscape Plan for detail.

Comment: Revise Keynote 14 to include grading and overseed to prevent storm water run-off and fugitive dust

Response: Keynote #14 has been revised and details /notes added for overseeding disturbed areas as requested.

Comment: When using boulders as a feature in the landscape bed, add in a mixture of multiple boulders of various sizes in different locations

Response: A few more boulders were added to individual boulder locations to create groupings. The range of boulder sizes has changed to include more of a range in size (2-5' in diameter). A note has also been added in the material schedule to mix boulder sizes in groupings to give contrast in boulder sizes.



16 February 2026

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Brandon Cooper
Proj: **Riverpark Retail 4868 South & 1050 West**
Subj: Subdivision plan and plat review #2

Dear Brandon,

We have completed our review of the plat and improvement plans dated February 5, 2026, and offer the following comments and recommendations to be addressed prior to final approval.

General Issues:

1. An electronic copy of the Plat and Improvement Drawings must be submitted to the City's Public Works Department prior to final approval and recording of the Plat.
2. A UDOT approval letter for the project is required before Riverdale City can issue final approval.

Sheet C0.0 – Cover Sheet:

1. Several references to "I-115" should be corrected to "I-15."

Sheet C3.1 – Utility Plan:

1. The underground storm system includes only one inspection port. Please confirm whether a single port is adequate for proper cleaning and maintenance.
2. The proposed future 12" storm drain on the east side of the underground system may pose installation challenges adjacent to the fabric-wrapped storm drain system.
3. Our calculations indicate that 11,834 cubic feet of stormwater storage is required for the 90-minute storm event. Please revise your calculations and plans as needed.

Sheet C4.1 – Details:

1. In Detail 7, "Temporary" is spelled incorrectly.

Sheet C4.2 – Details:

1. The concrete curb note referenced in the plan does not appear to be shown on the corresponding detail.

If you have any questions or need further clarification, please feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink that reads "R. Todd Freeman". The signature is written in a cursive style with a prominent initial "R".

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

City Engineer

Cc. Shawn Douglas, Public Works Director
Norm Farrell, Assistant Public Works Director
Jeff Woody, Building Official



Central Weber Sewer Improvement District

August 28, 2025

Brandon Cooper
Riverdale City
4600 Weber River Dr,
Ogden, UT 84405

SUBJECT: Riverpark Retail
Sanitary Sewer Service
Will Serve Letter

Shawn:

We have reviewed the request of Brad Brown to provide sanitary sewer treatment services to the development called Riverpark Retail a commercial office space of less than 16,900 Sq. Ft. use of 4,000 gallons per day, located at approximate address 4868 S. 1050 W. We offer the following comments regarding Central Weber Sewer Improvement District (the District') providing sanitary sewer service.

1. At this time, the district has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the district's facilities the connection must be constructed in accordance with District standards and must be inspected by the district while the work is being done. A minimum of 48-hour notice for inspection shall be given to the district prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Riverdale. Connection to the sewer system must be through a retail provider, which we understand to be Riverdale. The district will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the district's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

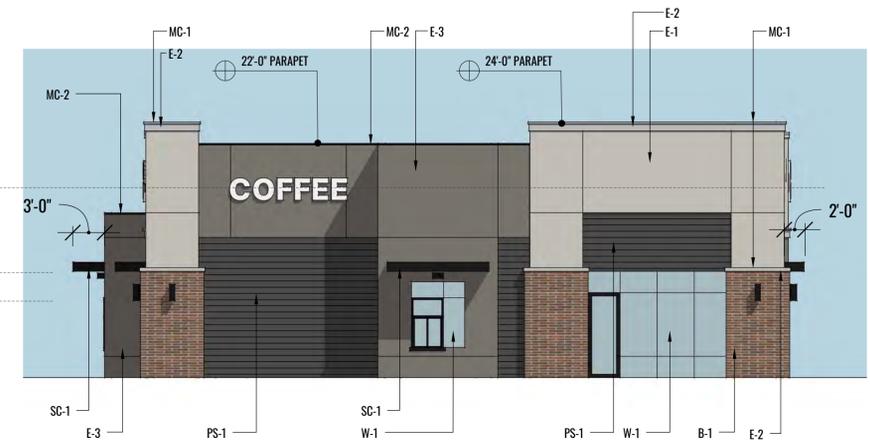
Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer
Brad Brown



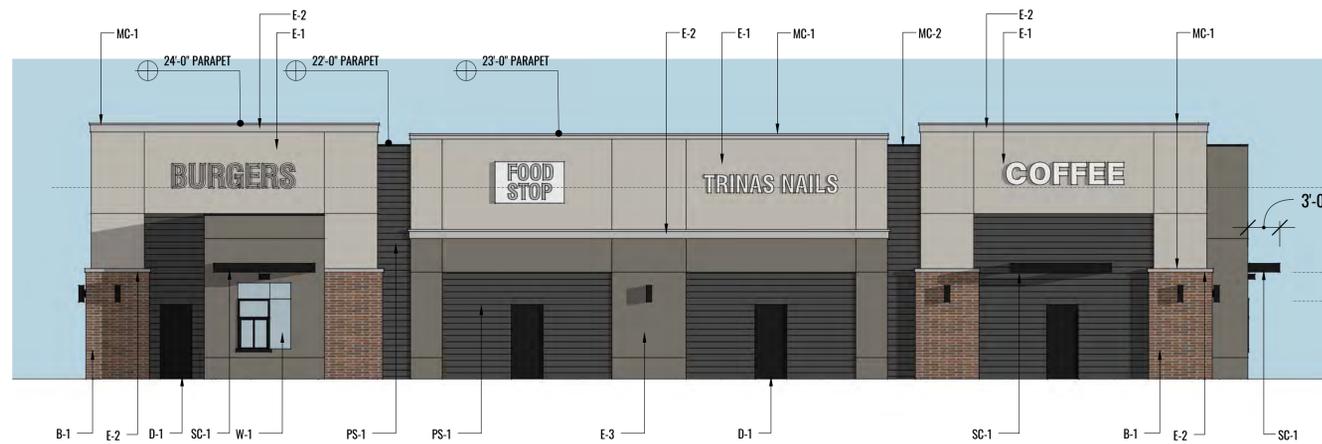
FRONT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



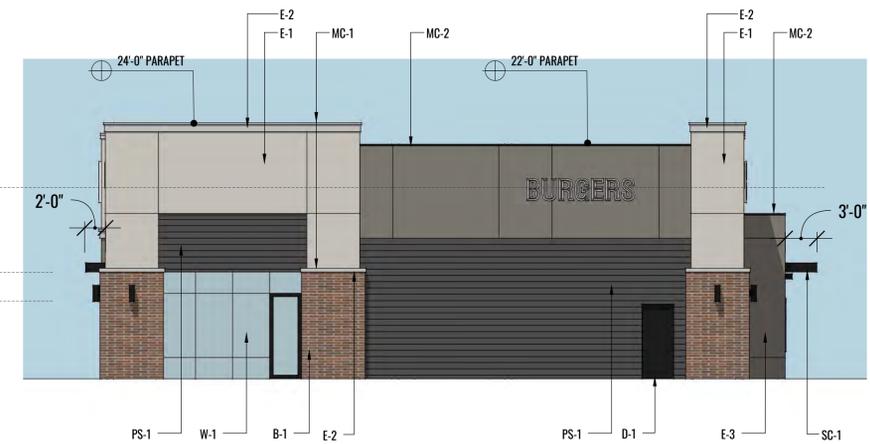
LEFT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



BACK ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

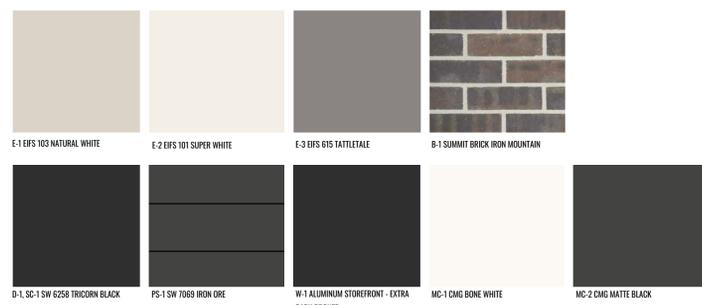


RIGHT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

FINSHES SCHEDULE

- E-1 EIFS
- E-2 EIFS
- E-3 EIFS
- PS-1 PAINTED HORIZONTAL SMOOTH PLANK SIDING
- B-1 BRICK
- E-1 EIFS CAP
- SC-1 PAINTED STEEL CANOPY
- MC-1 PREFINISHED METAL CAP FLASHING
- MC-2 PREFINISHED METAL CAP FLASHING
- W-1 ALUMINUM STOREFRONT SYSTEM
- D-1 PAINTED HOLLOW METAL DOOR & FRAME



Babcock Design

RIVERPARK RETAIL v3
RIVERDALE | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

December 18, 2025

TF-01



SOUTHEAST ELEVATION



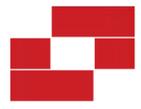
NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



Babcock Design

RIVERPARK RETAIL v3
RIVERDALE | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

December 18, 2025



2/20/2026

Riverdale City
4600 S. Weber River Drive
Riverdale, Utah 84405
Attn: Brandon Cooper

Project: Riverpark Retail

RE: Response to City Comments dated 2/16/2026

General Issues:

Comment: An electronic copy of the Plat and Improvement Drawings must be submitted to the City's Public Works Department prior to final approval and recording of the Plat.

Response: Noted. An electronic copy of the plat and improvements drawings is provided.

Comment: A UDOT approval letter for the project is required before Riverdale City can issue final approval.

Response: A copy of the conditional access permit will be provided as soon as received from UDOT.

Sheet C0.0 – Cover Sheet:

Comment: Several references to "I-115" should be corrected to "I-15."

Response: See revised sheet C0.0, Cover Sheet.

Sheet C3.1 – Utility Plan:

Comment: The underground storm system includes only one inspection port. Please confirm whether a single port is adequate for proper cleaning and maintenance.

Response: See revised sheet C3.1, Utility Plan.

Comment: The proposed future 12" storm drain on the east side of the underground system may pose installation challenges adjacent to the fabric-wrapped storm drain system.

Response: This line will be installed at minimum depth and the edge of the pipe is approximately 3.2' from the edge of the underground system. With a narrow trench, this should be adequate to not compromise the underground system.

Comment: Our calculations indicate that 11,834 cubic feet of stormwater storage is required for the 90-minute storm event. Please revise your calculations and plans as needed.

Response: See revised storm drainage calculations and sheet C3.1, Utility Plan.

Sheet C4.1 – Details:

Comment: In Detail 7, "Temporary" is spelled incorrectly.

Response: See revised sheet C4.1, Detail Sheet.

Sheet C4.2 – Details:

Comment: The concrete curb note referenced in the plan does not appear to be shown on the corresponding detail.

Response: See revised sheet C4.2, Detail Sheet.

Title Information

This survey was completed using Title Report File No. 6-102125 Revision No. 2, dated July 28, 2025 from Old Republic National Title Insurance Company and issued by Backman Title Services, Ltd. (A) and Title Report File No. 317906, dated September 1, 2025 from Stewart Title Guaranty Company and issued by Inwest Title Services, Inc. (B)

The following survey related items circled (Solid) from Schedule B II (A) or Schedule B Section 2 (B) of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B II (A) or Schedule B Section 2 (B) of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B II (A) or Schedule B Section 2 (B) of the title report could not be plotted:

- 12A Easements, setbacks, notes, and restrictions, as shown on the subdivision plat recorded September 7, 2001 as Entry No. 1794106 in Book 54 at Page 60. Contains a 20' Storm drain easement, a 10' drainage and public utilities easement, a 20' sidewalk easement and a 20' drainage and public utilities easement which cover a portion of this site along with more land.
 - 13A Right of Way Deed, and the terms and conditions thereof recorded June 8, 1947 as Entry No. 68955 in Book 160 at Page 440. Contains permission within and outside the bounds of 1050 West Street for locating and construction irrigation ditches, cut and fill slopes and a sidewalk along the Westerly side of this site however no exact size or location is disclosed.
 - 14A Right-of-Way reserved in Quit Claim Deed recorded July 12, 1988 as Entry No. 1051733 in Book 1543 at Page 727 and in Quit Claim Deed recorded July 12, 1988 as Entry No. 1051734 in Book 1543 at Page 728. Affects the Southerly portion of this site along with more land as shown hereon.
 - 15A Agreement, and the terms and conditions thereof recorded March 10, 1980 as Entry No. 805357 in Book 1347 at Page 691. Covers Section 18 along with other Sections, but contains nothing to plot. Mentions the construction of a 42" pipe 2000 foot long with a 20" Well 300-500 feet deep. Unable to plot due to undisclosed location.
 - 16A The terms and conditions of that certain Easements with Covenants and Restrictions affecting land recorded September 7, 2001 as Entry No. 1794113 in Book 2166 at Page 40. Blankets this site along with more land including easements for vehicular and pedestrian ingress and egress, parking, unloading of vehicles, and utilities along with the location of Pylon sign locations shown hereon. Also mentions Building Areas which includes an area that blanket all of the Subject parcel up to the Access Drive along the South line of the Subject property. (Same as Exception 14B)
 - 17A The terms and conditions of that certain Notice of Adoption of Redevelopment Plan entitled "Weber River Neighborhood Development Plan" recorded October 26, 1994 as Entry No. 1318405 in Book 1735 at Page 2347. Covers this site along with more land, but contains nothing to plot and dissolved by Exception 21 below.
 - 18A The terms and conditions of that certain Development Agreement for the Family Center at Riverdale Project recorded September 7, 2001 as Entry No. 1794078 in Book 2166 at Page 641. Blankets our site along with more land, but contains nothing to plot. (Same as Exception 13B)
 - 20A The terms and conditions of that certain Ordinance No. 882 adopting the 700 West Community Development Project Area Plan recorded August 31, 2016 as Entry No. 2812643. Covers our site along with more land, but contains nothing to plot.
 - 21A The terms and conditions of that certain Ordinance No. 833 recorded December 22, 2016 as Entry No. 2833393. Dissolves the Weber River project area also known as the Weber Neighborhood Development Plan in Exception No. 17 above.
 - 22A The terms and conditions of that certain Addendum to Agreement recorded March 19, 2019 as Entry No. 2970558. Covers this site but contains nothing to plot. Contains five support document of which two are contained in Title Report (B) as Exceptions 10 and 11. The other three have not been supplied for review.
 - 23A Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded July 16, 1996 as Entry No. 1418383 in Book 1816 at Page 1307 and amended September 7, 2001 as Entry No. 1794074 in Book 2166 at Page 616. Contains what appears to be an old description of a proposed Lot 1 of the Home Depot Industrial Subdivision, which affects the East line of the Subject Parcel along with what appears to be an old description that affects the South line of Lot 2 RMRE 1050 West Retail Lot 1 Amended as shown hereon and contains several use restrictions. (Same as Exception 8B)
 - 24A Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded September 7, 2001 as Entry No. 1794076 in Book 2166 at Page 632. Blankets this site along with more land, but contains nothing to plot. (Same as Exception 12B)
 - 25A Certificate of Creation establishing the Northern Utah Environmental Resource Agency recorded January 20, 2015 as Entry No. 2718461. Blankets all of Weber County along with other Counties, but contains nothing to plot.
 - 26A Easements, setbacks, notes, and restrictions, as shown on the subdivision plat recorded December 17, 2020 as Entry No. 3110794 in Book 89 at Page 55. Blankets this site along with more land but contains nothing additional to plot. (Same as Exception 5B)
 - 27A The terms and conditions of that certain Agreement Regarding Easements, Covenants, Conditions and Restrictions recorded January 5, 2021 as Entry No. 3115623 and re-recorded February 2, 2021 as Entry No. 3122739. Blankets all of Lots 1 and 2 of the underlying RMRE 1050 West Retail Lot 1 Amended Subdivision with Reciprocal Vehicular and Pedestrian Access, Reciprocal Parking, and Utility Easements, but contains nothing to plot. (Same as Exception 16B)
 - 28A The terms and conditions of that certain Agreement Containing Covenants recorded January 5, 2021 as Entry No. 3115624 and re-recorded February 2, 2021 as Entry No. 3122739. Covers this site along with more land, but contains nothing to plot. Includes restrictions on types of businesses such as Fabric stores, Dollar stores, and Chiropractic clinic or Massage Services. (Same as Exception 18B)
 - 29A Pylon Sign Agreement, and the terms and conditions thereof between FC Riverdale Shopping Center, L.L.C., CCA-Family Center Riverdale, L.L.C., The Lodge Properties, L.L.C. and Biadi, L.L.C. recorded January 5, 2021 as Entry No. 3115625 and re-recorded February 2, 2021 as Entry No. 3122740. Contains two of the same Pylons signs shown on Exception 16 above. (Same as Exception 17B)
 - 30A Easements, setbacks, notes, and restrictions, as shown on the subdivision plat recorded March 17, 2022 as Entry No. 3224594 in Book 92 at Page 57. Covers a portion of the subject Parcel along with more land but contains nothing additional to plot.
- * Exception No.'s 1-11 are general and/or standard exceptions that do not reveal matters of survey.
- ** Exception No. 19 describes and affects this site but does not reveal matters of survey.

Notes

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

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

Pertaining to ALTA Table A Item No. 7: The proforma area shown hereon does not contain any buildings.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 10: No division or party walls are within close proximity of adjoining properties.

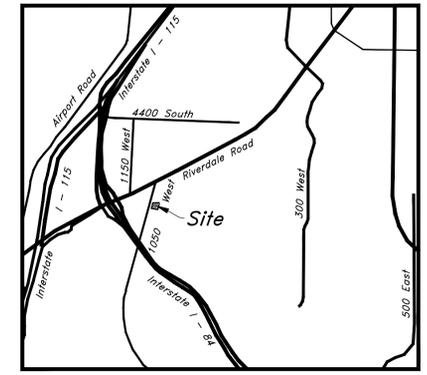
Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Rocky Mountain Power, Allwest Communications, Lumen/Centurylink, Comcast/Telecom Design, First Digital Telecom, Verizon Business, Enbridge Gas Utah, Riverdale City, Syringa, UDOT Region 1, Utopia Fiber, Weber Basin Water C.D., and Zayo Fiber Solutions. The Surveyor has requested maps and received no response(s) from Weber Basin Water C.D., Lumen/Centurylink, Verizon Business and Allwest Communications.

Pertaining to ALTA Table A Item No. 14: This Proforma site has direct access to 1050 West Street, the intersection of River Park Drive and 1050 West Street is approximately 500 feet South of said direct access.

Pertaining to ALTA Table A Item No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA Table A Item No. 17: There is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from the controlling jurisdiction.

Pertaining to ALTA Table A Item No. 18: All off site Easements are shown on Sheet 2 in the Offsite Easement Map



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Steward Land Company prerequisite to the purchase and development of this property.

This Survey retraces and honors the underlying RMRE 1050 West Retail Lot 1 Amended Subdivision recorded as Entry No. 3110794 (R1), The Underlying Riverdale Joann Commercial Subdivision recorded as Entry No. 3224594 (R2) and The Underlying RMRE 1050 West Retail Subdivision recorded as Entry No. 1794106 (R3)

The North Quarter Corner Monument falls within a government security fenced area and could not be accessed for this survey, the location has been calculated based on record documents and the Weber County Survey.

A line between monuments found for the Northeast and Northwest Corners of Section 18 was assigned the NAD83 Utah North Zone State Plane bearing of North 89°11'40" West which matches the Weber County Survey referenced hereon and said underlying subdivisions.

Property corners will be set with the forthcoming plat.

Benchmark

Brass Cap Monument for the Northeast Corner Section 18, T5N, R1W, SLB&M, U.S. Survey
Assigned Elevation = 4547.78

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0417F dated June 2, 2015. Flood Zone X is defined as "Area of minimal flood hazard."

Zoning Information

Zone	=	RCP (Retail/Commercial Park Overlay Zone)
Building Setback Requirements	=	Development Plan needed for information
Front yard	=	Development Plan needed for information
Back yard	=	Development Plan needed for information
Side yard	=	Development Plan needed for information
Height Restrictions	=	Shall be determined at the time of development review.
Lot Coverage	=	Development Plan needed for information

Record Descriptions

- Title Report No. 6-102125 Revision 2 (A)
Lot 102, Riverdale JoAnn Commercial Subdivision, Amending Lot 1, RMRE 1050 Retail Lot 1 Amended Subdivision, according to the official plat thereof on file and of record in the office of the Weber County Recorder.
- Title Report No. 317906 (B)
Lot 2 RMRE 1050 West Retail Lot 1 Amended Subdivision, Riverdale City, Weber County, State of Utah, according to the official plat thereof.

Certification

To Steward Land Pursuit LLC, Stewart Title Guaranty Company, Inwest Title Services, Inc., Old Republic National Title Insurance Company, FC Riverdale Shopping Center, LLC, a Delaware limited liability company, CCA-Family Center Riverdale, LLC, a Delaware limited liability company, Backman Title Services, Ltd., Stewart Land Holdings LLC a Utah limited liability company, Wasatch Peaks Credit Union and Lodge Properties, LLC, a Utah limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on November 4, 2025.

Date: 11 Dec, 2025

12966234
David M. Hamilton
STATE OF UTAH

David M. Hamilton
Utah PLS No. 12966234

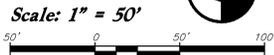
REV.	DATE	DESCRIPTION

Designed by: DH & TC
Drafted by: SL
Client Name:
Steward Land Company
25-165AS



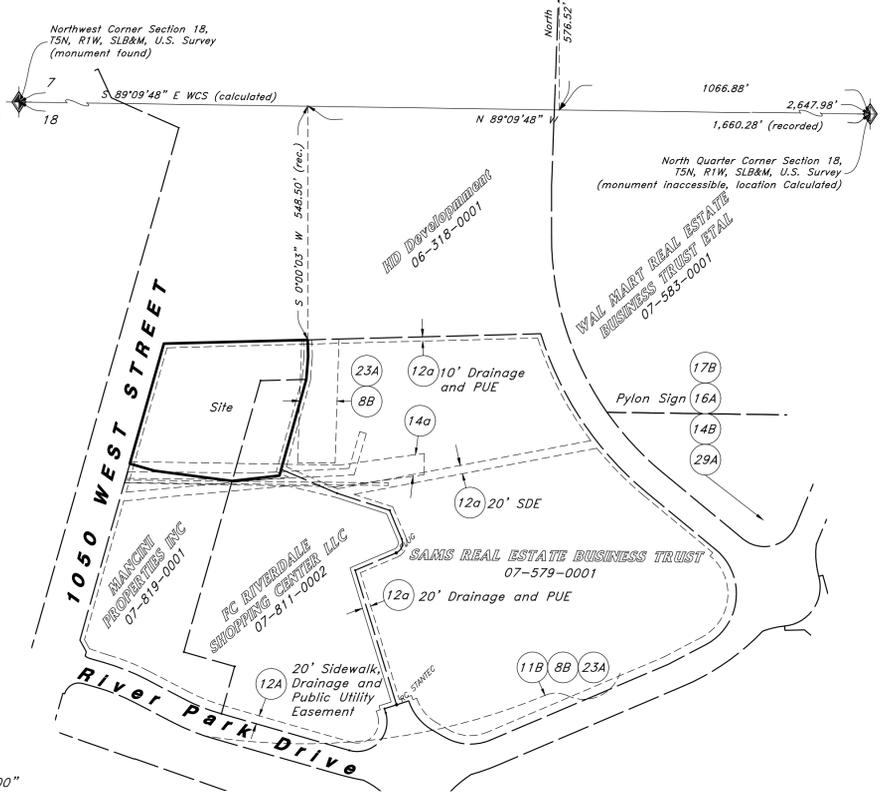
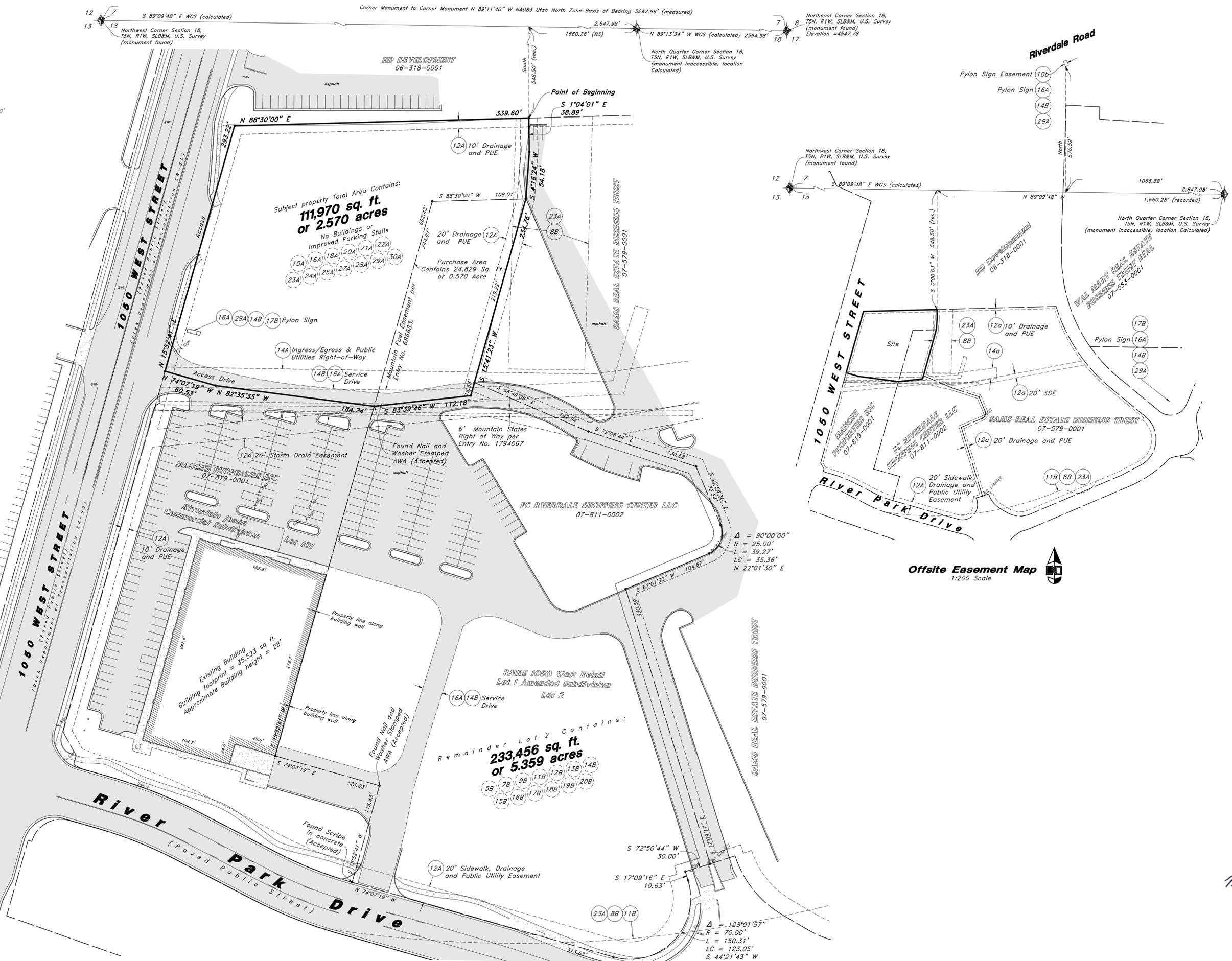
ALTA / NSPS Land Title Survey
Riverpark Retail
4868 South 1050 West
Riverdale, Weber County, Utah
A Part of the Northwest Quarter of Section 18, T5N, R1W, SLB&M, U.S. Survey

9 Dec, 2025
SHEET NO.
1



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Section Corner
- Asphalt
- Concrete
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"
- PUE Public Utility Easement
- SDE Storm Drain Easement



Offsite Easement Map
1:200 Scale

Designed by: DH & TC
 Drafted by: SL
 Client Name:
 Steward Land Company
 25-165AS



ALTA / NSPS Land Title Survey
Riverpark Retail
 4868 South 1050 West
 Riverdale, Weber County, Utah
 A Part of the Northwest Quarter of Section 18, T5N, R1W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
 12966234
 David M. Hamilton
 11 Dec, 2025

9 Dec, 2025
 SHEET NO.
2

Riverpark Retail Subdivision

Amending Lot 2 RMRE 1050 West Retail Lot 1 Amended Subdivision and Lot 102 Riverdale Joann Commercial Subdivision, being a part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Riverdale City, Weber County, Utah
January, 2026

Scale: 1" = 80'



Legend

- Monument
- Adjoining Lot Line
- Property Line
- Lot Line
- Easement Line
- Centerline
- Section Line
- Street Address
- 11107 S
- WCS
- Weber County Survey
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements blanketing this site and/or the common areas of this site and are contained in the following recorded Declaration, Amendment, Agreements and Addendum to Agreements thereto, records of Weber County, Utah:

- Entry No. 1794066 in Book 2166 at Page 533
- Entry No. 1794076 in Book 2166 at Page 632
- Entry No. 1794078 in Book 2166 at Page 641
- Entry No. 1794113 in Book 2166 at Page 840
- Entry No. 1418383 Book 39 Page 71
- Entry No. 1794074 Book 2166 P 616
- Entry No. 1794069 B 2166 P 585
- Entry No. 2970558
- Entry No. 2113305
- Entry No. 2982400
- Entry No. 2812643
- Entry No. 2718461
- Entry No. 3122738
- Entry No. 3122739
- Entry No. 3115623
- Entry No. 3115624
- Entry No. 3115625
- Entry No. 3224594
- Entry No. 3122740
- Entry No. 3261587

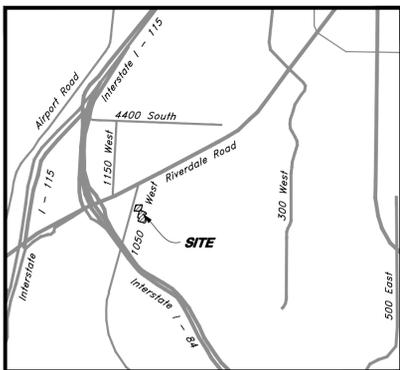
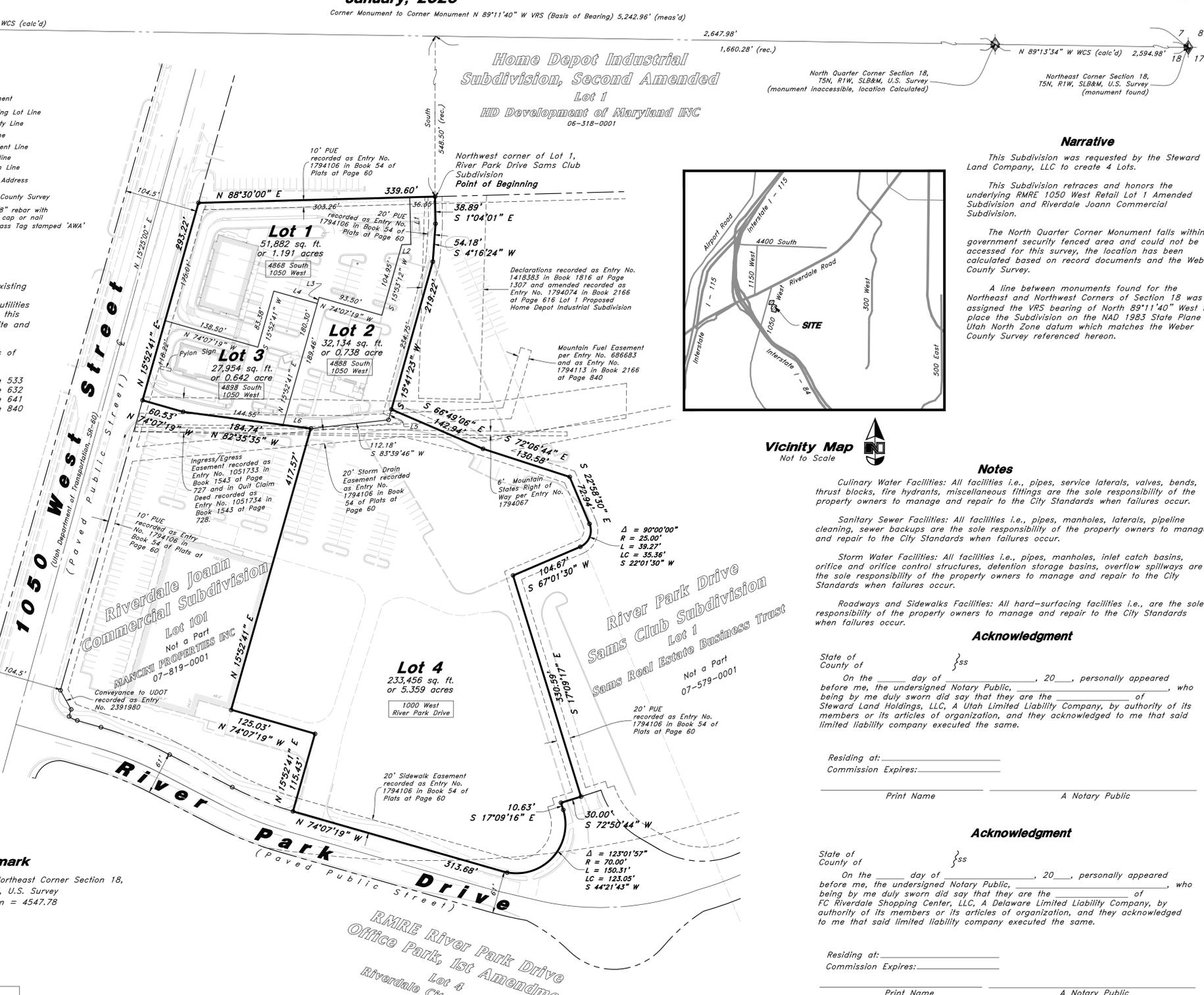
Benchmark

Brass Cap Monument for the Northeast Corner Section 18, T5N, R1W, SLB&M, U.S. Survey
Assigned Elevation = 4547.78

Line #	Bearing	Length
L1	S 1°27'49" E	67.37'
L2	S 88°59'26" W	13.05'
L3	N 15°52'41" E	9.16'
L4	S 74°07'19" E	65.00'
L5	S 15°41'23" W	15.53'
L6	N 82°35'35" W	40.19'



Home Depot Industrial Subdivision, Second Amended
Lot 1
HD Development of Maryland INC
06-318-0001



Vicinity Map

Not to Scale

Notes

- Culinary Water Facilities:** All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.
- Sanitary Sewer Facilities:** All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.
- Storm Water Facilities:** All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.
- Roadways and Sidewalks Facilities:** All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared _____, who before me, the undersigned Notary Public, being by me duly sworn did say that they are the _____ of Steward Land Holdings, LLC, A Utah Limited Liability Company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared _____, who before me, the undersigned Notary Public, being by me duly sworn did say that they are the _____ of FC Riverdale Shopping Center, LLC, A Delaware Limited Liability Company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Weber Record of Survey No. _____ being the property described on this Subdivision Plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace 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

Riverpark Retail Subdivision

and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

Description

All of Lot 2, RMRE 1050 West Retail Lot 1 Amended Subdivision recorded December 17, 2020 as Entry No. 3110794 in Book 89 of Plats at Page 55 in the Official Records of Weber County, and All of Lot 102, Riverdale Joann Commercial Subdivision recorded March 17, 2022 as Entry No. 3224594 in Book 92 of Plats at Page 57 in the Official Records of Weber County, located in the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah.

Beginning at the Northwest Corner of Lot 1, River Park Drive Sam's Club Subdivision recorded as Entry No. 1794104 in Book 54 at Page 58, in the Official Records of Weber County, said point is described as being located 1660.28 feet North 89°09'48" West along the Section line and 548.50 feet South from the North Quarter Corner of said Section 18; and running thence along the Westerly line of said Lot 1 the following nine courses: South 1°04'01" East 38.89 feet; South 4°16'24" West 54.18 feet; South 15°41'23" West 219.22 feet; South 66°49'06" East 142.94 feet; South 72°06'44" East 130.58 feet; South 22°58'30" East 72.94 feet to a point of curvature; Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 39.27 feet (Central Angle equals 90°00'00" and Long Chord bears South 22°01'30" East 35.36 feet) to a point of tangency; South 67°01'30" West 104.67 feet; and South 17°09'17" East 330.59 feet to a point on the Northerly Line of River Park Drive; thence along said Northerly line the following four courses: South 72°50'44" West 30.00 feet; South 17°09'16" East 10.63 feet to a point of curvature; Southwesterly along the arc of a 70.00 foot radius curve to the right a distance of 150.31 feet (Central Angle equals 123°01'57" and Long Chord bears South 44°21'43" West 123.05 feet) to a point of tangency; and North 74°07'19" West 313.68 feet to the Southeast corner of Lot 101 of said Riverdale Joann Commercial Subdivision; thence along the Easterly and Northerly lines of said Lot 101 the following five courses: North 15°52'41" East 115.43 feet, North 74°07'19" West 125.03 feet; North 15°52'41" East 417.57 feet to the Northeast corner of said Lot 101; North 82°35'35" West 184.74 feet; and North 74°07'19" West 60.53 feet to the Northwest corner of said Lot 101 on the Southeastery line of 1050 West Street as it exists as a 104.5' width; thence North 15°52'41" East 293.22 feet along said Southeastery line to the Southerly line of the Home Depot Industrial Subdivision, Second Amended recorded February 24, 2011 as Entry No. 2517031 in the Official records of Weber County; thence North 88°30'00" East 339.60 feet along said Southerly line to said Northwest Corner of Lot 1 of the River Park Drive Sam's Club Subdivision and the Point of Beginning.

Contains 345,426 sq. ft.
Or 7.930 acres
4 Lots

Signed this _____ day of _____, 20____

12966234
License No.



Owner's Dedication

Know all men by these presents that we, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into 4 Lots as shown on this plat and name said plat Riverpark Retail Subdivision.

In witness whereby I have hereunto set my hand This _____ Day of _____ AD, 20____.

FC Riverdale Shopping Center, LLC, A Delaware Limited Liability Company
CCA- Family Center Riverdale, LLC, A Delaware Limited Liability Company

by: _____
its: _____

Steward Land Holdings, LLC, A Utah Limited Liability Company

by: _____
its: _____

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared _____, who before me, the undersigned Notary Public, being by me duly sworn did say that they are the _____ of CCA- Family Center Riverdale, LLC, A Delaware Limited Liability Company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Sheet 1 of 1

Approving Agency

Riverdale City
4600 S. Weber River Dr.
Riverdale, UT 84405

Owner/Developer

Steward Land Holdings, LLC
2444 Washington Blvd
Ogden, Utah 84401

Weber County Recorder

ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

Riverdale City Planning Commission

Approved by the Riverdale City Planning Commission on the _____ Day of _____, 20____.
Chair, Riverdale City Planning Commission

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

Riverdale City Approval

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this _____ Day of _____, 20____.
Riverdale City Mayor
Attest

Riverdale City Attorney

Approved by the Riverdale City Attorney on the _____ Day of _____, 20____.
Riverdale City Attorney



Scale: 1" = 20'

Non-engineered Fill

Per the Geotechnical Engineering Study Prepared by GSH described on the Grading Plan as General Grading Note No. 17, there is evidence of non-engineered fill across the site ranging in depths of 2.0 to 3.5 feet beneath the existing ground surface. Contractor to include the removal and/or recompaction of materials as directed by said study and a qualified geotechnical engineer.

All soil mitigation work shall be performed in accordance with the recommendations of the project's Geotechnical Engineer. The Owner is solely responsible for implementing the geotechnical engineer's recommendations and ensuring that any soil mitigation measures are carried out under their direction. AWA has not evaluated the site soils and will not provide direction regarding soil conditions, remediation methods, or suitability for construction. Any liability for soil condition assessments, mitigation methods, or related decisions rests exclusively with the Owner and the Geotechnical Engineer.

General Demolition Notes:

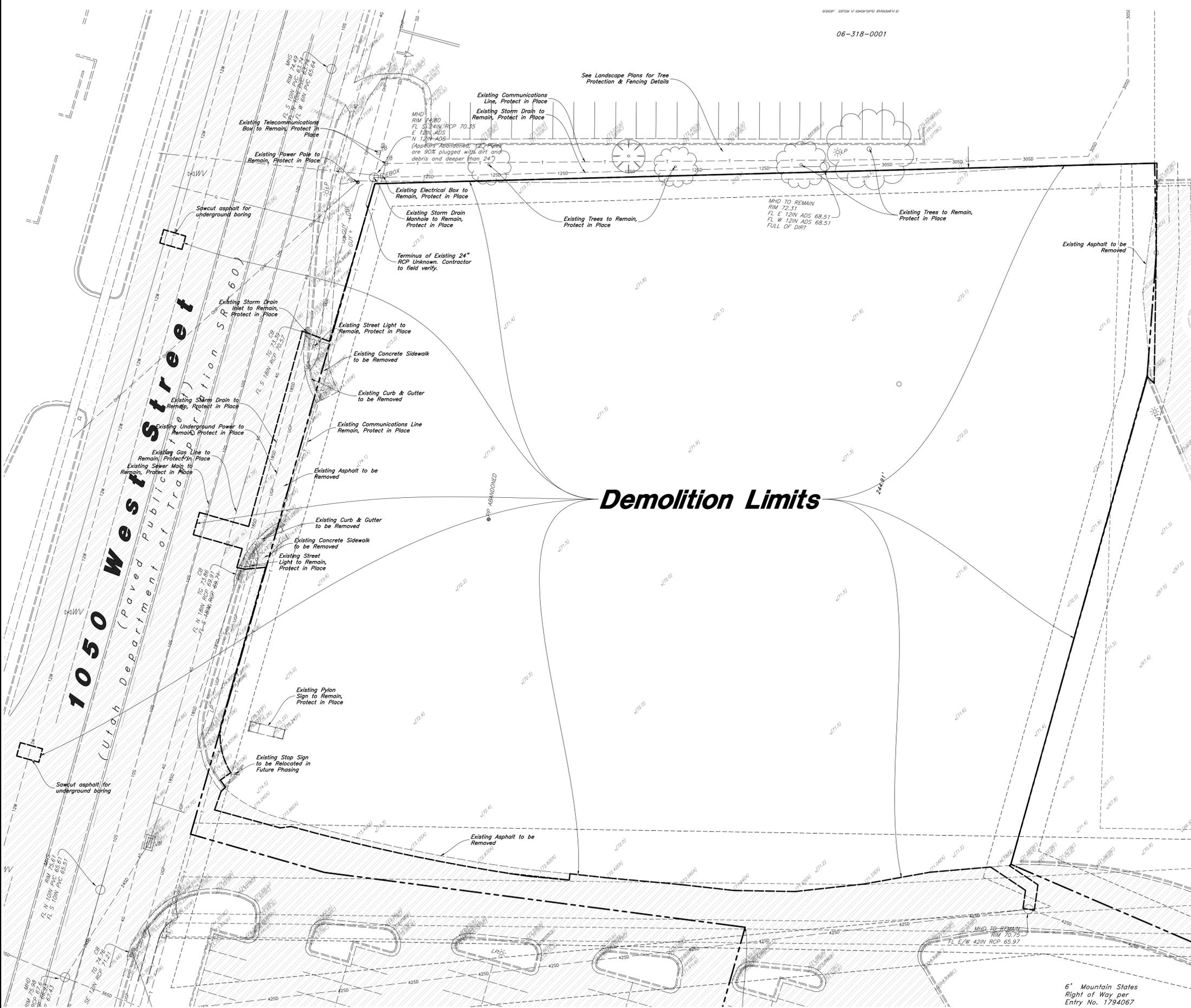
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract.)
- 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 said materials or contaminated soil.
- 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.
- Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Demolition Limits



6' Mountain States Right of Way per Entry No. 1794067

DESIGNER	JHT
DRAWN	IK
CLIENT	Steward Land Company
PROJECT	25-165DM
 2010 North Redwood Road, Salt Lake City, Utah 84116 (801) 521-6529 - AWAneg@awainc.com	
Demolition Plan Riverpark Retail 4668 South & 1050 West Riverdale, Weber County, UT	
	
DATE	19 Feb, 2026
SHEET NO.	C0.1



Scale: 1" = 20'



Site Construction Notes

- 1 Const. 24" Curb & Gutter (1 C4.1)
- 2 Const. Asphalt Paving (2 C4.1)
- 3 Const. Conc. Sidewalk (4 C4.1)
- 4 Const. Thickened Edge Sidewalk (5 C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.3)
- 6 Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving (8 C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. Directional Arrows per MUTCD
- 14 Const. 24" White Stop Bar
- 15 Const. 4" White Paint Stripe at 45 degrees, 2' o.c. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 16 Const. Stop Sign per MUTCD R1-1 (23 C4.5)
- 17 Conn. & Match Existing Improvements
- 18 Const. Fire Hydrant (20 C4.4)
- 19 Temporary Asphalt Curb (7 C4.1)
- 20 Const. Raised Conc. Island (See Arch. Plans)
- 21 Menu Board by Others
- 22 Const. Light Pole and Base (See Elec. Plans)
- 23 Const. Electrical Transformer Pad (See Electrical Plans)
- 24 Drive Thru Clearance Bar (See Arch. Plans)
- 25 Const. Directional Signage (See Arch. Plans)
- 26 Const. Concrete Pad for Electrical Equipment
- 27 Const. Bollard (See Arch. Plans)

Site Data

Overall Site Area = 111,970 s.f. (2.57 ac.)
 Pad A Site Area = 51,882 s.f. (1.191 ac.)
 Pad B Site Area = 27,954 s.f. (0.642 ac.)
 Pad C Site Area = 32,134 s.f. (0.738 ac.)

Pad A Building Area = 6,300 s.f.
 Pad B Building Area = 2,769 s.f.
 Pad C Building Area = 5,078 s.f.

Pad A Hardscape Area = 33,835 s.f. (65.3%)
 Pad B Hardscape Area = 20,444 s.f. (73.1%)
 Pad C Hardscape Area = 21,023 s.f. (65.5%)

Parking Required

Retail = 1/300 s.f. = 10
 Drive Thru = 1/100 s.f. = 60
 Service Repair Shops = Min. 4 Client Spaces
 Total Stalls = 74 min.

Parking Provided

Pad A Parking Provided = 43 stalls (7.30/1,000) (4 ADA stalls)
 Pad B Parking Provided = 27 stalls (9.75/1,000) (2 ADA stalls)
 Pad C Parking Provided = 11 stalls (2.00/1,000) (1 ADA stall)

Total Stalls = 81
 (7 ADA Stalls)

Landscaping

Required = 22,394 s.f. (20.0%)
 Provided = 22,521 s.f. (20.1%)



General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. 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.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.

Construction Survey Note:

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

4. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. All missing, nonfunctioning, and/or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
8. If the temporary asphalt curb shown hereon does not adequately prevent people from driving into and parking on the undeveloped areas, the city has the right to coordinate with the owner to install additional measures to mitigate issues that may arise.

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 requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, 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.

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 Wahlén and Associates ALTA Surveys or Anderson Wahlén 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 an electronic data provided by Anderson Wahlén and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on an electronic data provided by Anderson Wahlén and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

REV.	DATE	DESCRIPTION

Designed by: JHT
 Drafted by: IK
 Client Name:
 Steward Land Company

25-1655P



Site Plan
Riverpark Retail
 4568 South & 1050 West
 Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.

C1.1

HD DEVELOPMENT

06-318-0001

Accessibility Note:

Contractor must maintain a running slope on Accessible routes less than 5.0% (1:20). The cross slope for Accessible routes less than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.



Scale: 1" = 20'



Storm Water Detention
Provided Volume = 4,808± cf.
Bottom of Pond = 4368.30'
Highwater Elevation = 4370.50'
Top of Pond = 4371.50'
Contractor to provide certification that volume requirements are met after completion.

Non-engineered Fill

Per the Geotechnical Engineering Study Prepared by GSH described on the Grading Plan as General Grading Note No. 17, there is evidence of non-engineered fill across the site ranging in depths of 2.0 to 3.5 feet beneath the existing ground surface. Contractor to include the removal and/or recompaction of materials as directed by said study and a qualified geotechnical engineer.

All soil mitigation work shall be performed in accordance with the recommendations of the project's Geotechnical Engineer. The Owner is solely responsible for implementing the geotechnical engineer's recommendations and ensuring that any soil mitigation measures are carried out under their direction. AWA has not evaluated the site soils and will not provide direction regarding soil conditions, remediation methods, or suitability for construction. Any liability for soil condition assessments, mitigation methods, or related decisions rests exclusively with the Owner and the Geotechnical Engineer.

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.
- Fills shall be benched 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 ring, 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 grading.
- 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 GSH Geotechnical are included in the requirements of grading and site preparation. The Report is titled "REPORT: GEOTECHNICAL STUDY, PROPOSED RIVERDALE RETAIL, 4868 SOUTH 1050 WEST, RIVERDALE, UTAH (41.1743, -112.0037)".
Project No.: 4221-001-25
Dated: January 27, 2026
- 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 solid materials or contaminated soil.
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

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 text masking. 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.

Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company

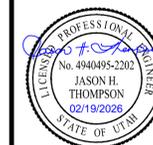
25-165GR



Grading Plan

Riverpark Retail

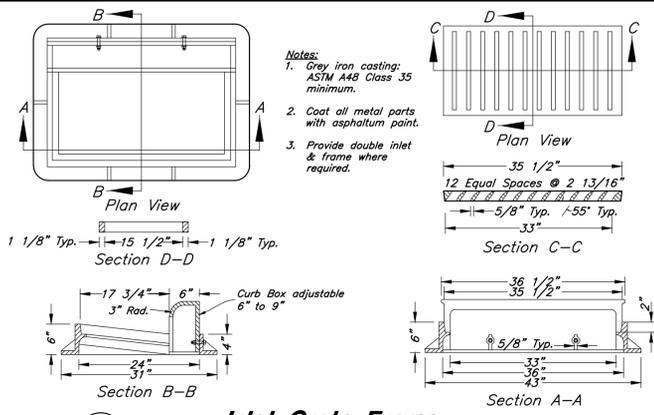
4868 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.

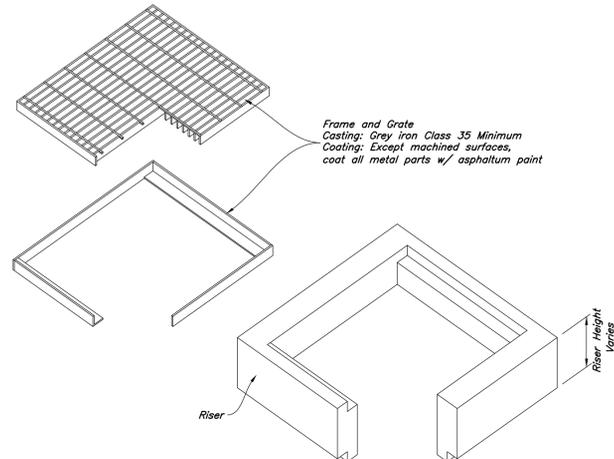
C2.1



Inlet Gate Frame

Not to Scale

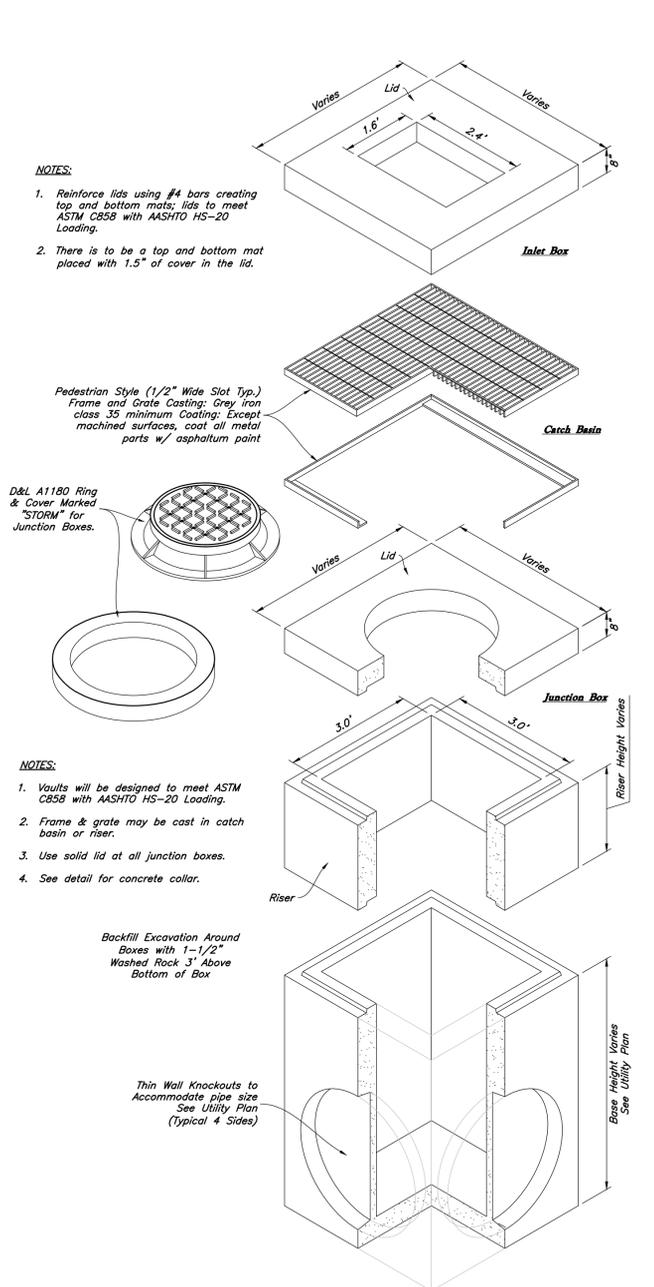
15



Precast Catch Basin

Not to Scale

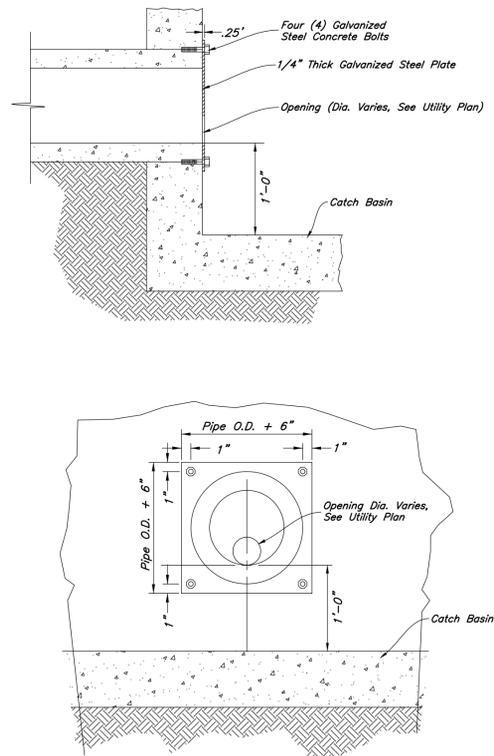
13



Precast 3' x 3' Catch Basin Junction Box/inlet

Not to Scale

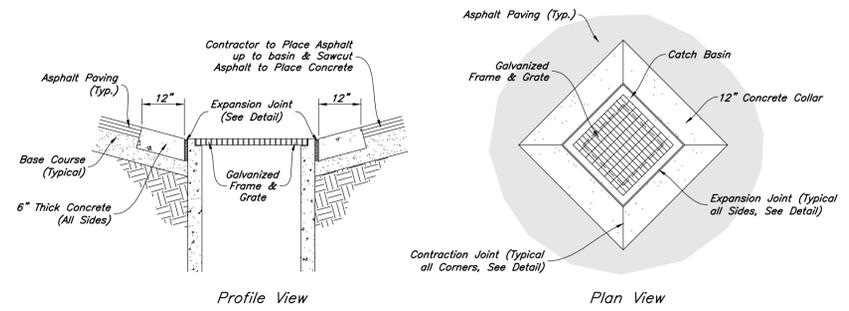
14



Orifice Plate Detail

Not to Scale

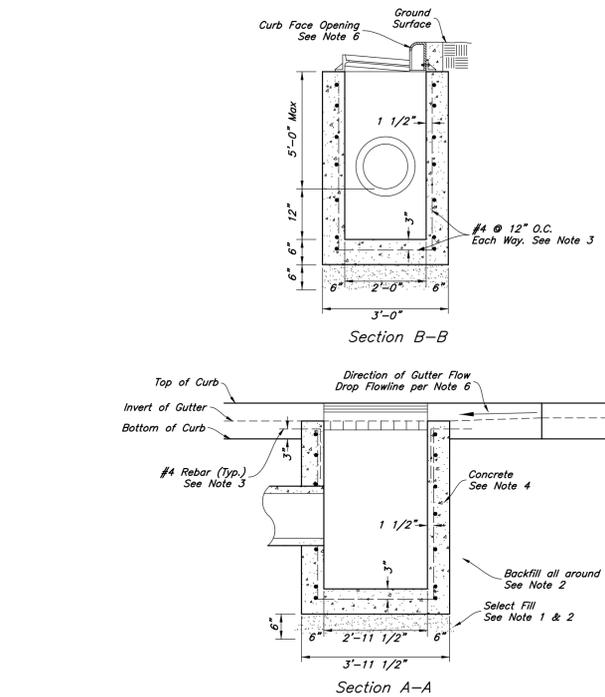
12



Concrete Collar Detail

Not to Scale

11



Curb Inlet with Single Grate

Not to Scale

10

Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company

25-16SDT

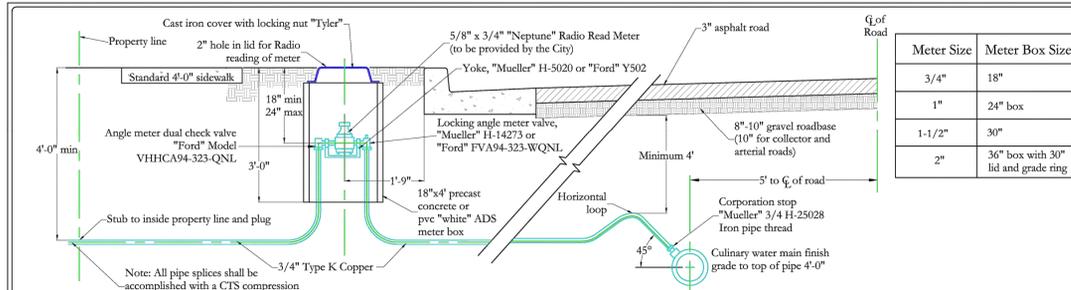


Details
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.
C4.2



TYPICAL WATER CONNECTION
SCALE: NONE

- NOTES:**
- Backfill: Install backfill in lifts not exceeding 8" after compaction. Compact each lift to an average dry density of 95% with no density test result less than 92%.
 - Residential water meters provided by City. Commercial and industrial water meters to be approved by City.
 - Pipe: Type K copper pipe.
 - Placement: All meters are to be centered in the park strip and must be placed near midpoint of the lot. Meters must not be located in a driveway, or in a sidewalk, and must be 24" away from driveway approaches.
 - Property owner is responsible for service line from property side of meter.
 - Taps to PVC C900 require brass double strap saddles. Direct taps not allowed to PVC. Direct taps to ductile iron are allowed.
 - Back flow prevention devices not required.
 - 1-1/2" and 2" meters require a meter setter Mueller H1423 with Mueller H15428 fittings or approved equal.
 - All meters over 1" is required to have a bypass.
 - Water meter size shall be the same size as the supply line into site.
 - Any standards and specifications not shown shall follow all APWA specifications.

Meter Size	Meter Box Size
3/4"	18"
1"	24" box
1-1/2"	30"
2"	36" box with 30" lid and grade ring

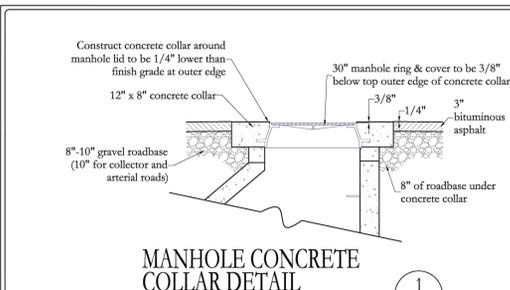
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO. DATE BY REVISIONS

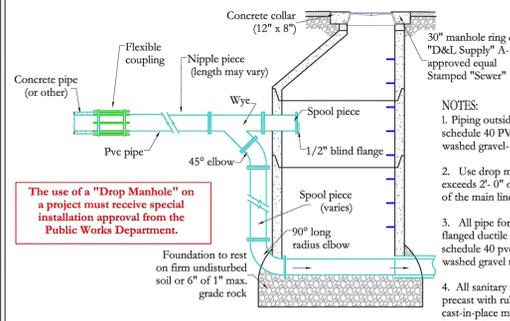
DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RIF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.0002
FILE: 16-18 rc CW stds.dwg
SHEET: 17 of 18

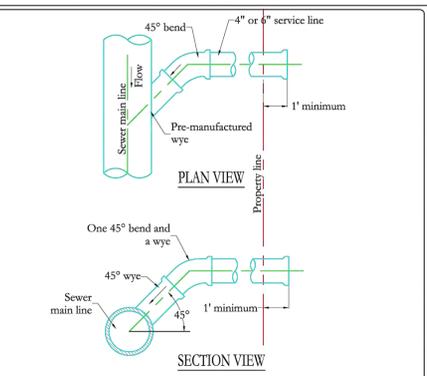


MANHOLE CONCRETE COLLAR DETAIL
SCALE: NONE



STANDARD SANITARY SEWER DROP MANHOLE
SCALE: NONE

- NOTES:**
- The use of a "Drop Manhole" on a project must receive special installation approval from the Public Works Department.
 - Use drop manhole only when drop exceeds 2' 0" or more above the flow line of the main line.
 - All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc. If encased in 3/4" washed gravel minimum.
 - All sanitary sewer manholes shall be precast with rubber boot seal. Any cast-in-place manholes must be approved by Riverdale City prior to installation.



STANDARD SANITARY SEWER CONNECTION
SCALE: NONE

- NOTES:**
- All house services shall be 4" diameter. Commercial and public services shall be 6" diameter unless directed otherwise and shall be extended from main lines to property lines. The lateral from the main to the residential/commercial is owned and maintained by the property owner.
 - All sanitary sewer laterals shall not be connected to a manhole unless pre-approved by Riverdale City.
 - Recommended minimum grade shall be 1% for 6" service line and 2% for 4" service line.
 - Contractor shall use a "Inserta Tee" for an existing connection and a "WYE" for a new connection.
 - All 90° bends at connection to main must be constructed with one 45° bend and a wye.
 - Direct nose on is allowed when connecting to existing main line. Use rubber boot as per city with stainless steel straps, if required. Core cut existing pipe, do not break out with a hammer.
 - Notify city 24 hours in advance of any connection. Every connection to be inspected by City.

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RIVERDALE, UT 84405
801.866.0550

NO. DATE BY REVISIONS

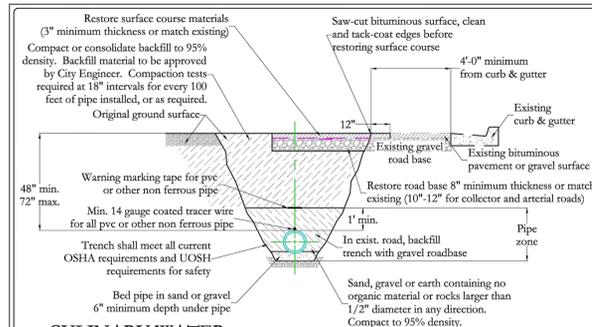
DATE: APRIL 2018
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CHECKED: NSN / RIF

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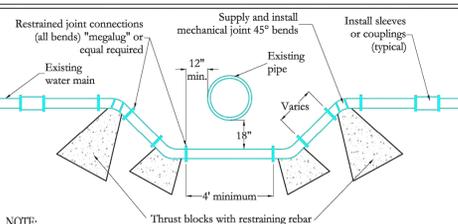
CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.0002
FILE: 09-10 rc SS stds.dwg
SHEET: 10 of 18

Gate Valve & Water Connection
Not to Scale

Standard Sanitary Sewer & Manhole
Not to Scale



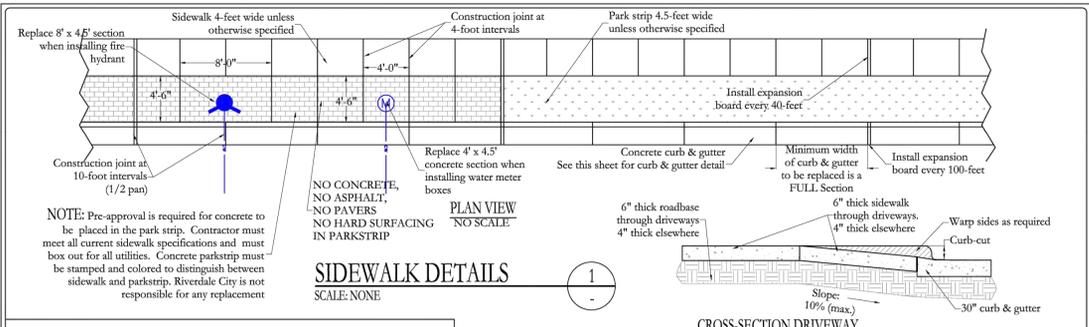
CULINARY WATER TRENCH CROSS-SECTION
SCALE: NONE



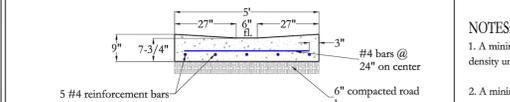
TYPICAL WATER LOOP
SCALE: NONE

- WATER LINE PIPING AND MISCELLANEOUS NOTES:**
- Water lines 12 inches and larger shall be ductile iron class-51. Water lines 10 inches and smaller shall be pvc C-900 DR-18 or ductile iron Class-51. All waterlines shall be a minimum of 8-inches in diameter.
 - Valves larger than 12-inches shall be butterfly valves. Concrete collars required around all valve boxes.
 - Ductile iron pipe and fittings shall be wrapped with polyethylene and have cathodic protection where required.
 - Whenever possible "hot tap" connections required. Hot tap valve to be supported during connection. Contractor to notify City 24-hours in advance of making connection.
 - Contractor shall contact property owners 48-hours in advance with written notice for shutting off water.
 - Pipe zone shall be backfilled with sand or material as approved by project engineer.
 - The following tests must be passed before the waterline is connected for service. All disinfection and testing shall follow all AWWA specifications and standards (see the Technical Specification discharge of waste water).
 - Pipeline inspection - alignment, grade, class of pipe, & brass wedges installation
 - Pressure Test - Must keep a minimum of 200 PSI for 2-hours
 - Chlorination Test - Must keep a minimum of 30 PPM for 24-hours.
 - Clear Water Test
 - Bacteria Test - 2 tests are required. The 2nd test must be taken 24-hours after the 1st test is performed. (See Technical Specifications for additional detail information)
 - Upon completion of a new waterline a sampling tap valve shall be installed on the blow-off pipe at the ends of the pipe to aid with the water sampling and tests that are required in Item 9 above.
 - Terminations for tracer wire for pvc piping is to be located at the surface of valve boxes. The wire is to be brought on the outside of the bottom section of the water valve box and brought inside through the top section of the box. Tracer wire shall be extended to the ground surface adjacent fire hydrants
 - A fire hydrant (for pipeline flushing) shall be installed at the end of all cul-de-sacs & dead-end streets.

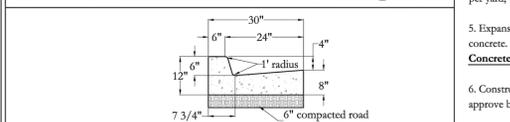
Water Trench, Loop & Fire Hydrant
Not to Scale



SIDEWALK DETAILS
SCALE: NONE



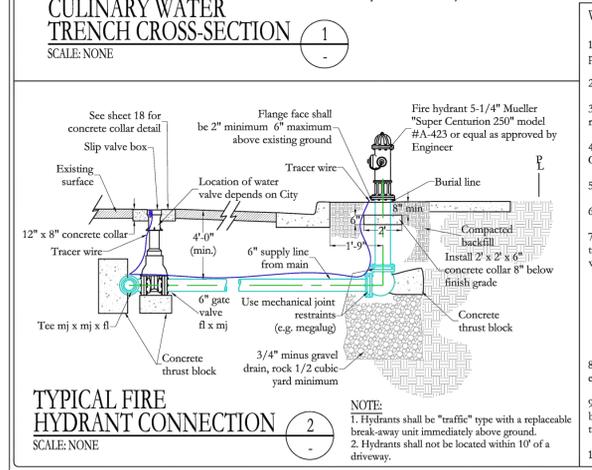
STANDARD 5' WIDE WATERWAY
SCALE: NONE



STANDARD 30' CURB & GUTTER
SCALE: NONE

- NOTES:**
- A minimum 6-inch depth of roadbase or crushed gravel (1" minus) material shall be placed to grade & compacted to 95% of maximum dry density under driveway, waterway, and curb & gutter prior to placement of concrete.
 - A minimum 4-inch depth of roadbase material shall be placed to grade and compacted to 95% of maximum dry density under sidewalk prior to placement of concrete.
 - Where construction is adjacent to State Highway Frontage, State Highway Department requirements shall govern.
 - Concrete for sidewalks, curb & gutters, driveway approaches and waterways shall be 3/4-inch maximum aggregate class B concrete, 6 bags per yard, with a minimum compressive strength of 3,500 PSI at 28 days.
 - Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. Expansion material shall be installed prior to the placement of the concrete and set flush with the finish level of the sidewalk. Concrete shall not be installed below the expansion joint.
 - Construction joint is made by inserting 1/8-inch steel plate into the concrete; finish with 1/2-inch radius edging tool or other method approve by Engineer.
 - Slope sidewalk to roadway at 2% grade.
 - Locate all inlet grates 2-feet minimum away from the pedestrian crosswalk, with all drainage intercepted before it gets to the pedestrian crosswalk area.
 - Minimum temperature for placement of concrete without protection is 40°F. (See Technical Specifications)
 - Below 40° F, all concrete to be protected for 10 days. (Portable heater may be required, as directed - See Technical Specifications)
 - All roadbase shall meet UDOT standards and specifications. Recycled concrete will NOT be permitted to use as a roadbase substitute.

Standard Curb & Gutter, Waterway and Sidewalk
Not to Scale



TYPICAL FIRE HYDRANT CONNECTION
SCALE: NONE

- NOTE:**
- Hydrants shall be "traffic" type with a replaceable break-away unit immediately above ground.
 - Hydrants shall not be located within 10' of a driveway.

CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO. DATE BY REVISIONS

DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RIF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: CULINARY WATER TRENCH, FIRE HYDRANT & WATER LOOP DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.0002
FILE: 16-18 rc CW stds.dwg
SHEET: 16 of 18

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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

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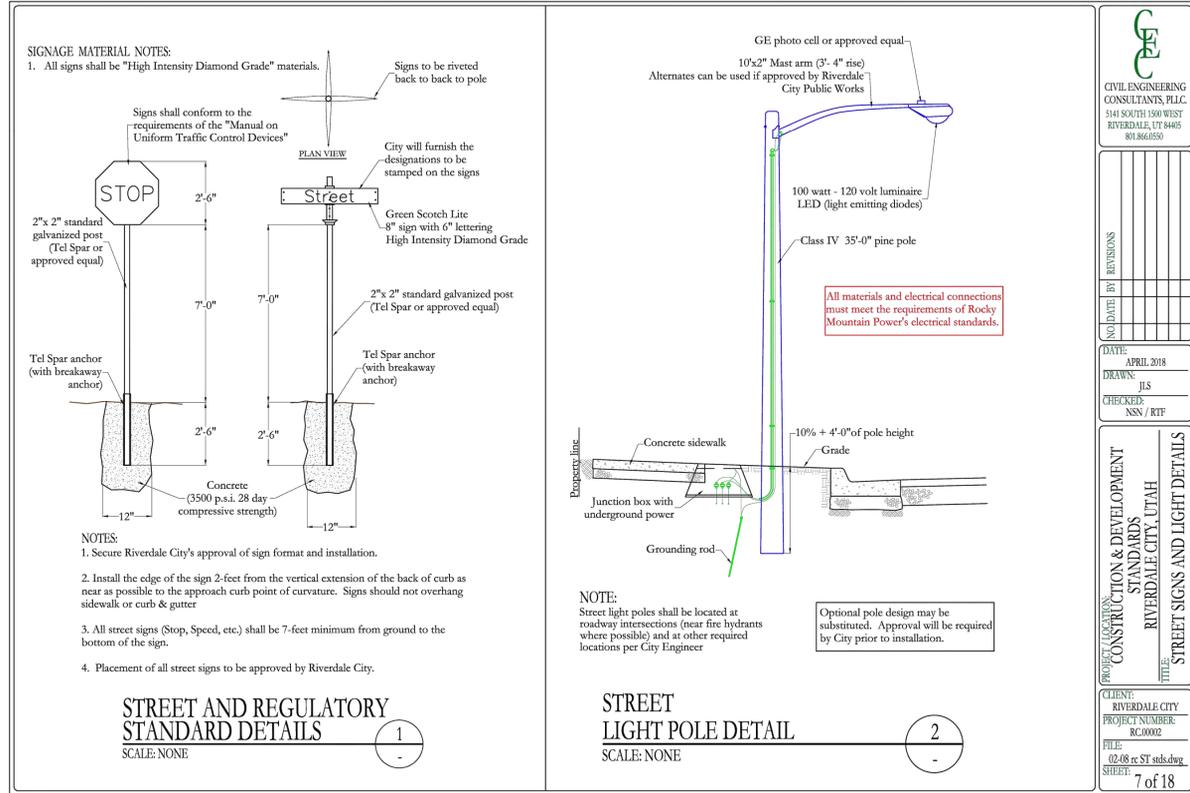
DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RIF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: SIDEWALK AND WATERWAY DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.0002
FILE: 02-08 rc ST stds.dwg
SHEET: 3 of 18

City Details
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT

PROFESSIONAL SEAL
JASON H. THOMPSON
No. 4940495-2202
02/19/2026
STATE OF UTAH



CIVIL ENGINEERING CONSULTANTS, PLLC
 5141 SOUTH 1500 WEST
 RIVERDALE, UT 84405
 801.866.0550

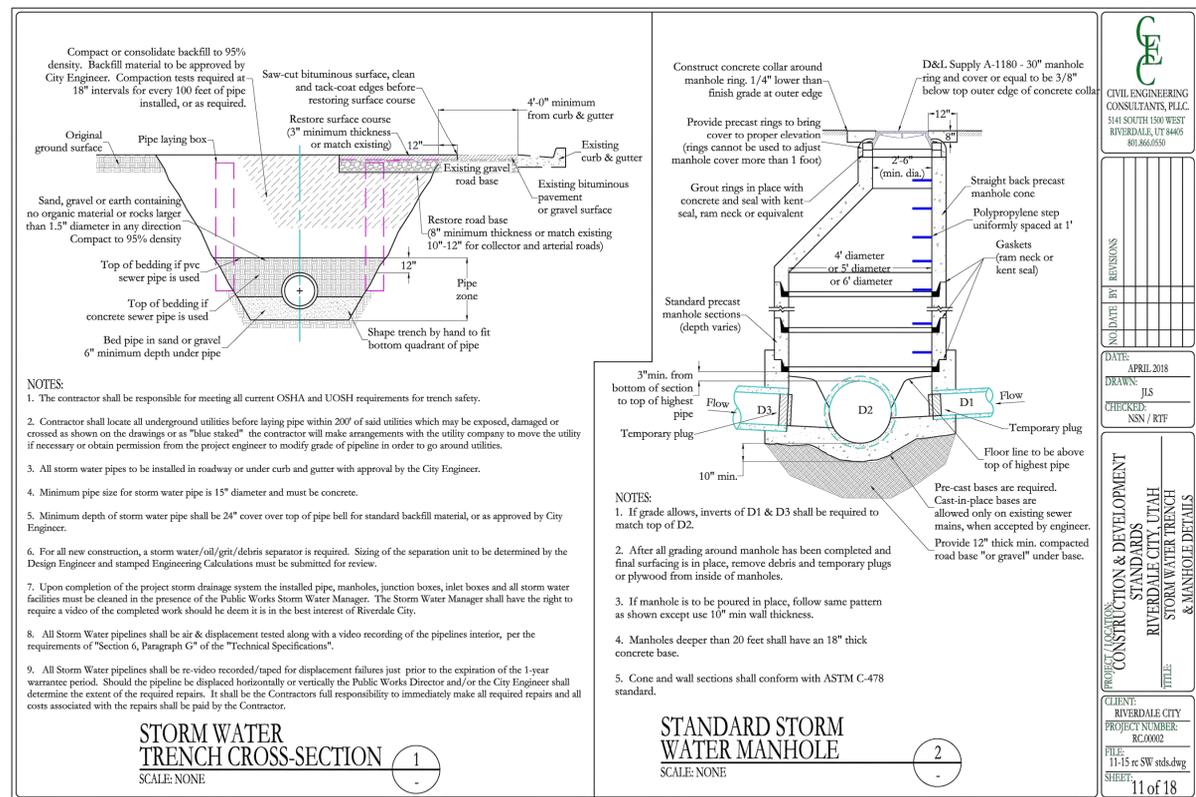
NO. DATE BY REVISIONS

DATE: APRIL 2018
 DRAWN: JLS
 CHECKED: NSN / RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
 TITLE: STREET SIGNS AND LIGHT DETAILS

CLIENT: RIVERDALE CITY
 PROJECT NUMBER: RC00002
 FILE: 16-18 rc SW stds.dwg
 SHEET: 7 of 18

Stop Sign & Street Light
 Not to Scale



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 5141 SOUTH 1500 WEST
 RIVERDALE, UT 84405
 801.866.0550

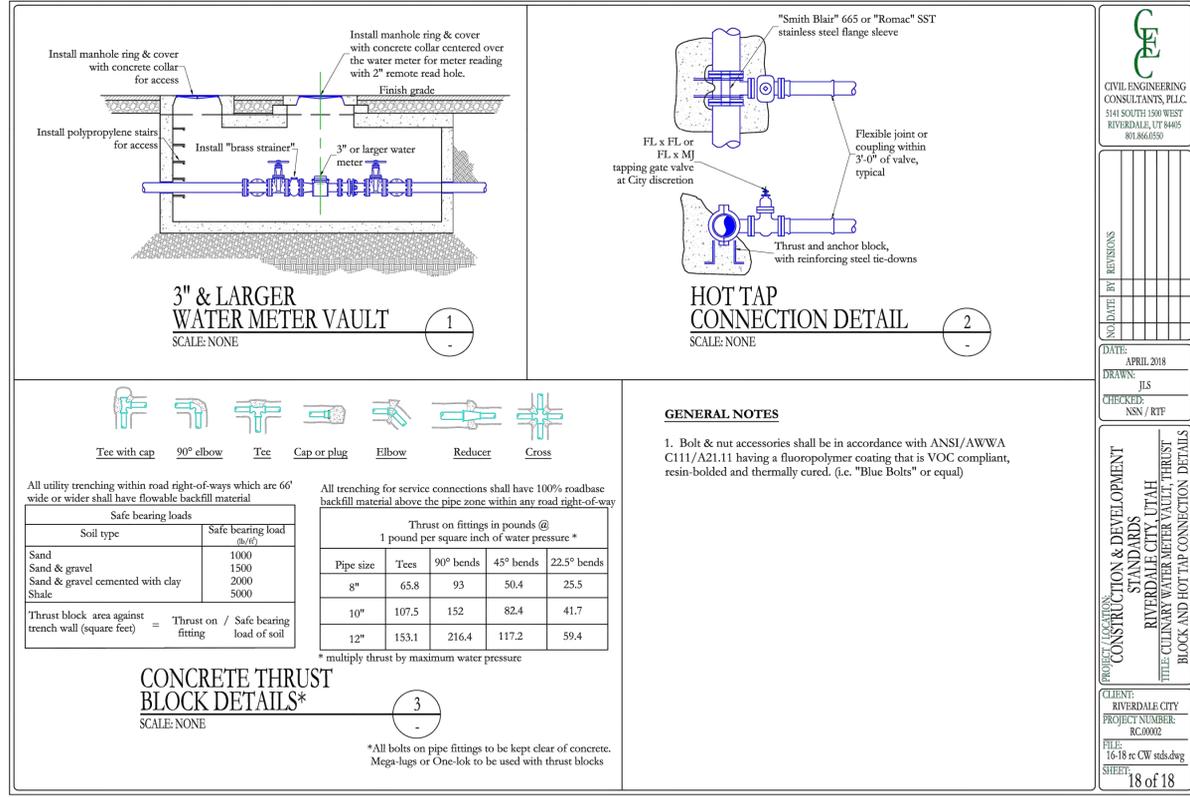
NO. DATE BY REVISIONS

DATE: APRIL 2018
 DRAWN: JLS
 CHECKED: NSN / RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
 TITLE: STORM WATER TRENCH & MANHOLE DETAILS

CLIENT: RIVERDALE CITY
 PROJECT NUMBER: RC00002
 FILE: 16-15 rc SW stds.dwg
 SHEET: 11 of 18

Storm Water Manhole
 Not to Scale

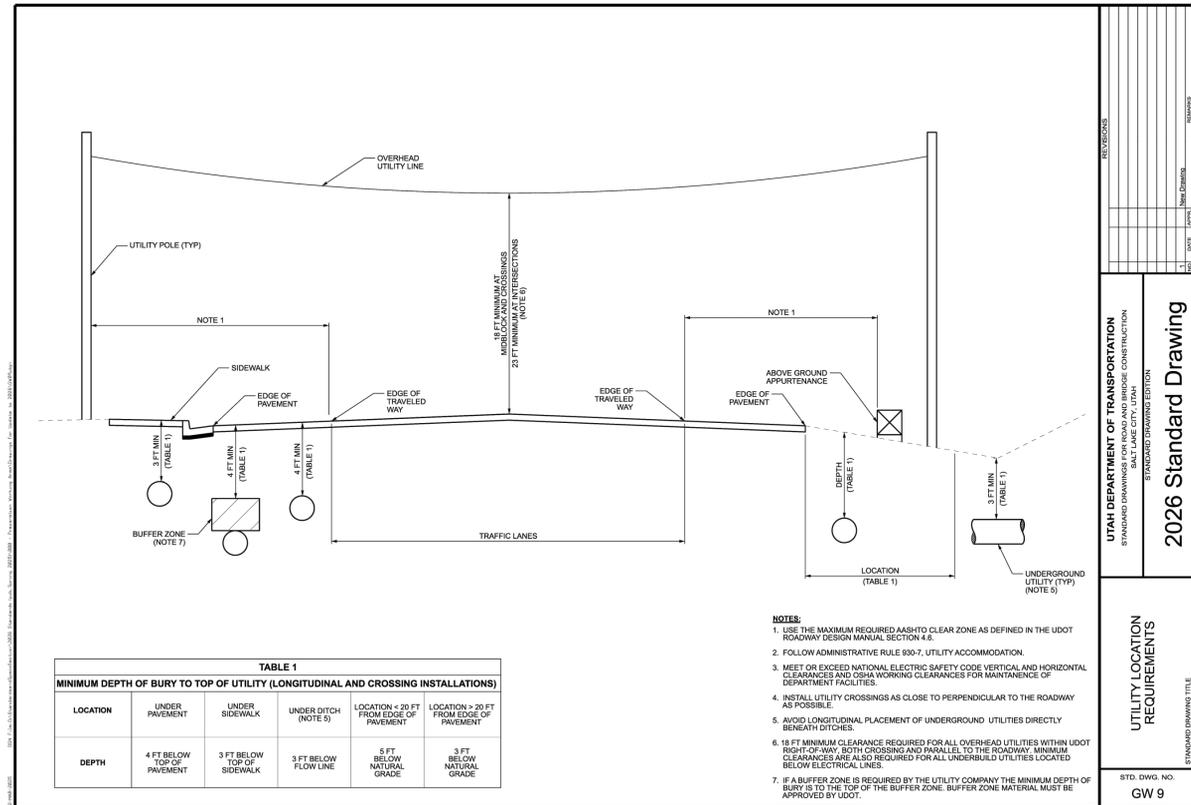


Water Meter Vault, Thrust Block and Hot Tap
 Not to Scale



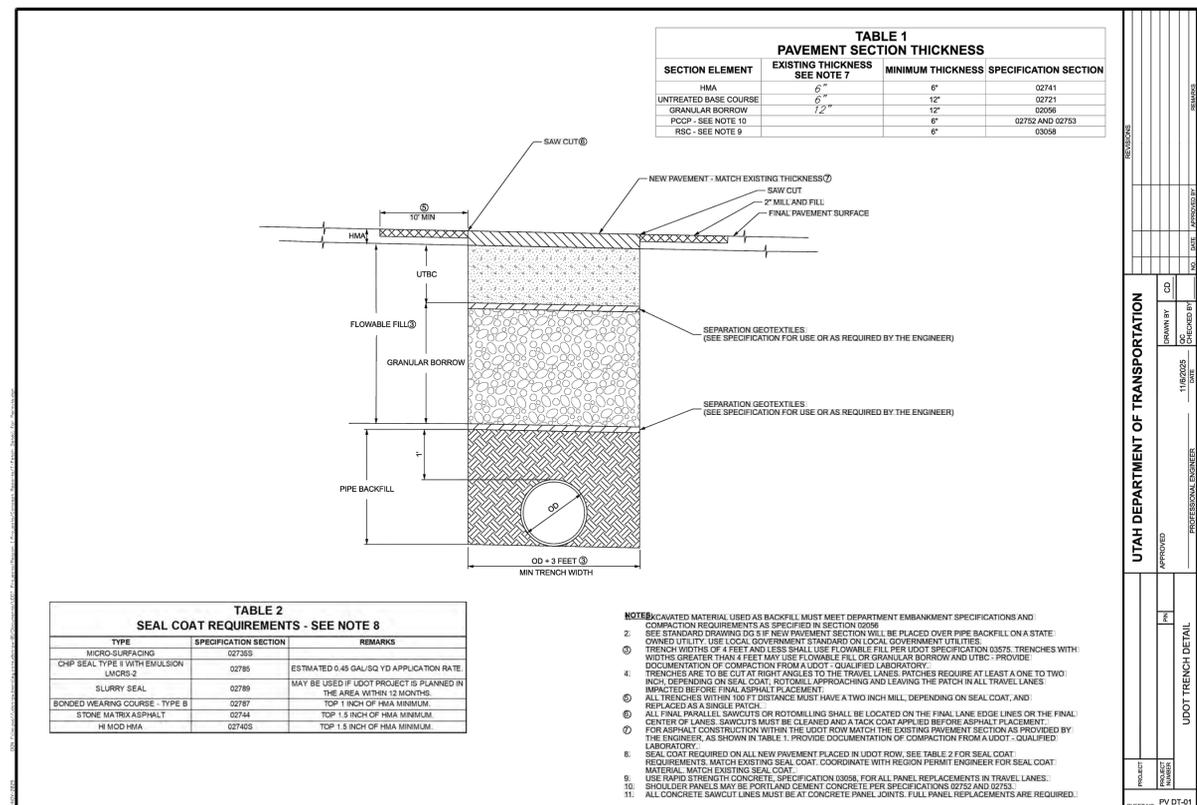
City Details
Riverpark Retail
 4868 South & 1050 West
 Riverdale, Weber County, UT





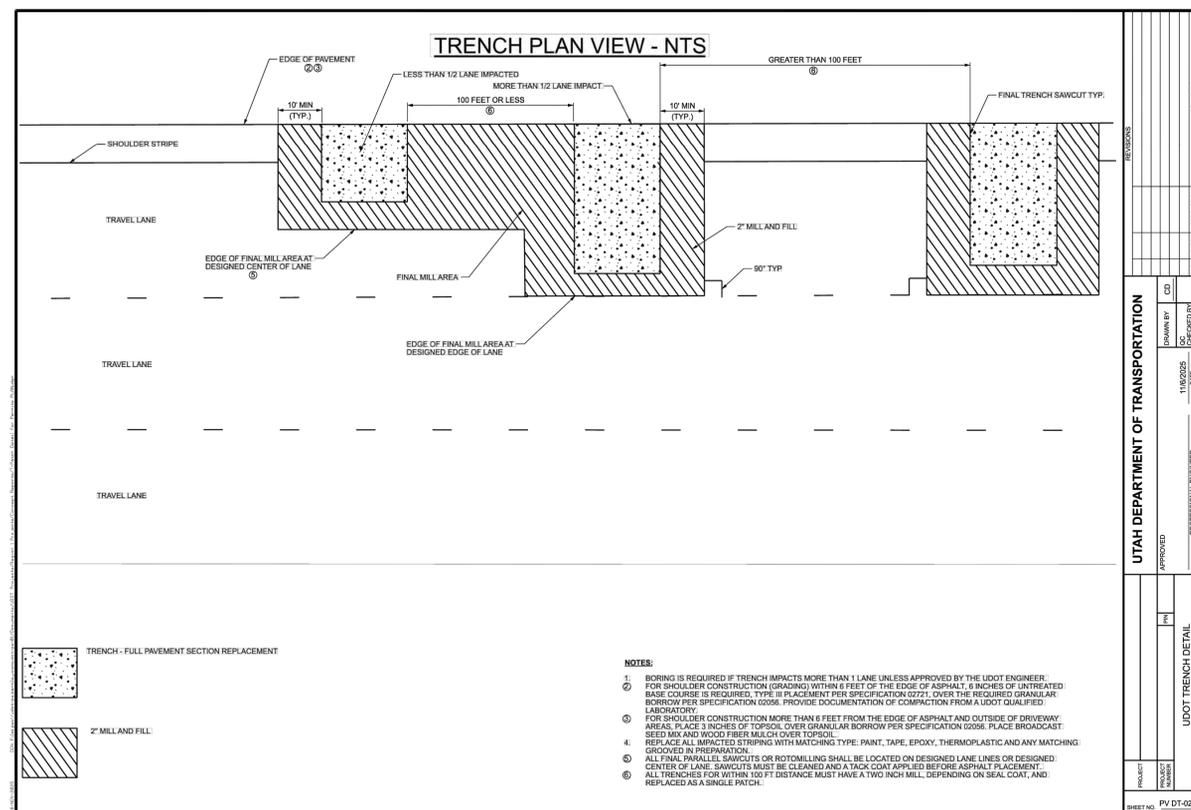
UDOT Utility Location Requirements
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29



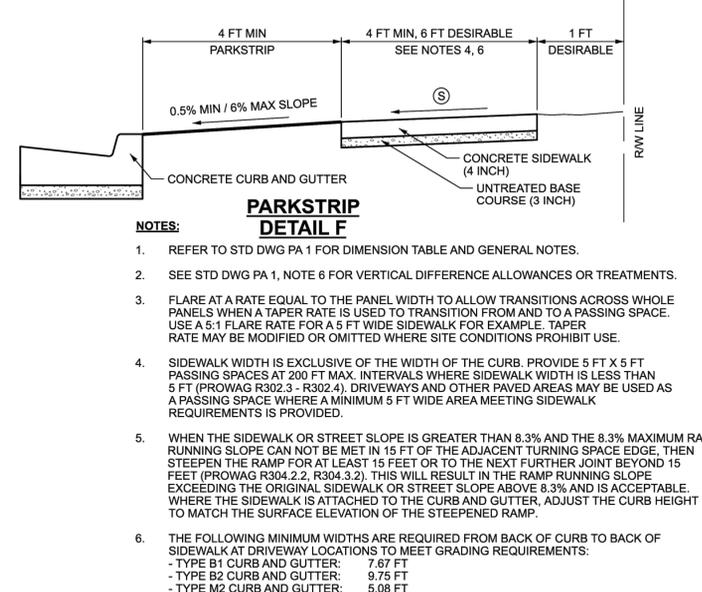
UDOT Pavement Section
Not to Scale

27



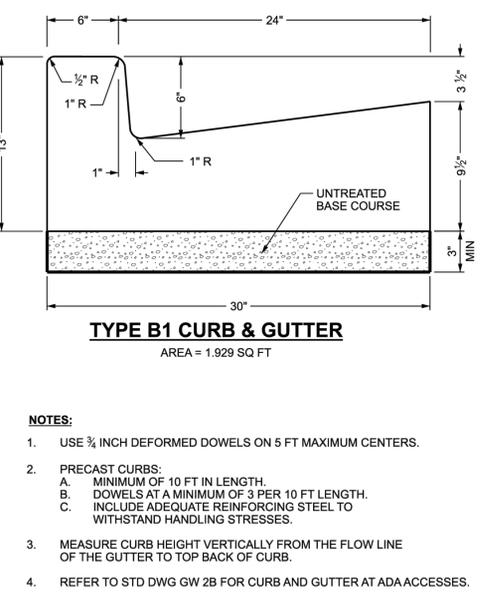
UDOT Trench Detail
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28



UDOT Pedestrian Access
Not to Scale

26



UDOT Curb & Gutter
Not to Scale

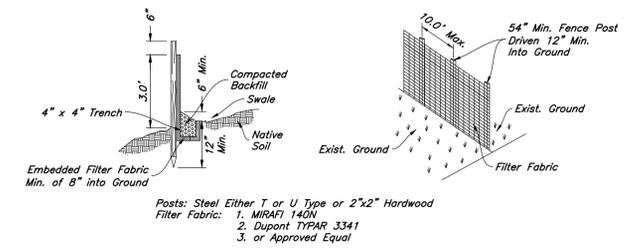
25

Designed by: JHT
 Drafted by: IK
 Client Name: Steward Land Company
 25-1650T

AWA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - AWEngineering.net

UDOT Details
Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT

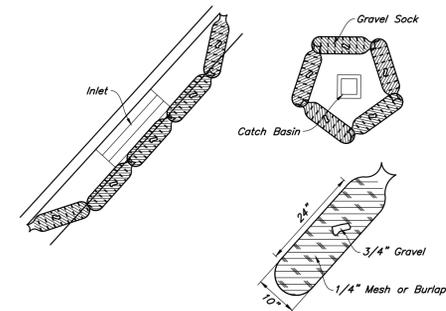
PROFESSIONAL ENGINEER
 No. 4940495-2202
 JASON H. THOMPSON
 02/19/2026
 STATE OF UTAH



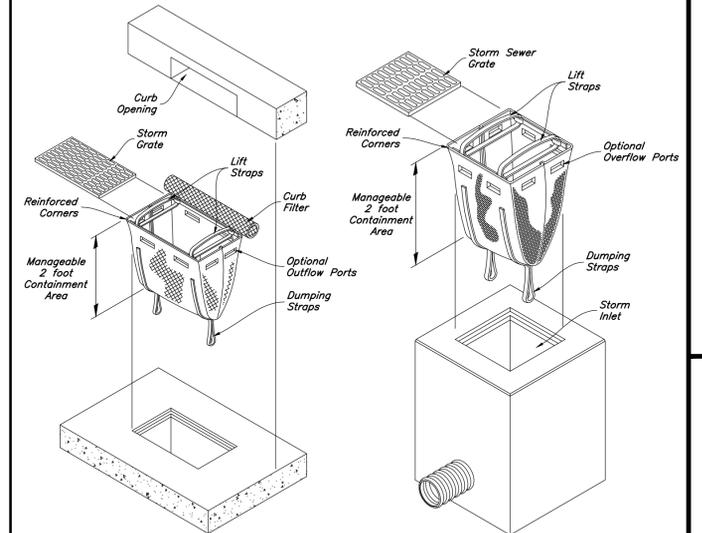
Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

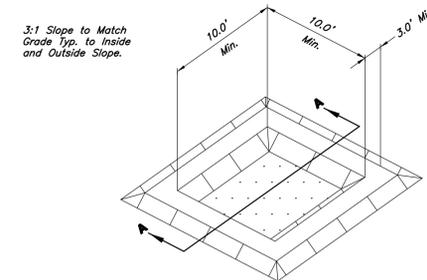
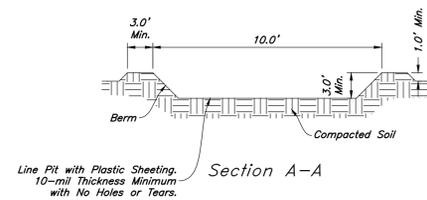
3 Silt Fence Section
Not to Scale



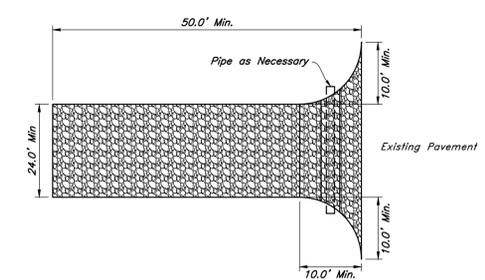
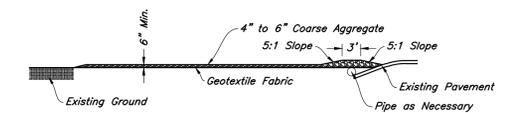
5 Gravel Sock Sediment Barrier
Not to Scale



2 Dandy Sack Inlet Protection
Not to Scale



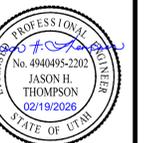
4 Concrete Washout
Not to Scale



1 Stabilized Construction Entrance
Not to Scale



Erosion Control Details
Riverpark Retail
4568 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO. **C5.3**

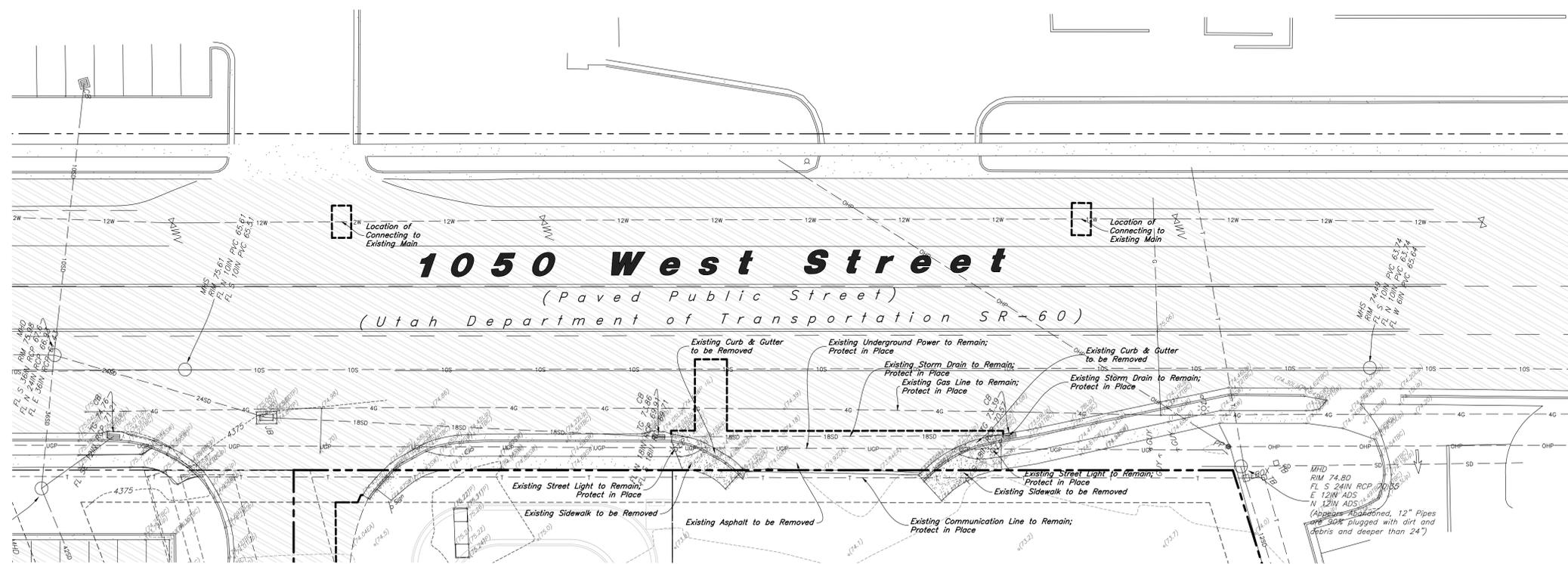
Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company

25-165EC2

REV	DATE	DESCRIPTION

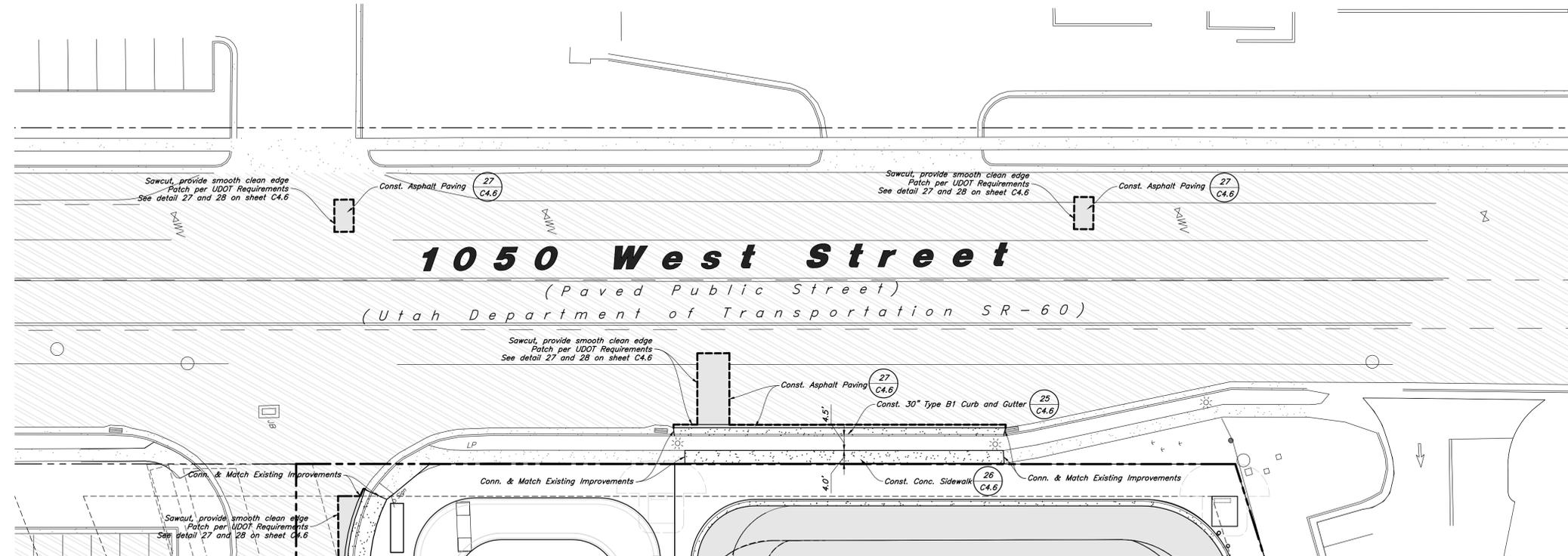


Scale: 1" = 20'
0 20' 40'



See Sheet C0.1 for On-Site Improvements

1050 West Street Demolition Plan



See Sheet C1.1 for On-Site Improvements

1050 West Street Site Plan

General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- 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 solid materials or contaminated soil.
- 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.
- Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



REV.	DATE	DESCRIPTION

Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company

25-165 1050 West Street



1050 West - Demo and Site Plan

Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.

C6.1

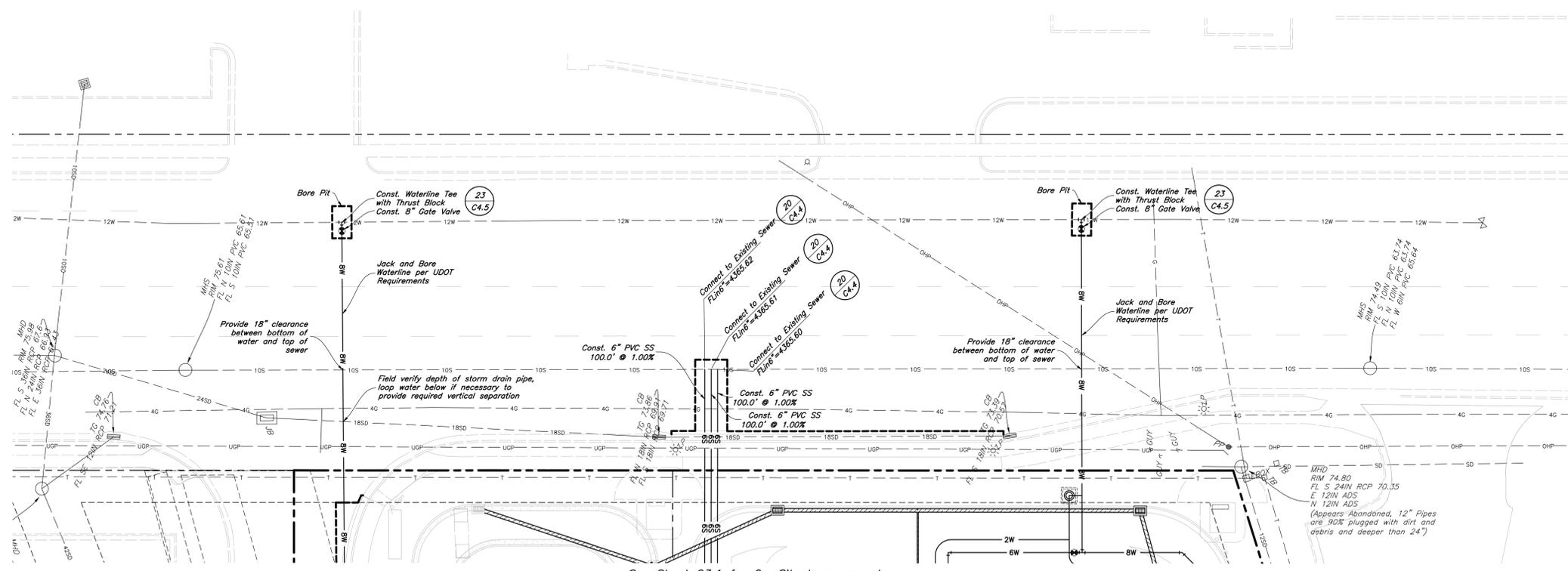


Scale: 1" = 20'
0 20' 40'



See Sheet C2.1 for On-Site Improvements

1050 West Street Grading Plan



See Sheet C3.1 for On-Site Improvements

1050 West Street Utility Plan

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.
- Fills shall be benched 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 ring 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 grading.
- 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 _____ are included in the requirements of grading and site preparation. The Report is titled _____

- Project No.: _____
Date: _____
- 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 said materials or contaminated soil.
 - The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Curb and Gutter Construction Notes:

- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalks 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.

REV.	DATE	DESCRIPTION

Designed by: JHT
 Drafted by: IK
 Client Name:
 Steward Land Company
 25-165 1050 West Street

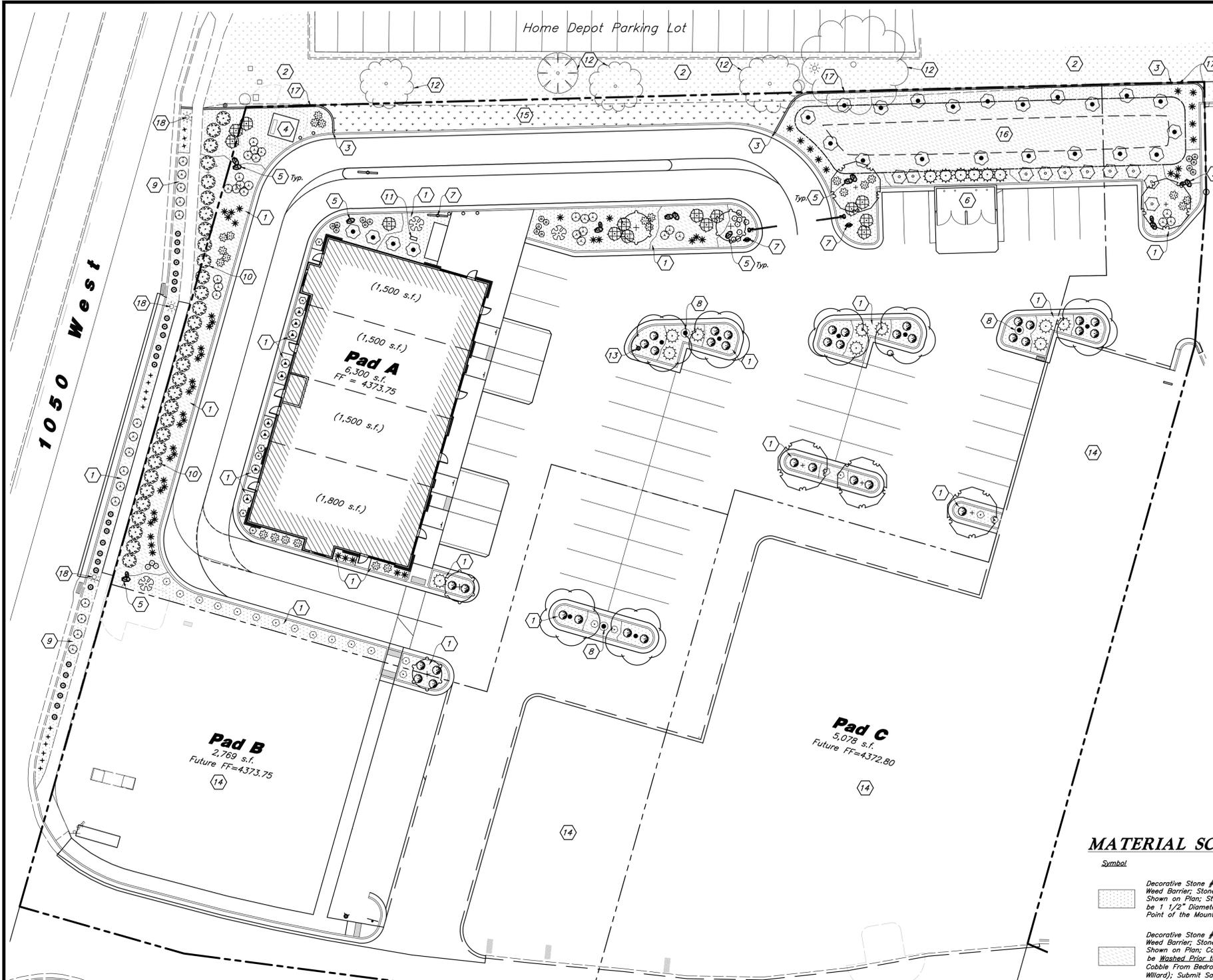


1050 West - Grading and Utility
Riverpark Retail
 4568 South & 1050 West
 Riverdale, Weber County, UT



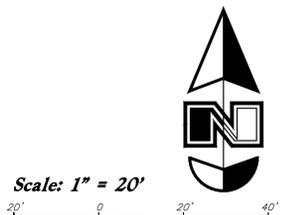
19 Feb, 2026

SHEET NO.
C6.2



Landscape Data
 Zone: Retail/Commercial Park Overlay (RCP)
 Site Area = 11,970 s.f. (2.570 ac.)
 Landscape Required = 22,394 s.f. (20%)
 Landscape Provided = 13,812 s.f. (12.4%)
 Shrub Area = 11,679 s.f. (85%)
 Lawn Area = 2,133 s.f. (15%)
 Building Square Footage = 6,300 s.f.
 Site Trees Required = 2 Trees (2 Trees Provided)
 No More Than 33% of all Newly Planted Trees May be the Same Variety; New Trees Shall be Added to Meet New Building Square Footage
 Xeriscape Landscape = 85%; Xeriscape Areas Shall Consist of Shrub Areas with Drought Tolerant Plant Material

* Landscape Shortage Shall be Met at a Later Date When Entire Lot is Developed. A Minimum of 7,950 s.f. of Landscape Shall be Provided by New Retail Pads



- Landscape Notes:**
- See Sheet L3.1 for Landscape Details.
 - All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Plant Source Drip Irrigation Shall be Used for Shrub Areas and Rotors and Sprayheads for Lawn. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details.
 - 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.
 - All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
 - No Edging Shall be Used Between Different Size Stones. Provide a Visual Define Distinct Edge Between the Two Stone Types.
 - Landscape Concrete Curbing Shall be Used to Separate Lawn Areas From Shrub Areas.
 - All Landscape in the ROW Shall be Maintained by the Adjacent Owner.
 - A Four (4) High Evergreen Shrub Hedge Shall be Used to Screen Drive Thru Headlights, Parking From the Adjacent Roadways.
 - All Existing Volunteer Invasive Trees (Siberian Elm) Onsite Shall be Removed.

PLANT SCHEDULE

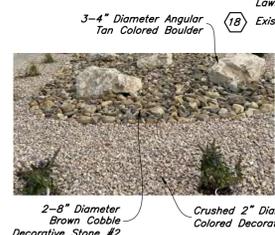
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
(Symbol)	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6' Min. Ht.
(Symbol)	4	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
(Symbol)	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
(Symbol)	7	Ulmus parvifolia / Chinese Lacebark Elm	2" Caliper
SHRUBS			
(Symbol)	31	Buxus microphylla 'Julia Jane' / Julia Jane Littleleaf Boxwood	5 gal
(Symbol)	20	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal
(Symbol)	24	Cornus sericea 'Isanti' / Isanti Dogwood	5 gal
(Symbol)	6	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal
(Symbol)	10	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
(Symbol)	3	Picea pungens 'Globoza' / Dwarf Globe Blue Spruce	5 gal
(Symbol)	24	Pinus mugo 'Stowmound' / Stowmound Mugo Pine	5 gal
(Symbol)	10	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
(Symbol)	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
(Symbol)	41	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
(Symbol)	37	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
(Symbol)	9	Taxus x media 'Dark Green Spreading' / Green Spreading Yew	5 gal
ORNAMENTAL GRASSES			
(Symbol)	27	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	2 gal
(Symbol)	54	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
PERENNIALS			
(Symbol)	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2 gal
(Symbol)	11	Lavandula angustifolia 'Munstead' / Munstead English Lavender	2 gal
(Symbol)	14	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
LAWN			
(Symbol)	2,133 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

Landscape Installation Keynotes

- Install Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for More Detail on Stone Type
- Existing Neighboring Lawn to Remain; Patch Lawn Adjacent to New Landscape Curb
- Install Landscape Concrete Curbing Between Lawn and Shrub Areas - See Material Sch. for More Detail
- New Elect. Transformer/Equipment - See Elect. Plan
- Install Landscape Boulder & Recess into Stone - See Material Sch. for More Detail
- New Dumpster Enclosure with Plant Screening
- Menu and Ordering Boards - See Arch. Plans for More Detail; Evenly Space Plant Material Around Signage
- New Light Pole - See Site Elect. Plans; Adjust and Evenly Space Plant Material Around Light Poles
- Remove Existing Weeds and Install New Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for More Detail on Stone Type
- Four (4) Foot High Planting Hedge with Berm (See Grading Plan for More Detail) to Shield Drive Thru, Headlights, and Parking From the Adjacent Roadway
- Irrigation Backflow Preventer; Install Between Plant Material Away From Back of Curb; Install with an Enclosure on a Concrete Pad; Secure Enclosure to Concrete Pad; Provide a Frost Bag; See Irrigation Plan for More Detail
- Existing Neighboring Trees to be Protected; Trim up or Remove Low Hanging that Hang or Property Line; Limb up to Eight Feet
- New Fire Hydrant - See Utility Plan; Adjust Plant Material as Needed to Provide Required Access
- Undeveloped Lot; Remove all Unused Landscape Material, Construction Debris, and Garbage; Area Shall be Graded Where Disturbed - See Grading Plan for More Detail; Disturbed Areas Shall be Seeded with Revegetation Seed Mix to Prevent Erosion; See Material Sch. for Seed Mix
- Install Lawn - See Plant Schedule for More Detail
- Install Detention Pond with Weed Barrier and Decorative Stone; See Grading Plan for Detail on Depth and Slope; Secure Stone on Slopes
- Patch-up Lawn Against New Landscape Concrete Curb; Adjust Existing Irrigation in Lawn as Needed to Avoid Overlap
- Existing Light Pole

MATERIAL SCHEDULE

Symbol	Comments	Detail
(Symbol)	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Diameter Angular Tan Colored Stone From Geneva Rock at Point of the Mountain or Approved Equal; Submit Sample for Approval	4/L3.1
(Symbol)	Decorative Stone #2 - Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Carefully Hand Place Stone Around Plants; Stone Shall be Washed Prior to Installation; Stone Shall be 2-8" Diameter Brown Cobble From Bedrock Sand and Gravel located in Willard (919 S Main St, Willard); Submit Sample for Approval	4/L3.1
(Symbol)	Landscape Boulder - Boulders Shall be 2-5' in Diameter, Angular, and Match Decorative Stone Color #1 (Tan Color From Brown's Canyon or Approved Equal); Boulders Shall be Recessed into Stone Two (2) Inches and Washed Prior to Installation; Mix Boulders in Groupings to give Contrast in Sizes; Submit Photo for Approval	5/L3.1
(Symbol)	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Shrub Planters and Lawn Areas; Curbing Shall be Continuous; Adjust Alignment as Needed to Avoid New and Existing Utilities and Irrigation Boxes	4/L3.1
(Symbol)	Revegetation Seed Mix - Apply seed mix to undeveloped lots where disturbed by construction; Remove construction debris, garbage, and unused landscape material from undeveloped lots; Grade areas where disturbed by construction - see grading plan for more detail; Scarify soil prior to seeding; Apply seed mix by hydros seeding; See detail for seed mix content, seeding application rate and installation notes; See keynote #14 for undeveloped lots	20/L3.1



General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock. Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.

- Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing and/or imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a four (4) inch depth of stockpiled or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 24 inch diameter sod-free ring. Install a Layer of Soil pep in tree ring.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.



Landscape Plan

Riverpark Retail

4668 South & 1050 West
Riverdale, Weber County, UT

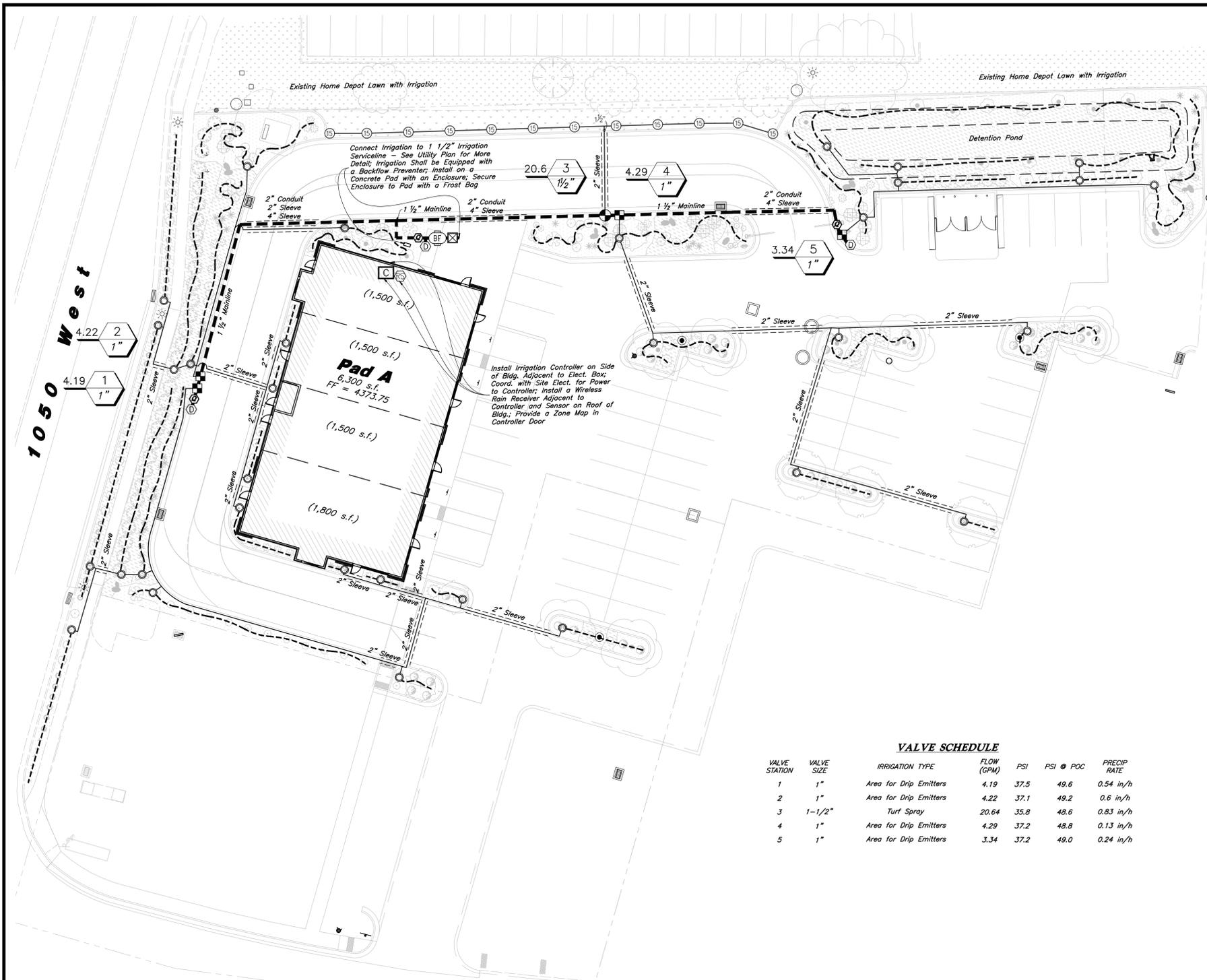


05 Feb, 2025

SHEET NO.

L1.1



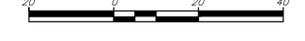


Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaces For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of psi in the Area. The Irrigation Requires a Minimum of 50 psi to Function.
4. Backflow shall be tested within 10 days of Turning on Water.

Scale: 1" = 20'



IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Rain Bird 1804	4" Pop-Up Spray Head with Adjustable Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	6/L3.1
	Rain Bird 150-PEB	Lawn Remote Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	18/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	8/L3.1
	Rain Bird 44RC	1 Inch Quick Coupler Valve with Swing Joint	Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	9/L3.1
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	13/L3.1
	Rain Bird XBS-075 Rain Bird XQ-100 Rain Bird XB-10PC & XB-20PC Rain Bird ISO25 Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter(1 & 2 Ca/HR.) - 1(1) per Perennial & Orn. Grass, 2(1) per Shrub, & 4 per Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		10/L3.1 17/L3.1
	Mueller Orisel Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	15/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekoRRA Products, LLC.); Rock Color Shall be Sandstone Tan; Install on Concrete Pad with Frost Bag (602-D7)	7/L3.1
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 40 Fittings Shall be Used for Mainline Components	11/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1 inch for PVC Pipe	11/L3.1
	Hunter HCC-800-PL	8 Station Base Outdoor Smart Controller in a Metal Cabinet (EPA WaterSense Approved)	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	16/L3.1
	Hunter WR-CLIK	Wireless Rain Sensor	Install Receiver Next to Controller and Wire to Controller; Install Sensor on Roof of Bldg.; Install per MFR. Specifications	19/L3.1
	Schedule 40 PVC	Provides for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	14/L3.1

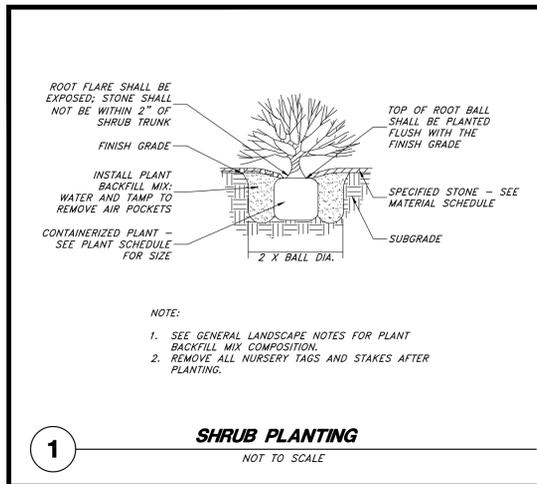
VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP RATE
1	1"	Area for Drip Emitters	4.19	37.5	49.6	0.54 in/h
2	1"	Area for Drip Emitters	4.22	37.1	49.2	0.6 in/h
3	1-1/2"	Turf Spray	20.64	35.8	48.6	0.83 in/h
4	1"	Area for Drip Emitters	4.29	37.2	48.8	0.13 in/h
5	1"	Area for Drip Emitters	3.34	37.2	49.0	0.24 in/h

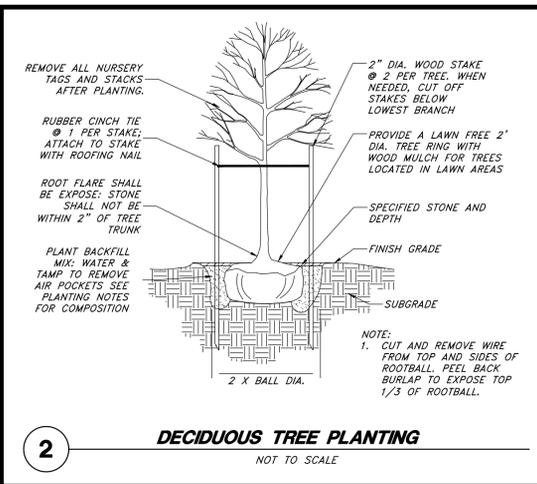
General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufacturers requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light poles. Maintain head to head coverage in lawn areas.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Corson Brooks.
18. Quick couplers shall be a Rain Bird 44RC with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractor's responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprayheads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. All sprayheads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting shrub areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
27. The irrigation system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
28. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
29. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
30. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with one set of drawings indicating actual location of piping, valves, sprayheads, wiring, and zones.
31. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

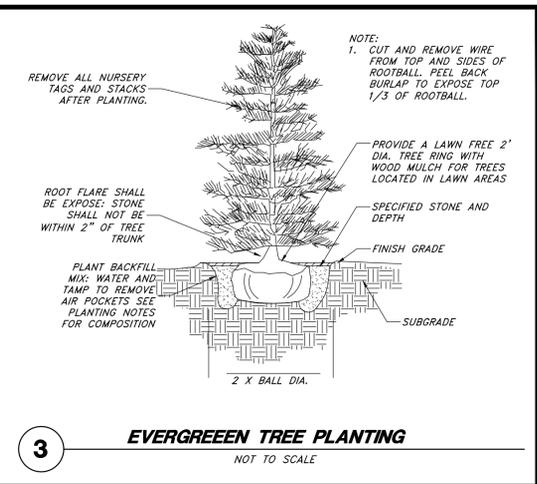
DESIGNED BY: JHT
 DRAFTED BY: IK
 CLIENT NAME: Steward Land Company
 25-165/R
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - www.angeneering.net
Irrigation Plan
Riverpark Retail
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 Riverdale, Weber County, UT
 State of Utah
 Jared R. Manacch
 No. 7740426-5301
 02/05/2025
 Licensed Professional Engineer
 Landscape Architecture
 05 Feb, 2025
 SHEET NO.
L2.1
 Know what's Below.
 Call before you dig.



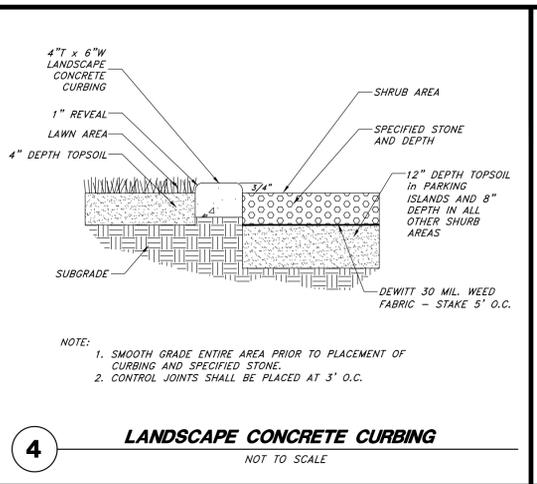
1 SHRUB PLANTING
NOT TO SCALE



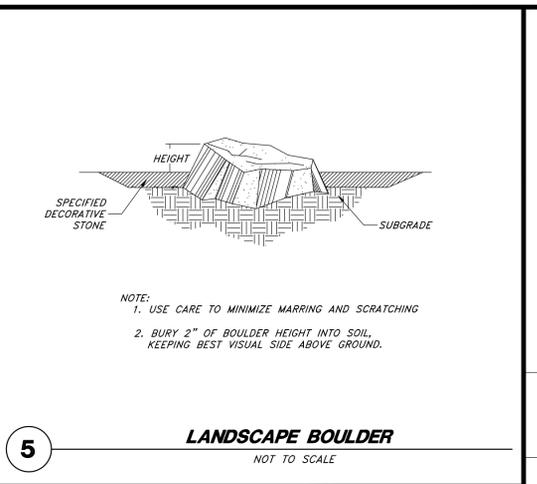
2 DECIDUOUS TREE PLANTING
NOT TO SCALE



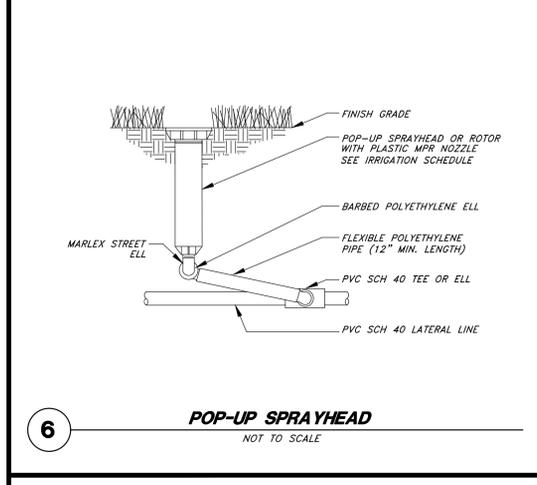
3 EVERGREEN TREE PLANTING
NOT TO SCALE



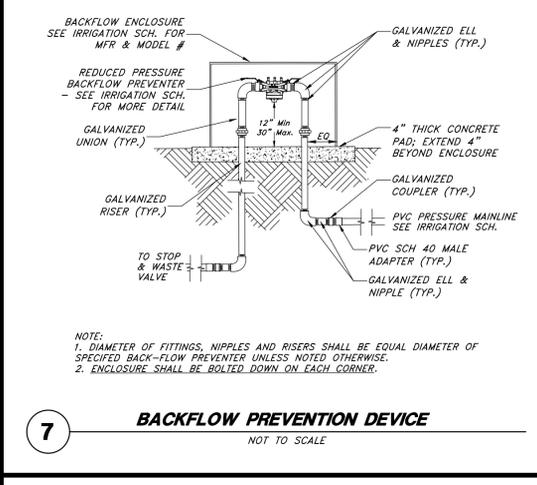
4 LANDSCAPE CONCRETE CURBING
NOT TO SCALE



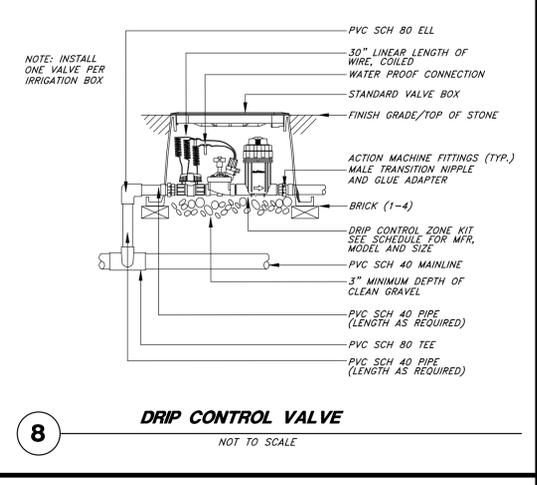
5 LANDSCAPE BOULDER
NOT TO SCALE



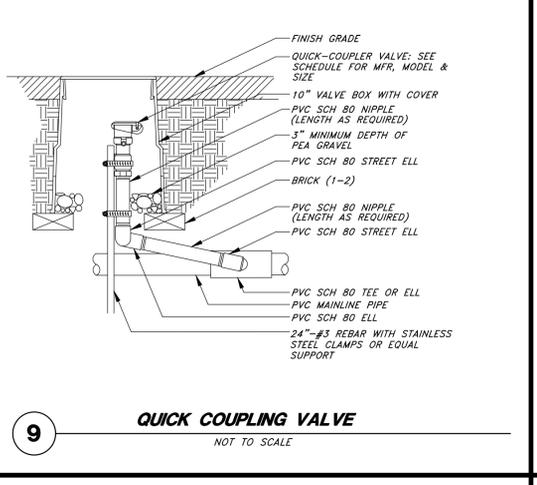
6 POP-UP SPRAYHEAD
NOT TO SCALE



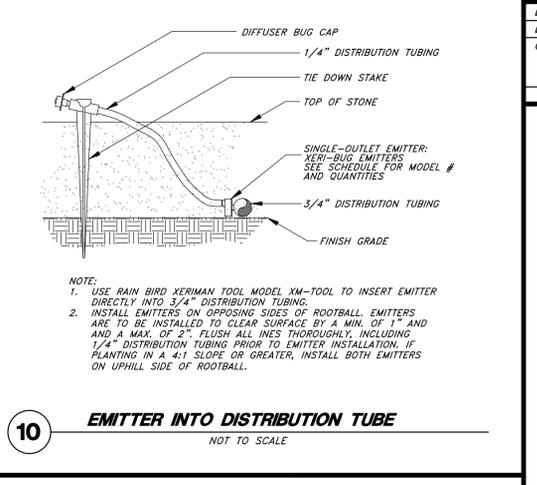
7 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



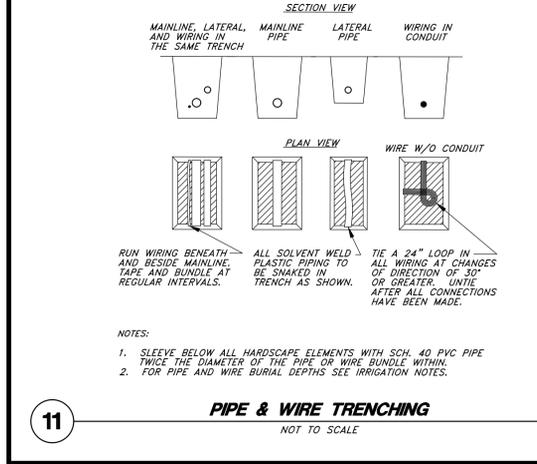
8 DRIP CONTROL VALVE
NOT TO SCALE



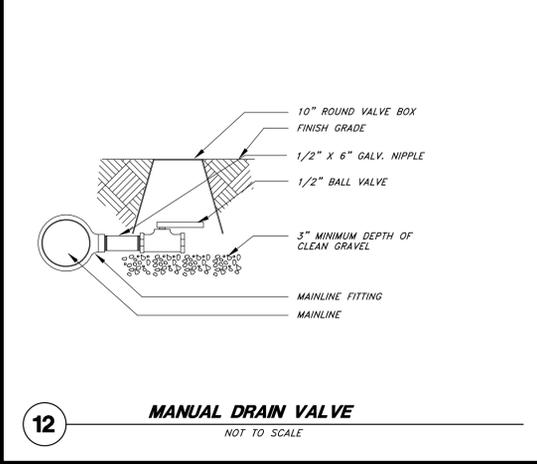
9 QUICK COUPLING VALVE
NOT TO SCALE



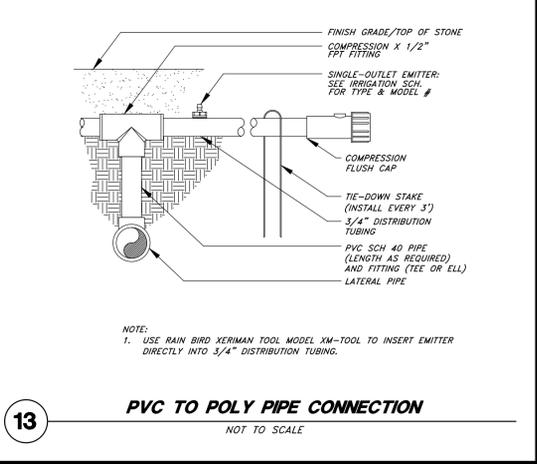
10 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



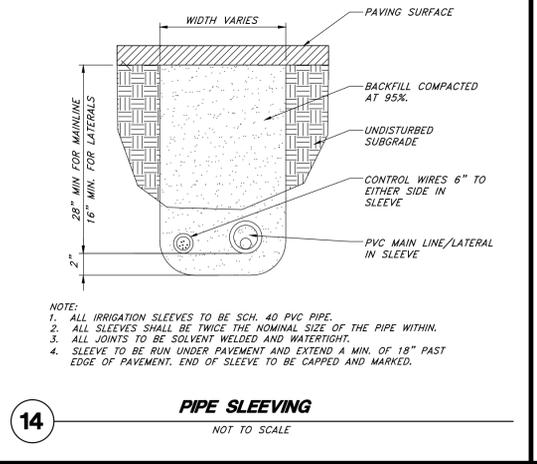
11 PIPE & WIRE TRENCHING
NOT TO SCALE



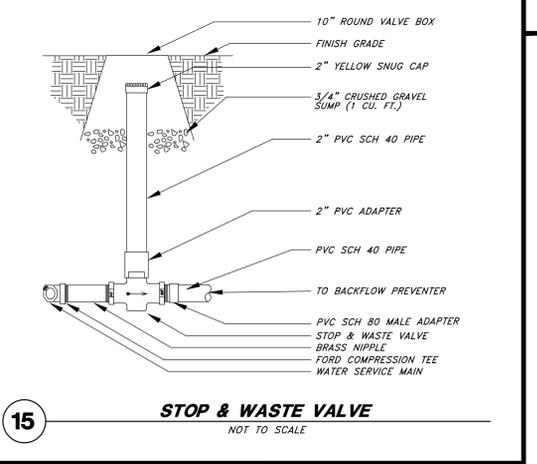
12 MANUAL DRAIN VALVE
NOT TO SCALE



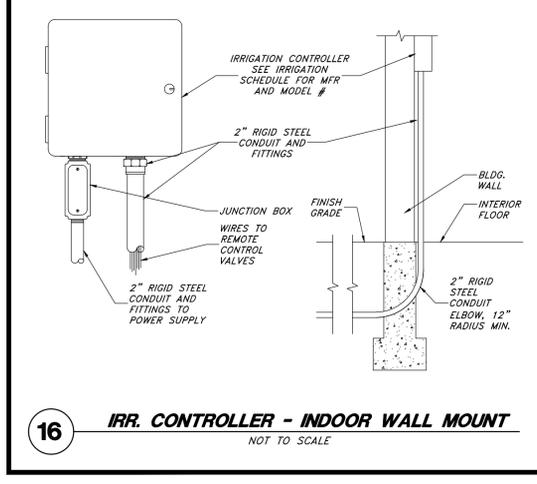
13 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



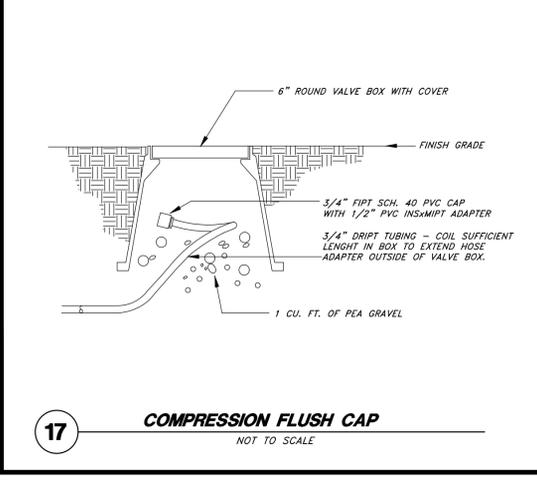
14 PIPE SLEEVING
NOT TO SCALE



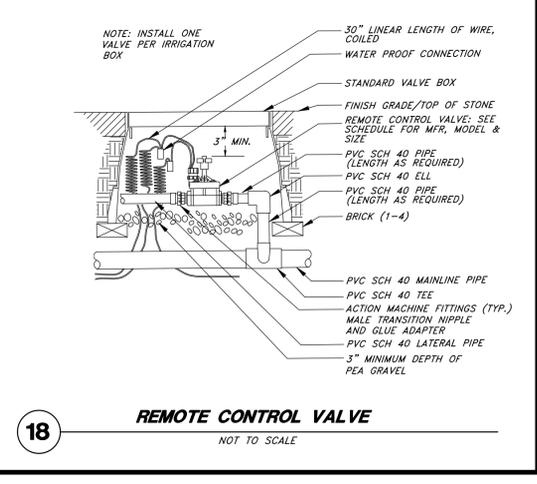
15 STOP & WASTE VALVE
NOT TO SCALE



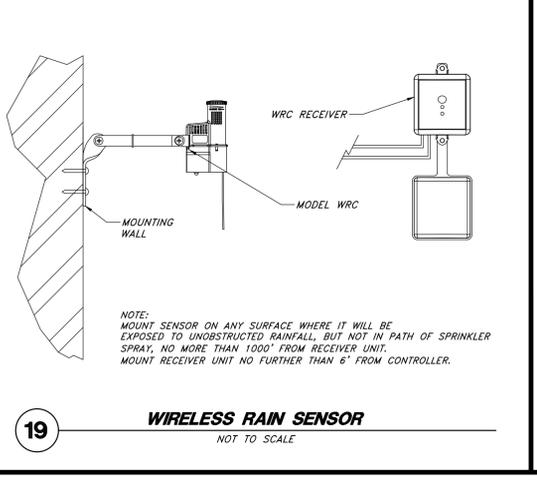
16 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE



17 COMPRESSION FLUSH CAP
NOT TO SCALE



18 REMOTE CONTROL VALVE
NOT TO SCALE



19 WIRELESS RAIN SENSOR
NOT TO SCALE

Revegetation Seed Mix and Application Rate:

Scientific Name	Common Name	Hydroseeding Rate (lbs Pure Live Seed/Acre)
<i>Elymus lanceolatus</i> ssp. lanceolatus 'Bannock'	Thickspike Wheatgrass	6.0
<i>Elymus elymoides</i>	Bottlebrush Squirreltail	1.0
<i>Poasecundum smithii</i> 'Rosanna'	Western Wheatgrass	5.0
<i>Poa secunda</i> ssp. canbyi	Canby Bluegrass	0.5
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	5.5
	Total	18.0

Revegetation Seeding Notes:

- Existing Soil Shall be Salvaged and Reused in Seeding Areas.
- Seed Shall be Applied Using Hydroseeded Method. (See Table Below for Seed Mixture and Application Rate. Apply 2,500 lbs./acre of Hydromulch and 100 lbs./acre of Topsoil).
- Install Seed in the Spring or in the Fall to Take Advantage of Seasonal Precipitation. Seeded Areas Shall not Receive Temporary or Permanent Irrigation.
- All disturbed areas shall be graded. See grading plan for more detail. Scarily soil from to installing seed.
- Seed Mix Shall be Obtained from a Local Source (Granite Seed).

20 REVEGETATION SEEDING MIX Know what's below. Call before you dig.
NOT TO SCALE

Designed by: JHT
Drafted by: IK
Client Name: Steward Land Company
25-1651R

ANMA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - www.anmaengineering.net

Landscape & Irrigation Details
Riverpark Retail
4868 South & 1050 West
Riverdale, Weber County, UT

State of Utah
Lared R. Mancini
Professional Engineer
02/05/2024
Professional Landscape Architect

05 Feb, 2025
SHEET NO. **L3.1**

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 3, 2026**

AGENDA ITEM: G5

SUBJECT: Discussion and action – Riverdale Fire Department bathroom remodel budget

PRESENTERS: Matthew Hennessy, Fire chief

INFORMATION: a. [Executive Summary](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: March 3, 2026

Summary of Proposed Action

<input checked="" type="checkbox"/>	Review	Discussion and action about for the Fire Station bathroom remodel that came in over budget.
<input checked="" type="checkbox"/>	Approve	

Requested By

Petitioner(s): Fire Chief, Matt Hennessy

Summary of Supporting Facts & Options

This summary addresses the Fire station bathroom remodel that has been previously budgeted for. However, after receiving all the bids, the lowest bid was higher than what the Council had approved in the budget so in order to keep the Council involved and informed, we are bringing this back in to request a small increase where the lowest bid surpassed the budgeted amount.

The Fire department has thoroughly evaluated the bids for compliance, qualifications, and value. Despite the cost overrun, we feel that the low bid meets our needs and criteria but wanted to keep the Council aware of the situation and get their consent. To address the budget shortfall, we would first like to pull funds from other areas to cover the shortfall rather than making a budget amendment.

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Treasurer/Budget Officer

Cody Cardon, Treasurer

Administrative Comments – City Administrator

Steve Brooks, City Administrator