



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 19, 2019**

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

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

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. 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 Administration Report](#)
 - a. Department Reports January
 - b. February Anniversaries Employee Recognition
 - c. Staffing Authorization Plans
 - d. Community Development Report
 - e. Finance Report

F. Consent Items

1. [Review of meeting minutes from:](#)
February 5, 2019 City Council Work Session
February 5, 2019 City Council Regular Session

G. Action Item

1. [Consideration to approve the Garff-Lesley Small Subdivision request, property located approximately 671 West 4400 South, Riverdale, Utah; as requested by Matt Garff.](#)
Presenter: Mike Eggett, Community Development
2. [Consideration of **Ordinance 906**, amending Title 3 Chapter 1 Section 4, Business License Application Procedure](#)
Presenter: Jackie Manning, City Recorder
3. [Consideration to award bid to Post Construction in the amount not to exceed \\$687,257.01 for the Ritter Drive Reconstruction Project – Phase 1.](#)
Presenter: Shawn Douglas, Public Works Director

H. Discretionary Items

I. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 15th day of February, 2019 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> and 4) A copy was also provided to the Standard-Examiner.

Jackie Manning
Riverdale City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 19, 2019**

AGENDA ITEM: E2

SUBJECT: City Administration Report

PRESENTER: Rodger Worthen, City Administrator

INFORMATION:

- a. [Department Reports -January](#)
- b. [Staff Anniversaries – February](#)
- c. [Staffing Authorization Plan](#)
- d. [Community Development Report](#)
- e. [Financial Report](#)

[BACK TO AGENDA](#)



Mayor & City Council Monthly Summary Report January 2019



City Administration:

1. Rodger Worthen:

- Held weekly update meetings with Community Dev Director and Mayor
- 550 West, West Bench discussions and 700 West RDA work
- Enterprise fund reviews
- Preparing preliminary budget discussions with staff
- Prepared for City Council meetings
- Held weekly staff meetings
- Weber County Storm Water meeting
- Recycling Committee meeting with county commissioners
- LPC Meeting and work
- Continue fire district discussion with Chief and South Ogden City Administrator
- Finance Director position review and change
- Design Review Committee meetings
- RAMP Grant submittal on Fisherman's Trail river bridge
- Staff assistance
- RDA Rehabilitation loan work
- Committee work on Weber Transfer Station issues.

2. Jackie Manning:

- Prepared, posted, noticed packet/agenda/minutes/recordings for RDA, City Council, and Planning Commission.
- Posted ordinances and resolutions according to State Code and sent to Sterling Codifiers to update city website
- Responded to various customer services pertaining to business licensing and records requests.
- Business License – new licensing, billing, accounting, tracking, annual renewals and billing
- Attended weekly staff meetings
- Attended DMWRA Training
- Final review and presentation of Liquor Ordinance Update
- Research Annexation Laws and Fees

Business Administration:

1. Cody Cardon:

- Routine phone & computer problem resolution throughout the City.
- Routine management issues and resolution.
- December's accounting.
- Various meetings and trainings attended.
- Meetings with department heads and Rodger to get caught up on IT throughout the City.
- Working on fiscal year 2019 budget preliminary financial information.
- Working on fiscal year 2019 budget enterprise fund report.

2. Stacey Comeau / HR:

New Hires:	Alisa Swenson	Community Services
	Cody Cardon	Business Administration

- Random drug testing for the month
- Attended NUHRA Board Meeting
- Attended NUHRA training luncheon
- Processed semimonthly payroll
- Responded to job inquiries
- Updated Staffing Authorization Plan
- Prepared Employee Recognition
- Completed monthly payroll reconciliation
- Conducted exit interview with terminating/retiring employees
- Notarized various documents
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Prepared RDA loan disbursements
- Responded to inquiries on Purchase Assistance Program and RDA Loan Program
- Worked with various personnel to resolve issues and concerns

3. Chris Stone:

- Snow removal.
- Work on the city website redesign.
- Covered for part-time custodial staff off sick or on vacation.
- Set up and take down for regular City Council and Planning Commission meetings.
- Various updates to the city website and social media sites.
- Completed the city newsletter for February.
- Completed the employee newsletter for February.

Community Services:

Rich Taylor:

- Attended weekly staff meetings
- Held department staff meeting
- Attended Senior Board meeting
- Reserved Roy Aquatic center for summer swim nights
- Submitted Silver Sneaker visits for the month of December
- Hired a recreation assistant
- Organized and put together February Riverdale Connections issue
- Attended Local Officials Day with the Riverdale Youth City Council
- Met with Rodger and Mayor to discuss volunteers
- Began planning for Old Glory Days 2019
- Met with the Riverdale Youth City Council to plan the Valentine's Activity
- Began league play for our youth basketball leagues. We had 78 participants.
- We began futsal intramurals and had 59 participants
- We had 755 open court basketball visits and 41% were residents
- We had 420 exercise room visits and 87% were residents
- We had 81 group fitness visits and 86% were residents
- We had 552 open court pickleball visits and 15% were residents

- We had 6 private reservations in the meeting rooms at the Community Center
- We served 1325 lunches at the Senior Center.

Police Department:

Police Chief Scott Brenkman:

Patrol Report January 2019

Attended Death- A woman was pronounced dead at 1430 hours on 1/7/19. She was found by her husband in the bathroom of their apartment. CPR was administered but was not successful.

Theft By Deception- This report is in reference to a theft by deception that occurred at Target located at 1135 W Riverdale Rd. The suspect found a receipt outside while entering the business, selected the items from the receipt and returned those items for cash. The suspect was booked into WCCF.

Possession Stolen Firearm/ Possession W/intent/ DUI- Police made a traffic stop on a vehicle and detected burnt marijuana. A search of the vehicle discovered multiple paraphernalia items, a backpack containing approximately 2 ounces of THC shatter, a handgun stolen out of Syracuse and LSD. The driver was arrested for DUI metabolite and possession of marijuana and paraphernalia. The passenger was arrested for possession of marijuana with intent to distribute, possession of a firearm by restricted person and possession of a stolen firearm. Under Miranda, the suspect admitted to knowing the firearm was stolen and having it for intimidation while he sells drugs.

DUI / Drug Arrest- Pursuant to a traffic stop, officers arrested a female for DUI-drugs. A male passenger was also arrested for drug paraphernalia and drug related charges. Both were booked into jail.

Premise Check- Officer's conducted premise checks on multiple trailers at Lesley's Mobile Home Park. Several of the trailers are abandoned or uninhabitable due to meth contamination. Entry was made after callouts into a few of the unsecure abandon trailers. All of the other trailers were secured.

Community Policing- Officer Panunzio taught NOVA at Riverdale Elementary.

Traffic Stop- An Officer conducted a traffic stop at 702 W. Riverdale Rd. The driver was found to have warrants and a suspended driver's license. Search incident to arrest the driver was found to be in possession of methamphetamine and paraphernalia. The driver was transported to Weber County Jail and booked for his charges.

Accident- Officers investigated an accident at Krispy Kreme where a vehicle ran into the building. A new driver, accidentally pushed the gas rather than the brake and ran into the brick portion of the building.

Warrant Arrest- While on patrol an officer observed a dark colored Kia Optima make several traffic violations exiting two roundabouts. Police stopped the vehicle and approached the driver who provided Police with a false name belonging to an actual person. The suspect was identified and was found to have 3 warrants, one of which was no bail out of Ogden 2nd District. The suspect was taken into custody and transported to a local area jail where he was booked on his warrants and new charges.

Disturbance- Officers cited and released a female for damaging her boyfriend's television. After being informed that the boyfriend was pursuing charges the girlfriend wanted to report the

boyfriend sexually assaulted her a few nights prior. A brief statement was obtained of what had occurred and the case will be forwarded to Investigations for follow up. The female was transported to her friend's residence in Roy City.

Trespass- Officers trespassed two transient males from McDonald's, located at 909 W Riverdale Road. One of the males had an outstanding warrant for her arrest and was booked into the Weber County Jail. The other male was transported to the Lantern House Shelter.

Traffic Stop/Warrant arrest- This case is in reference to a traffic stop at 686 W Riverdale Rd where an arrest was made. A 2002 white Mitsubishi Galant was stopped in the parking lot and the driver was arrested for two active warrants. Search incident to arrest yielded two baggies of Methamphetamine, and two pipes. The suspect was booked into the Weber County Jail on his warrants and he was also charged with Possession of a Controlled Substance MA, Possession of Drug Paraphernalia, and Driving on a Suspended License MC.

Suspicious Person / Trespass- A resident reported to police that a male had been in his back yard at about 0400 hours in the morning. The male was captured on video walking around the property with his shirt off looking into windows while masturbating. Officers later located the suspect at Sinclair. Detectives and officers interviewed the suspect and found he was a registered sex offender that was noncompliant. The suspect admitted to going into at least four yards, looking for elderly women, while he masturbated in hopes to get caught by the females. The suspect was booked into jail on felony lewdness sex offender charges.

Assist/Drugs/False Info- A male requested Motel 6 call police as he was unable to get back in his Motel room and was worried about his girlfriend who was in the room and not answering. Motel management cut the lock and the female was on the bed, eventually waking. Medical tended to the female, and she was cleared. There were drugs and paraphernalia in plain view. The female provided false personal information, and then fled from the motel. She was located a short distance away and found to have a warrant for her arrest. The female was booked into jail.

Public Urination- An Officer was patrolling the area of 1137 w. Riverdale RD when he observed a male walking in front of Sportsman's Warehouse while urinating on the sidewalk. The suspect was cited and released for public urination.

Possession of Firearm- Officers received information that a male was at Buffalo Wild Wings in possession of a firearm. The suspect is a category II restricted person. The vehicle the suspect was in was located and stopped for unrelated traffic violations. Consent was obtained to search the vehicle. A rifle was found in the cargo area of the SUV directly behind the suspect. The driver advised that the suspect had brought the rifle into the car with the intention to sell it. The suspect was found to be in possession of drug paraphernalia as well. A warrant was obtained to draw the suspect's blood to further show him to be a restricted person by drug use. The suspect was booked at the Weber County Jail.

Evading- This case is in reference to a fail to yield around 3500 S Wall Ave. While patrolling residential area's that have had recent vehicle burglaries officers noticed a dark colored SUV type vehicle driving through the neighborhoods at a high rate of speed. Officers attempted a traffic stop on the vehicle and it fled from police. The vehicle drove recklessly and was not pursued further. The suspects haven't been identified.

Vehicle Theft- This case is in reference to a vehicle theft at RC Willey. The victim reported that his 2014 brown Ford F150 was stolen from the back parking lot of the business sometime between

1800 to 2100 hours. The vehicle was listed NCIC as stolen.

Warrant arrest- Police located a vehicle with three males in an adjoining neighborhood shortly after they received a burglary call. Police spoke with them briefly and moved on. Police found the same vehicle later parked on 4350 S. The same three males were in the vehicle despite their previous story that they were dropping one of them off. While checking their information, police located a warrant for one of the males. The male was taken into custody and booked.

DUI- Officers arrested a male for DUI. A warrant was drafted for blood and was granted. The suspect was booked into the Weber County Jail.

DV Assault- Officers responded to Applebee's on two suspicious males. The males were contacted in the parking lot and an odor of alcohol was detected on them, however, they were not in their vehicle. Both were advised they could not drive or they would be arrested. One male was very aggressive towards officers while the other tried to calm him down. After several attempts to de-escalate the situation, the aggressive male assaulted the other male while walking in the parking lot. The male was taken into custody and booked for DV Assault, Disorderly Conduct and Intoxication.

Investigations Report January 2019

Retail Theft- A female entered Wal-Mart and selected several items and left the store without paying for them. The female was identified by detectives and found to be on probation. The female was located in Ogden and transported to her probation officers office where she confessed to committing the theft. The female was later booked into Weber County Jail.

Credit Card Fraud- A female reported a credit card was opened in her name and used at local retail stores. Detectives obtained surveillance of the transaction. The victim identified the suspect in the surveillance as a friend of hers. The suspect was interviewed and he confessed to opening the credit card account and using the credit card fraudulently. The suspect was charged with fraud.

Retail Theft- A male entered Target and stole several video games. The suspect was identified through video surveillance. Detectives learned the suspect was staying somewhere in Wyoming. An arrest warrant was drafted for the suspect's arrest.

Theft/Identity Fraud/Forgery- A female was asked to house sit for friends while they were out of town. The house sitter stole several electronic items and pawned them. The house sitter also stole check books, social security cards and other financial documents. The house sitter forged several checks. The house sitter confessed to the above offenses and was booked into Weber County Jail.

Retail Theft- A male and female entered Wal-Mart and selected several items. They paid at the self check out line. The couple failed to scan several items and left. They were later located by detectives and interviewed. They both confessed to the theft.
Follow up on existing cases.

Fire Department:

Fire Chief Jared Sholly:

126 Calls for Service with 230 Vehicle Movements

Vehicle Fires

Riverdale

- Vehicle Fire

Roy

- House Fire
- House Fire

Weber Fire District

- House Fire

Total: 4

Rescue & Emergency Medical Service Incidents

- 1 Rescue, EMS Incident
- 23 Medical assist, assist EMS crew
- 37 EMS call, excluding vehicle accident with injury
- 11 Motor vehicle accident with injuries
- 4 Motor vehicle accident with no injuries.
- 1 Rescue Person from Water
- 1 Vehicle Extrication
- 1 Ice Rescue

Total: 79

Hazardous Condition No Fire

- 1 Carbon Monoxide Incident
- 1 Power Line Down
- 2 Hazmat Clean-up

Total: 4

Service Call

- 2 Public Service

Total: 2

Good Intent Call

- 32 Dispatched and cancelled en route

Total: 29

False Alarm & False Call

- 4 False alarm or false call

Total: 4

Highlighted Incidents:

- Assisted Ogden City Fire in a reported Ice Rescue at 21st Pond

Highlights:

- Officers Meeting
- Meeting with Staff
- State Fire Chiefs Conference St. George
- Chief Instructed at State Winter Fire School on Leadership and Firefighter Survival
- Meeting with Lantis Fire Works about Old Glory Days
- Heavy Machinery Extrication Training
- Meeting with Weber Fire District about Heavy Rescue 42
- Meeting with South Ogden Chief to Discuss Different Options to Consolidation and Paramedic Fund
- Promoted Garrett Henry to Captain

- Advertised for New Firefighter

Public Works Department:

Shawn Douglas:

- Continued work on Landslide.
- Continued new well investigative work.
- Continued work with Weber Basin to discuss alternatives for them providing additional water, instead of drilling well.
- Continued work on Storm Water Projects for 2019.
- Continued work on Ritter Dr. Project.
- Continued work and inspections on Coleman Farms.
- Continued inspections on Greenhill.
- Continued Storm Water review to meet new state regulations.
- Continued work on 2019 Sanitary Sewer Projects
- Continued design work on 1050 W Ritter Dr. Roundabout.
- Removed Holiday Decorations.
- Started work on Roundabout landscaping upgrades.
- Started work on Civic Center parking lot pavement replacement.

Community Development Department:

Mike Eggett:

- La-Z-Boy Gallery – Gas, floor box, electrical, and underground plumbing inspections
- Walmart – Header, final inspection
- Cycle Gear – Above grid and final inspections
- 4202 S. Pacific Ave. Bldg – Suite 103: Final inspection; Suite 102: Final inspection
- Good Earth – Sign, above ceiling, framing inspection
- Besst Realty – Four-way inspection
- ARS – Footing and foundation inspections
- Coleman Farms Homes – Lot 10: Stucco lathe, final, and re-final inspections; Lot 9: Stone lathe, power, and stucco inspections; Lot 8: Stone lathe and power inspections; Lot 7: Stone lathe and power inspections; Lot 6: Power inspection; Lot 5: Foundation inspection
- Home inspections for various projects on residential lots
- Inspections for solar power projects and facilities
- Inspections for telecommunications facility
- Meeting with property owners, contractors, and developers to discuss project plans
- Fire inspections, sprinkler inspections, and associated fire checks for businesses
- Building plan drawings and documents review
- Pick-up of various signs in violation of sign ordinance
- Pre-application review discussion re: Old Chevron site redevelopment plans
- Conference call discussion with Jeff Randall and Dee Hansen re: 550 West/Riverdale RDA area progress update
- Meeting with City staff re: Landslide concerns
- Meeting with Wolf Excavation re: Coleman Farms development
- Meeting with Mike Ford and Nate Reeve re: Conceptual development ideas
- Meeting with Nick Mason (Bach Homes) re: Conceptual development ideas
- Meeting with Rob Sant re: RDA/CDA planning and scheduling discussion
- Telephone discussion with Fred Bruning re: Development concepts

- Economic development opportunities update and discussion meetings
- Geographical Information Systems training participation by department member
- Fire Marshall training and conference attendance by department member
- Fire School training and conference attendance by department member
- Emergency management peer exchange conference attendance by department member
- Fire Inspection / Code Enforcement Report: attached

Legal Services Department:

Steve Brooks:

- Resolutions/Ordinances work–
- Legal work concerning - Anderson, Special events, Liqueur ordin., Pedraza, Landslide, Sexual oriented zone, Sensitive lands ord., IT contr., Comm service. Docs, Purchasing, Annexation, Car wash, Mil. Aca., DWR req., PTIF, GRAMA
- Legal research/review –
- Legal Department meetings/work –
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Public records requests/Court/Court screenings/Court filings/Annual reviews
- Formal training attended-
- RSAC- Drug Court -
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

324 Total traffic cases	YTD 324 (Jan. 2019 to December 2019)
9 DUI	164 Moving violations
0 Reckless/DUI red.	117 Non-moving violations
31 License violations	3 Parking

59 Total Misdemeanor cases	YTD 59 (Jan. 2019 to Dec. 2019)
0 Assault	0 Ill. sale Alc.
15 Theft	1 Other liq. viol.
0 FTA	15 Contr. subst vio
0 Public intox	0 Bad checks
	1 Dom. animal
	0 Wildlife
	0 Parks/rec.
	0 Planning zon./Fire/Health
	08 Dom. violence
	113 Other misd./infrac

275 Total cases disposed of this month	2113 Total number of cases disposed of for the year (June, 2018 to May, 2019)
377 Total offenses this month	2625 Total offenses for year (June, 2018 to May, 2019)

Small Claims	Total number of cases for the year (Jan. 2018 to Dec. 2018) --	Filed=95	Settled/Dismissed=89
6 Cases filed	0 Trials		
0 Settled/dismissed	0 Default judgment		

CITATIONS BY AGENCY

		YTD (June, 2018 to May, 2019)
Riverdale City	247	1518
UHP	59	592

REVENUE/MISC.

	YTD (June 2018 to May 2019)
Total Revenue collected	\$ 49,634.26
Revenue Retained	\$ 13,884.42
Warrant Revenue	\$ 41,385.00
Issued warrants	69
Recalled warrants	78
	\$ 391,374.33
	\$ 227,080.89
	\$ 270,194.00
	451
	567

RSAC MONTHLY REPORT

20 participants	132 drug tests given	0 walked away/warrants issued
1 orientations	2 in jail/violations	0 ordered to inpatient
0 new participant	14 positive UA's/tests/dilutes	0 other
0 graduates	1 incentive gifts	

0 terminated/quit

11 spice tests given



CODE ENFORCEMENT REPORT

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
1135 W Riverdale Road	1415	2/12/2019			41-1A-414(3)(A)	WARNING	ACCESSIBLE PARKING SPACE VIOLATION.	
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4949 S 900 W	1414	2/12/2019			41-1A-414(3)(A)	WARNING	ACCESSIBLE PARKING SPACE VIOLATION.	
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4848 S 900 W	1413	2/12/2019			41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4848 S 900 W	1412	2/12/2019			41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4949 S 900 W	1411	2/11/2019			41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
1135 W Riverdale Road	1410	2/7/2019			41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4848 S 900 W	1409	2/4/2019			41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
748 W 3950 S	1408	1/31/2019	CREATION HOLDINGS LLC	1347 W 3100 N	RCC 4-5-3(B)(13)	CLOSED	Accumulation Of Junk	

Violations

Violation	Notes
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
300 W Riverdale Road	1407	1/17/2019			4-5 7-1-1	CLOSED	Snow And Ice Obstructions General Regulations	

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4949 S 900 W	1406	1/16/2019			41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
535 W 4925 S	1405	1/15/2019	ELLIOTT, JONATHAN	535 W 4925 S	RCC 4-5-3(B)(13), 4-5-10(D)	SUMMONS AND INFORMATIO N	Accumulation Of Junk, MAINTAINING A NUISANCE	

Violations

Violation	Notes
001: Open	
001: Open	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4848 S 900 W	1404	1/15/2019			41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00

Violations

Violation	Notes
003. Sent to	

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4046 S Riverdale Road	1403	1/10/2019	LNL LLC	PO BOX 27052	4-5 7-1-1	CLOSED	Snow And Ice Obstructions General Regulations	

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4060 S RIVERDALE RD	1402	1/10/2019	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE STE 900	4-5 7-1-1	CLOSED	Snow And Ice Obstructions General Regulations	
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
4104 S RIVERDALE RD	1401	1/10/2019	GHO BRO UTAH LLC	4140 RIVERDALE RD	4-5 7-1-1	SENT TO COURT	Snow And Ice Obstructions General Regulations	
Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
913 W Riverdale Road	1400	1/10/2019	RIVERDALE OIL LLC % GRIFFIN FAST LUBE	1725 E 1450 S STE 250	4-5 7-1-1	CLOSED	Snow And Ice Obstructions General Regulations	

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
FREEWAY PARK DRIVE	1399	1/11/2019			4-5 7-1-1	CLOSED	Snow And Ice Obstructions General Regulations	

Violations

Violation	Notes
	Snow And Ice

Site Address	Case #	Case Date	Owner Name	Owner Address	Code	Status	Description	Citation Amount
999 W Riverdale Road	1398	1/10/2019	HOME DEPOT	2455 PACES FERRY RD	RCC 4-5- 3(B)(18)	CLOSED	Snow And Ice Obstructions General Regulations	

Violations

Violation	Notes
	Snow And Ice

Total Records: 18

2/12/2019

Code Enforcement Case Activity Rep

Case #	Activity Date	Assigned To	Site Address	Activity Type	Code
1408	2/5/2019	Randy Koger	748 W 3950 S	FOLLOW UP	RCC 4-5-3(B)(13)
1408	2/4/2019	Randy Koger	748 W 3950 S	FOLLOW UP	RCC 4-5-3(B)(13)
1405	2/1/2019	Randy Koger	535 W 4925 S	FOLLOW UP	RCC 4-5-3(B)(13), 4-5-10(D)
1401	1/15/2019	Randy Koger	4104 S RIVERDALE RD	SENT TO COURT	4-5 7-1-1
1401	1/14/2019	Randy Koger	4104 S RIVERDALE RD	FOLLOW UP	4-5 7-1-1
1402	1/14/2019	Randy Koger	4060 S RIVERDALE RD	FOLLOW UP	4-5 7-1-1
1403	1/14/2019	Randy Koger	4046 S Riverdale Road	FOLLOW UP	4-5 7-1-1
1403	1/11/2019	Randy Koger	4046 S Riverdale Road	FOLLOW UP	4-5 7-1-1
1401	1/11/2019	Randy Koger	4104 S RIVERDALE RD	FOLLOW UP	4-5 7-1-1
1398	1/11/2019	Randy Koger	999 W Riverdale Road	FOLLOW UP	RCC 4-5-3(B)(18)
1400	1/11/2019	Randy Koger	913 W Riverdale Road	FOLLOW UP	4-5 7-1-1
1384	1/3/2019	Randy Koger	5221 S 1050 W	FOLLOW UP	RCC 4-5-3(B)(13) RCC 4-5 7-1-1:

Total Records: 12

Locked	Inspection Type Annual Inspection	Inspection Number 20190206658	Occupant Bravo, LLC	Address 5165 South 1500 West	Suite Nothing Entered	Inspector Matt Hennessy, Garrett Henry, Randy Koger	Station Nothing Entered	Shift A	Received Nothing Entered	Scheduled 2/6/2019	Completed 2/6/2019
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Status Completed	Passed No	Open Violations 2	Total Violations 2
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Locked	Inspection Type Re-Inspection	Inspection Number 20190206494	Occupant Empact athletics	Address 1337 West 5175 South	Suite 302	Inspector Randy Koger	Station Nothing Entered	Shift Nothing Entered	Received Nothing Entered	Scheduled 2/6/2019	Completed 2/6/2019	Status Completed	Passed Yes
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Open Violations 0	Total Violations 1
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Locked	Inspection Type Business license	Inspection Number 20190205493	Occupant Empact athletics	Address 1337 West 5175 South	Suite 302	Inspector Randy Koger	Station Nothing Entered	Shift Nothing Entered	Received Nothing Entered	Scheduled 2/5/2019	Completed 2/5/2019	Status Completed	Passed No
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Open Violations 0	Total Violations 1
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Locked	Inspection Type Business license	Inspection Number 20190205491	Occupant Nothing Entered	Address 4042 Pacific Avenue	Suite 102	Inspector Randy Koger	Station Nothing Entered	Shift Nothing Entered	Received Nothing Entered	Scheduled 2/1/2019	Completed 2/1/2019	Status Completed	Passed No
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Open Violations 6	Total Violations 6
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Locked	Inspection Type Business license	Inspection Number 20190205492	Occupant Nothing Entered	Address 4042 Pacific Avenue	Suite 103	Inspector Randy Koger	Station Nothing Entered	Shift Nothing Entered	Received Nothing Entered	Scheduled 2/1/2019	Completed 2/1/2019	Status Completed	Passed No
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Open Violations 0	Total Violations 0
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Locked	Inspection Type Construction Site	Inspection Number 20190131489	Occupant Cycle Gear	Address 4151 South Riverdale Road	Suite Nothing Entered	Inspector Randy Koger	Station Nothing Entered	Shift Nothing Entered	Received Nothing Entered	Scheduled 1/31/2019	Completed 1/31/2019	Status Completed	Passed No
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Open Violations 3	Total Violations 3
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RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

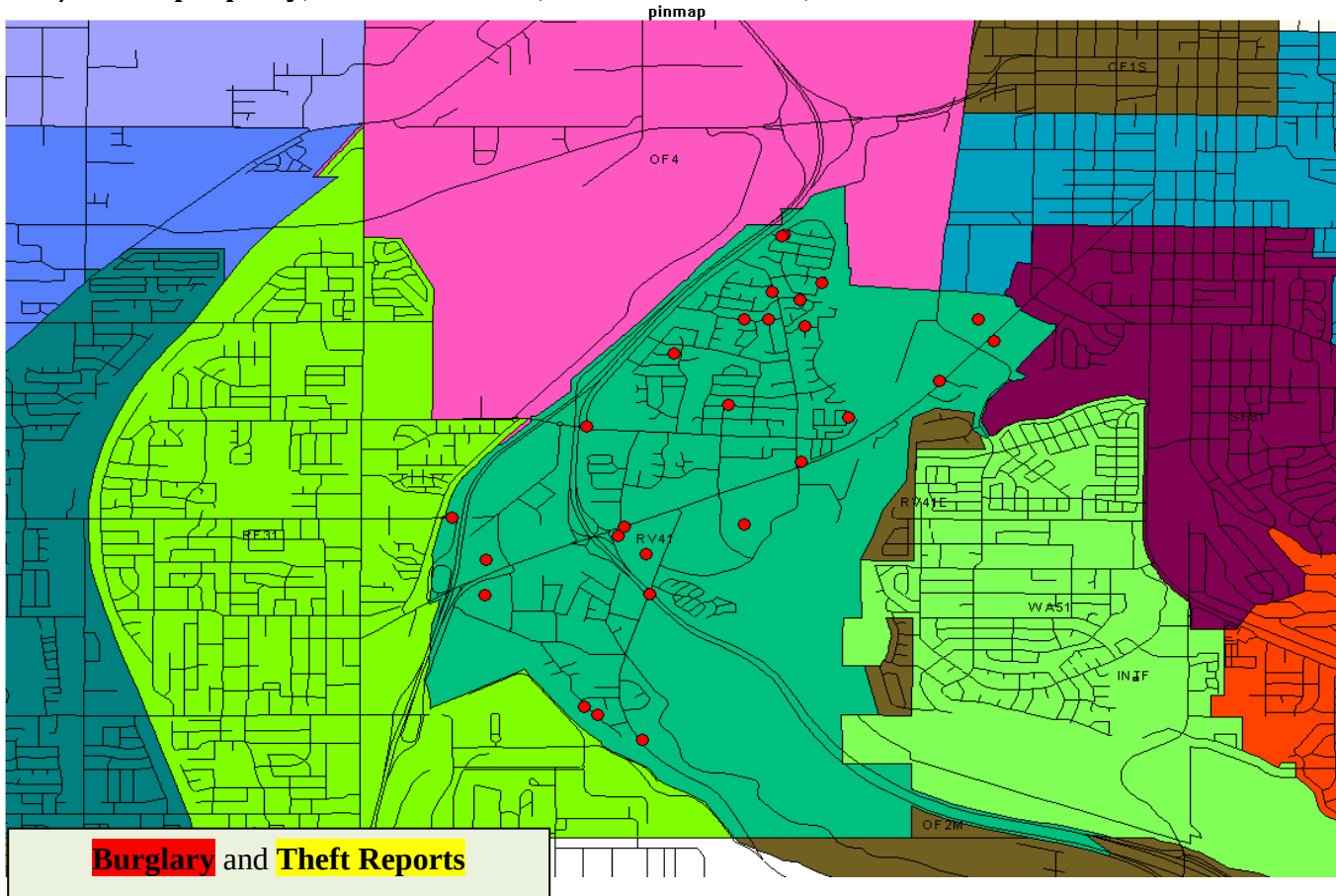
January 2019
Report #16-1

January Police Calls

- 1828 Calls for Service:
 - 30 Animal Complaints
 - 298 Crime Reports Written
 - 16 Forgery/Fraud
 - 19 Retail Thefts
 - 8 Assaults
 - 31 Drugs
 - 19 Family Offenses
 - 27 Burglary/Theft Complaints
 - 2 Stolen Vehicle Complaints
 - 9 Damaged Property
 - 72 Arrests



The remainder of calls involved disorderly Conduct, Suspicious Activities, Citizen Assists, Lost/Found property, Medical Assists, Warrant Services, etc.



POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

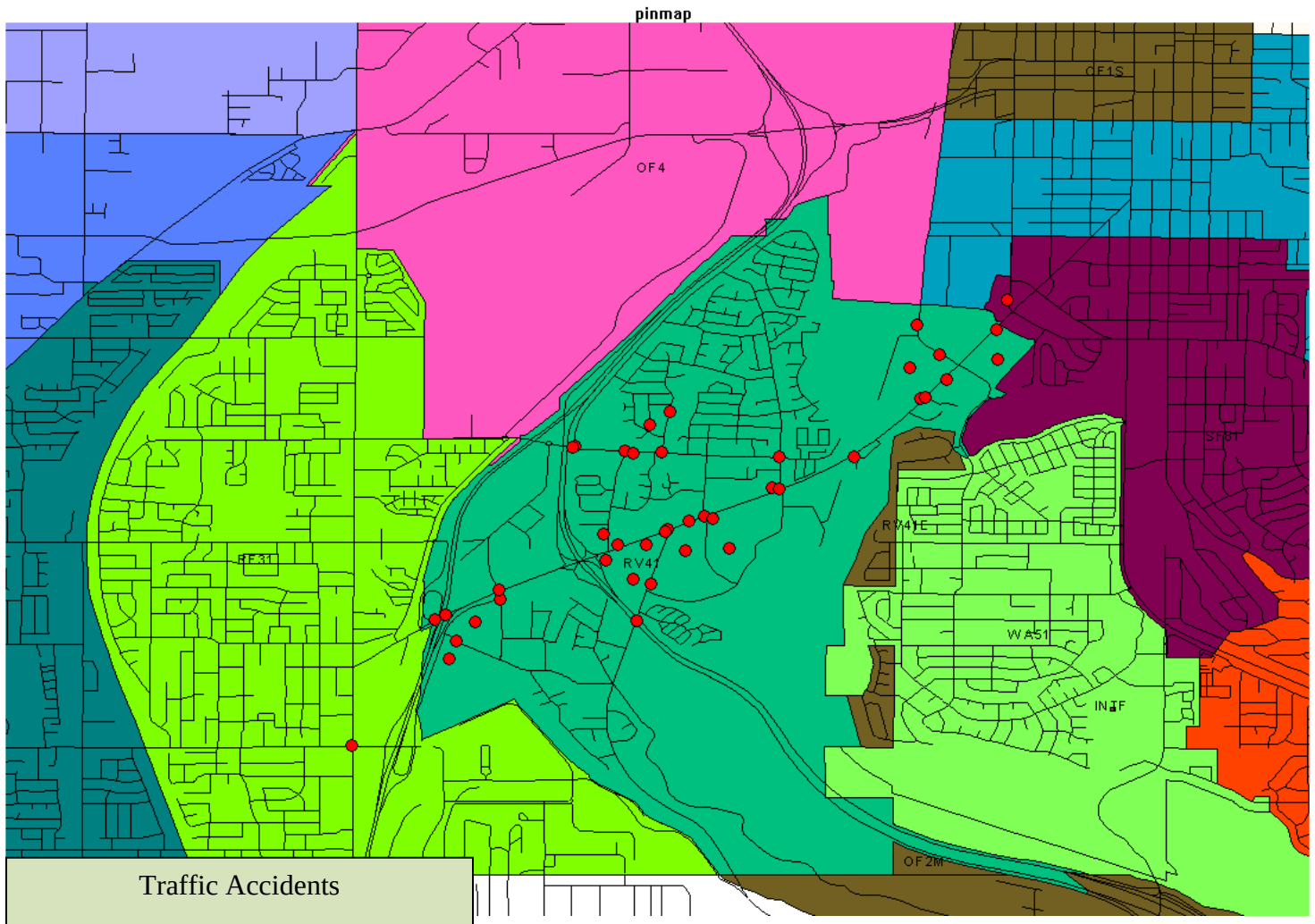
RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

January 2019
Report #16-1

Traffic Patrol and Enforcement

- **409 Traffic Stops resulting in:**
 - 283 Citations
 - 424 Total Violations
 - 130 Warnings Issued
- **52 Traffic Accidents**



- **34 New Cases sent to Investigations**
- **34 Investigative Cases Closed**
- **Value Reported Stolen \$9,412.13**
- **Value Recovered \$1,354.52**

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

**RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
JANUARY 2019**

Water Fund

	Total Gallons Used (in thousands)	Total Billings	Total Customers Billed	Average Gallons used Per Customer (in thousands)	Average Bill Per Customer
Residential	12,060	\$ 36,177	2,116	6	\$ 17.10
Commercial	14,504	\$ 27,101	247	59	\$ 109.72

Sewer Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 53,833	2,096	\$ 25.68
Commercial	\$ 43,728	214	\$ 204.34

Storm Water Fund

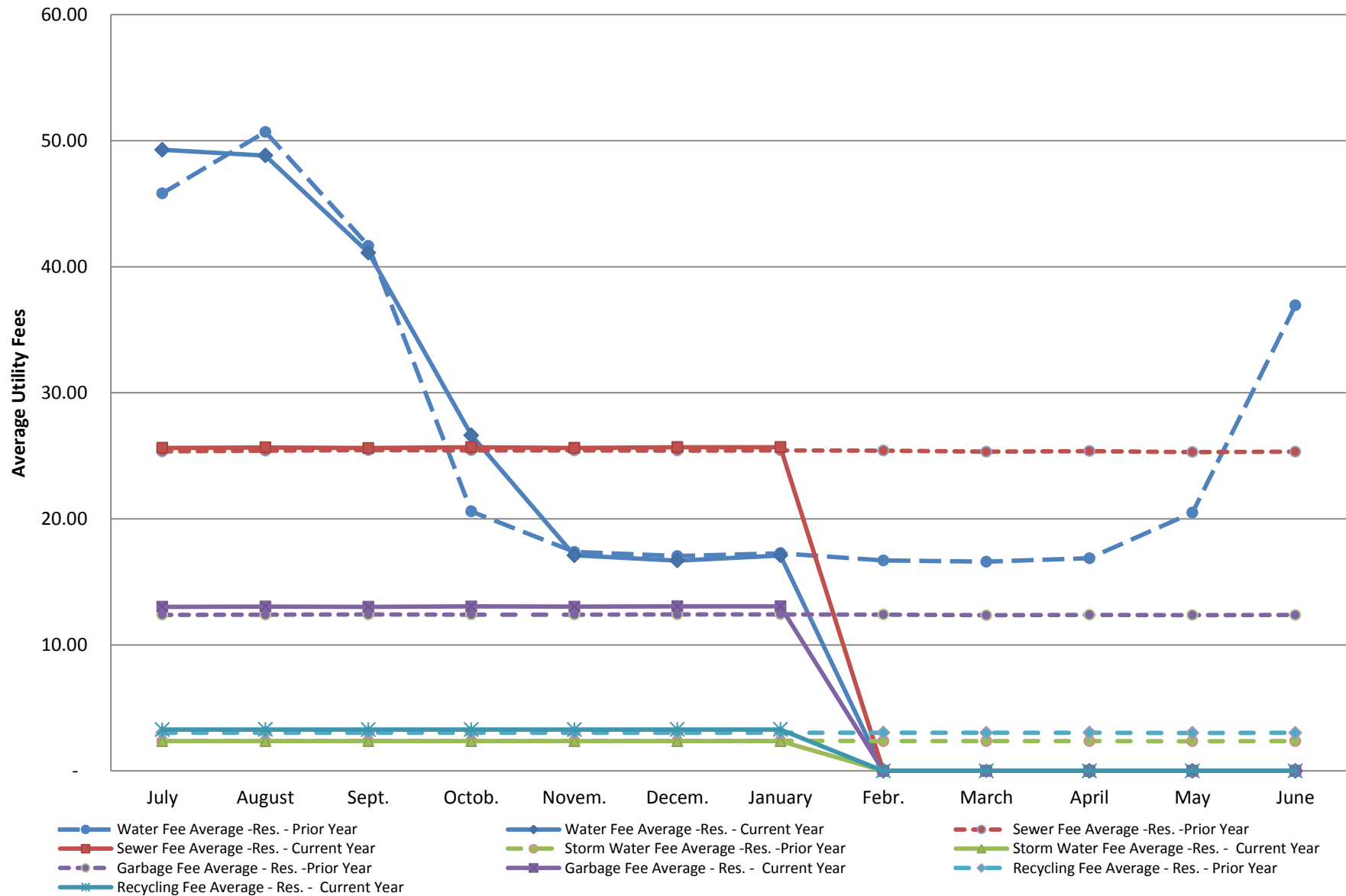
	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 5,005	2,114	\$ 2.37
Commercial	\$ 13,972	188	\$ 74.32

Garbage Fund

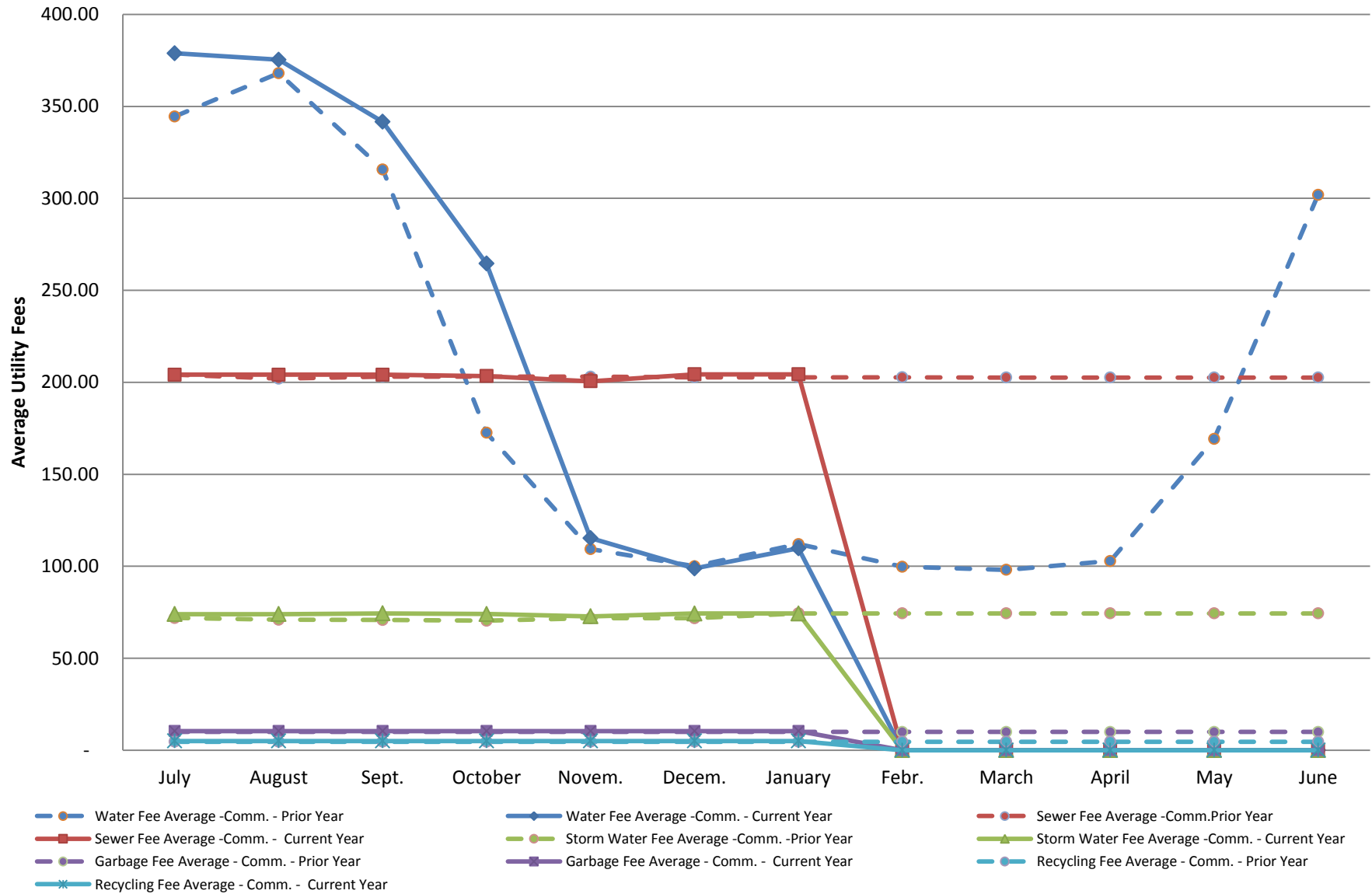
	Total Billings	Total Customers Billed	Average Bill Per Customer	
Residential - Garbage	\$ 27,033	2,070	\$ 13.06	*
Residential - Recycling	\$ 5,853	1,783	\$ 3.28	
Commercial - Garbage	\$ 42	4	\$ 10.42	*
Commercial - Recycling	\$ 25	5	\$ 4.99	

* Some garbage utility customers have more than one garbage can, this is an average of all customers.

Residential Average User Fees Fiscal Year 2018 & 2019



Commercial Average User Fees Fiscal Year 2018 & 2019



Employee Recognition – February 2019 Anniversaries			
Years	Employee		Department
15		Joel Pippin	Police
1		Michael McNeely	Police



Staffing Authorization Plan

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

As of January 31, 2019		
Department	FTE Authorization	FTE Actual
City Administration	2.00	2.00
Legal Services	4.50	4.50
Community Development	3.00	3.00
Business Administration	6.25	6.25
Community Services	9.00	9.00
Public Works	10.00	10.00
Police	22.75	22.75
Fire	15.50	13.75
Total	73.00	71.25

Staffing Reconciliation - Authorized to Actual		
Department	FTE Variance	Explanation
City Admin	0.00	
Legal Services	0.00	
Bus Admin - Civic Center	0.00	
Community Development	0.00	
Community Services	0.00	
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	0.00	
Fire	(1.75)	PT Firefighters/Captain Unfilled
Totals	(1.75)	Staffing <u>under</u> authorization

Actual Full Time Employees	56.00
Actual Part Time Employees	53.00
Seasonal Employees	0.00



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

February 15, 2019

ONGOING DEVELOPMENTS

L A Z B O Y® La-Z-Boy will open a store next to At Home at 1136 W. Riverdale Road.



Cycle Gear has announced they will open a new store in the old Deseret Book space at 4151 S. Riverdale Road



Quick Quack Car Wash will build on the corner of 700 W. Riverdale Road. The final site plan has been approved by the Riverdale City Council.



Besst Realty will open an office in the former Johnny's Dairy building at 5098 South 1050 West.



Dania Furniture has announced that it will open a store in the old Babies-R-Us building at 4042 S. Riverdale Road.

REMODELS & IMPROVEMENTS



Good Earth Natural Foods continues their remodel at 1050 W. Riverdale Road. They are open during construction.



Monthly Financial Report

Riverdale City and Redevelopment Agency

Report as of December 31, 2018

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
General Fund	\$ 1,837,551	\$ 781,139	\$ 1,515	\$ 1,295,266	\$ 685,103	\$ 5,128,112	\$ 3,883,060	\$ 1,245,052
						Net of Class C Road Funds:		1,082,875
						Net of Local Option Sales Tax Highway/Transportation Funds:		895,702
Redevelopment Agency, RDA	4,243,366			500,250	15,088	648,926	103,019	545,907
Capital Projects Fund	3,903,983			9,004	58	47,618	100,588	(52,970)
Water Fund	2,706,426			68,647	287,221	864,997	572,147	292,850
Sewer Fund	1,795,990			101,356	28,296	613,637	618,741	(5,104)
Storm Water Fund	1,301,235			21,955	19,333	130,469	92,549	37,920
Garbage Fund	357,746			33,734	30,827	201,937	163,575	38,362
Motor Pool Fund	1,813,961			57,638	100,035	244,815	496,427	(251,612)
Information Technology Fund	230,383			10,717	10,466	64,011	90,936	(26,925)
Total	\$ 18,190,641	\$ 781,139	\$ 1,515	\$ 2,098,567	\$ 1,176,427	\$ 7,944,522	\$ 6,121,042	\$ 1,823,480

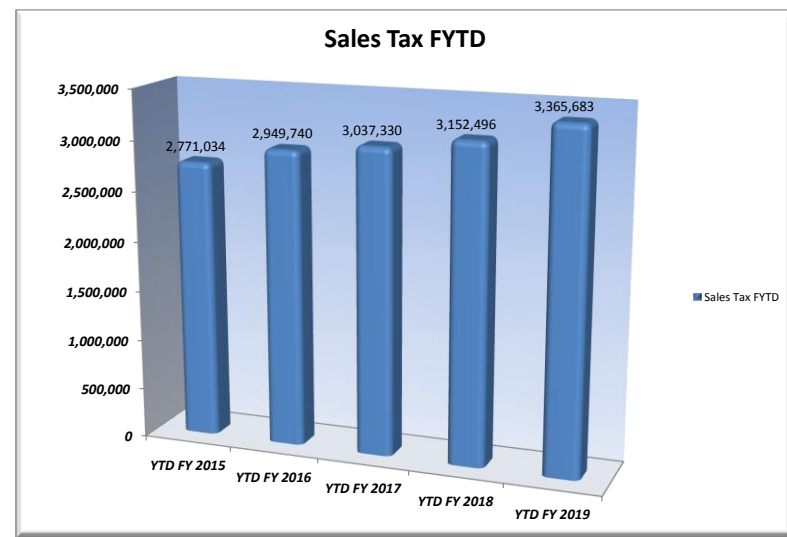
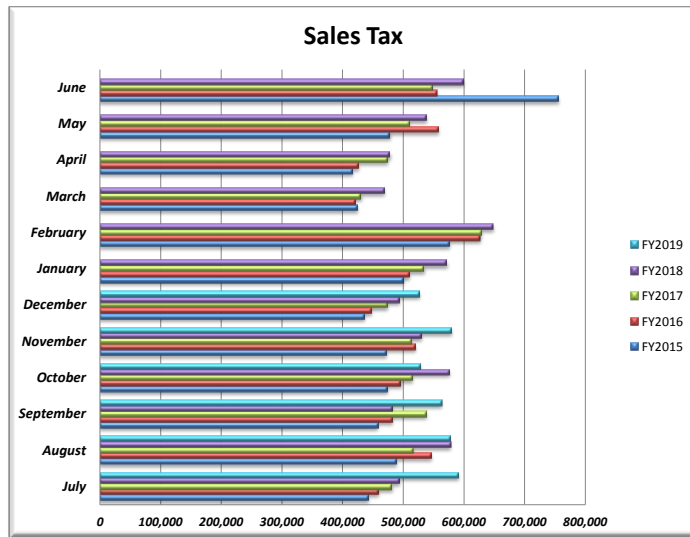
Cody Cardon
Business Administrator

Notes:

- 1) Savings are held in:
 - a) PTIF (Public Treasurer's Investment Fund), the most recent yield was 2.80%.
- 2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
- 3) Cash Drawers are located at the Civic Center (\$600), Comm. Ctr.(\$300), Senior's (\$115), and Police (\$500).
- 4) Receipts for sales tax, property tax, road tax and liquor tax are deposited directly into the PTIF account by the paying agency of the State of Utah or Weber County.
- 5) Other receipts are handled through the counter cash drawers mentioned above.
- 6) All disbursements are paid through the checking accounts at Wells Fargo Bank except petty cash items.
- 7) Cash flow and all account balances are monitored daily, savings are transferred from the PTIF to the checking account to cover disbursements as necessary.
- 8) Check disbursements are normally made weekly through the accounts payable system.
- 9) A check register report is available for detailed review of each disbursement made by city and RDA funds.
- 10) Our independent auditors include their review of these accounts in their annual audit report.

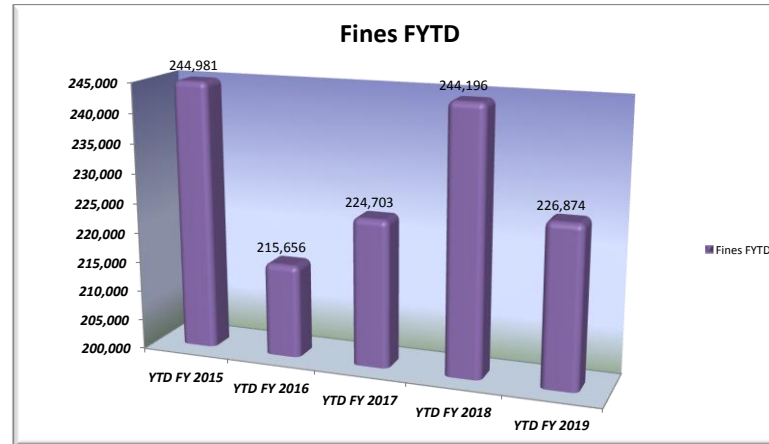
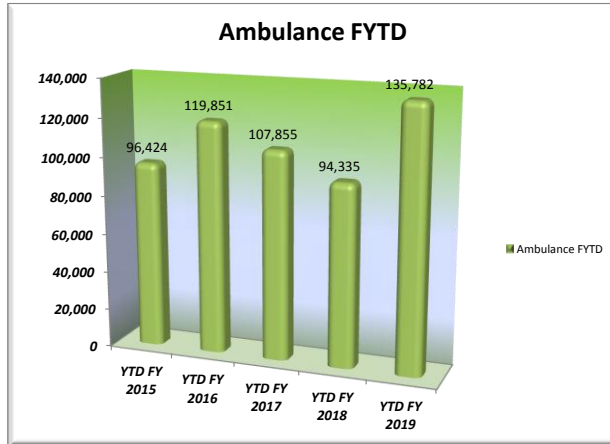
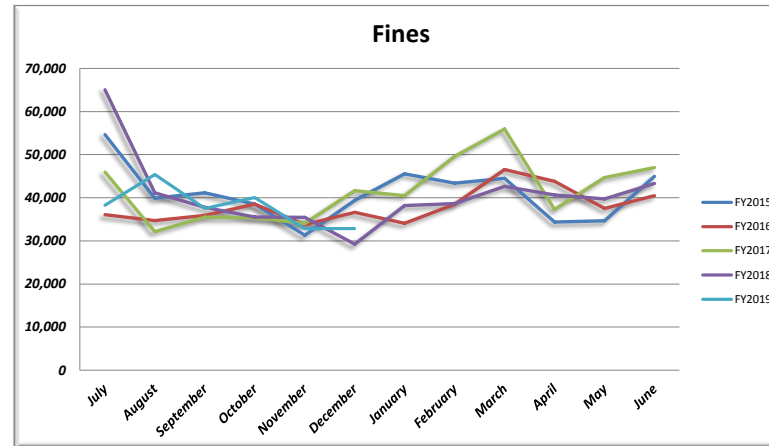
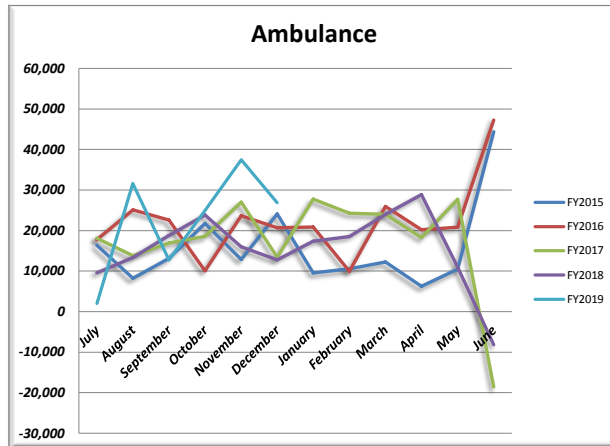
Monthly Financial Report
Riverdale City Redevelopment Agency
Report as of December 31, 2018

	<u>Amount of Money on Hand</u>			<u>For the Month Reported</u>		<u>For the Fiscal Year To Date</u>		
	<u>Savings</u>	<u>Checking</u>	<u>Cash Drawers</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Difference</u>
RDA General Fund	\$ 406,435			\$ 17,447	\$ 5	\$ 37,411	\$ 4,382	\$ 33,029
Riverdale Road RDA Fund	1,107,282			-	-	-	12,133	(12,133)
1050 West RDA Fund	(1,285)			-	-	-	-	-
550 West RDA Fund	539,431			199,924	-	220,221	4,667	215,554
West Bench RDA Fund	(53,993)			-	-	-	-	-
Statutory Housing RDA Fund	309,019			53,903	-	61,931	-	61,931
Housing RDA Fund	577,481			1,580	27	9,298	161	9,137
Senior Facility Fund	1,358,996			227,396	15,056	320,065	81,676	238,389
Total	\$ 4,243,366	\$ -	\$ -	\$ 500,250	\$ 15,088	\$ 648,926	\$ 103,019	\$ 545,907



Sales Tax	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2015	442,569	488,430	458,153	474,267	472,170	435,446	499,970	575,391	424,999	416,396	478,215	755,204	5,921,208
FY2016	458,600	545,970	482,051	495,854	519,883	447,381	510,651	627,131	420,008	425,567	558,304	556,078	6,047,479
FY2017	481,004	516,215	538,062	514,769	513,312	473,968	533,991	628,904	430,061	474,567	510,239	547,592	6,162,684
FY2018	492,789	577,720	482,284	576,553	530,387	492,763	571,906	647,775	468,676	478,270	537,682	599,204	6,456,007
FY2019	591,419	576,907	563,499	528,836	578,794	526,228							3,365,683

Sales Tax FYTD	YTD FY 2015	YTD FY 2016	YTD FY 2017	YTD FY 2018	YTD FY 2019
	2,771,034	2,949,740	3,037,330	3,152,496	3,365,683



Ambulance	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2015	16,388	8,217	13,143	21,750	12,854	24,072	9,549	10,562	12,254	6,254	10,466	44,398	189,908
FY2016	17,721	25,099	22,604	10,096	23,644	20,688	20,854	9,951	25,958	20,185	20,818	47,259	264,876
FY2017	18,113	13,801	16,941	18,559	26,998	13,443	27,761	24,284	23,992	18,246	27,714	-18,586	211,266
FY2018	9,538	13,360	18,798	23,832	16,020	12,787	17,382	18,535	24,015	28,880	10,955	-8,179	185,924
FY2019	2,046	31,645	12,774	24,987	37,483	26,847							135,782

Ambulance FYTD	YTD FY 2015	YTD FY 2016	YTD FY 2017	YTD FY 2018	YTD FY 2019
	96,424	119,851	107,855	94,335	135,782

Fines	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2015	54,647	39,917	41,150	38,535	31,312	39,420	45,550	43,388	44,521	34,360	34,683	44,960	492,443
FY2016	36,066	34,724	35,927	38,538	33,792	36,609	34,078	38,481	46,559	43,787	37,534	40,484	456,579
FY2017	45,953	32,154	35,475	35,406	34,062	41,653	40,500	49,586	55,922	37,266	44,678	47,003	499,658
FY2018	65,050	41,139	37,772	35,553	35,439	29,244	38,177	38,658	42,644	40,636	39,749	43,306	487,366
FY2019	38,246	45,393	37,512	40,014	32,884	32,825							226,874

Fines FYTD	YTD FY 2015	YTD FY 2016	YTD FY 2017	YTD FY 2018	YTD FY 2019
	244,981	215,656	224,703	244,196	226,874

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2018

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND REVENUE</u>					
TAX REVENUE	1,060,977.63	3,977,315.67	7,135,000.00	3,157,684.33	55.7
LICENSES AND PERMITS	93,691.38	209,543.02	260,000.00	50,456.98	80.6
INTERGOVERNMENTAL REVENUE	55,299.02	418,742.33	881,750.00	463,007.67	47.5
CHARGES FOR SERVICES	45,650.70	205,895.14	361,800.00	155,904.86	56.9
FINES AND FORFEITURES	32,824.62	226,873.88	470,200.00	243,326.12	48.3
MISCELLANEOUS REVENUE	6,822.46	89,742.43	1,625,500.00	1,535,757.57	5.5
TOTAL FUND REVENUE	1,295,265.81	5,128,112.47	10,734,250.00	5,606,137.53	47.8
<u>RDA GENERAL FUND REVENUE</u>					
SOURCE 36	4,118.82	22,729.40	27,000.00	4,270.60	84.2
RDA REVENUE	13,328.28	14,681.38	15,000.00	318.62	97.9
TOTAL FUND REVENUE	17,447.10	37,410.78	42,000.00	4,589.22	89.1
<u>RIVERDALE ROAD RDA FUND REVENUE</u>					
MISCELLANEOUS REVENUE	.00	.00	470,000.00	470,000.00	.0
TOTAL FUND REVENUE	.00	.00	470,000.00	470,000.00	.0
<u>550 WEST RDA FUND REVENUE</u>					
TAX REVENUE	199,924.30	220,220.78	225,000.00	4,779.22	97.9
MISCELLANEOUS REVENUE	.00	.00	45,000.00	45,000.00	.0
TOTAL FUND REVENUE	199,924.30	220,220.78	270,000.00	49,779.22	81.6
<u>STATUTORY HOUSING FUND REVENUE</u>					
TAX REVENUE	53,313.15	58,725.56	60,000.00	1,274.44	97.9
MISCELLANEOUS REVENUE	589.77	3,205.62	2,850.00	(355.62)	112.5
TOTAL FUND REVENUE	53,902.92	61,931.18	62,850.00	918.82	98.5
<u>HOUSING RDA FUND REVENUE</u>					
MISCELLANEOUS REVENUE	1,580.43	9,297.50	18,000.00	8,702.50	51.7
TOTAL FUND REVENUE	1,580.43	9,297.50	18,000.00	8,702.50	51.7

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2018

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND REVENUE</u>					
TAX REVENUE	213,158.65	232,177.07	195,000.00	(37,177.07)	119.1
CHARGES FOR SERVICES	11,589.00	73,152.00	145,000.00	71,848.00	50.5
MISCELLANEOUS REVENUE	2,647.85	14,735.79	16,000.00	1,264.21	92.1
TOTAL FUND REVENUE	227,395.50	320,064.86	356,000.00	35,935.14	89.9
<u>CAPITAL PROJECTS FUND REVENUE</u>					
CAPITAL PROJECTS REVENUE	9,004.46	47,618.00	1,755,000.00	1,707,382.00	2.7
TOTAL FUND REVENUE	9,004.46	47,618.00	1,755,000.00	1,707,382.00	2.7
<u>WATER FUND REVENUE</u>					
WATER - INTEREST REVENUE	6,700.10	33,866.42	29,500.00	(4,366.42)	114.8
WATER REVENUE	61,946.52	831,130.33	1,155,000.00	323,869.67	72.0
TOTAL FUND REVENUE	68,646.62	864,996.75	1,184,500.00	319,503.25	73.0
<u>SEWER FUND REVENUE</u>					
SEWER REVENUE	101,355.67	613,636.89	1,182,350.00	568,713.11	51.9
TOTAL FUND REVENUE	101,355.67	613,636.89	1,182,350.00	568,713.11	51.9
<u>STORM WATER FUND REVENUE</u>					
STORM WATER REVENUE	21,954.64	130,469.17	244,000.00	113,530.83	53.5
TOTAL FUND REVENUE	21,954.64	130,469.17	244,000.00	113,530.83	53.5
<u>GARBAGE FUND REVENUE</u>					
GARBAGE REVENUE	33,734.25	201,937.12	395,800.00	193,862.88	51.0
TOTAL FUND REVENUE	33,734.25	201,937.12	395,800.00	193,862.88	51.0
<u>MOTOR POOL FUND REVENUE</u>					
MOTOR POOL REVENUE	57,638.33	244,814.64	569,139.00	324,324.36	43.0
TOTAL FUND REVENUE	57,638.33	244,814.64	569,139.00	324,324.36	43.0

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2018

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
INFORMATION TECH. FUND REVENUE					
IT REVENUE	10,717.49	64,011.23	125,380.00	61,368.77	51.1
TOTAL FUND REVENUE	10,717.49	64,011.23	125,380.00	61,368.77	51.1

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2018

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND EXPENDITURES</u>					
MAYOR/COUNCIL	8,491.75	56,048.65	133,807.00	77,758.35	41.9
LEGAL	50,052.48	342,730.79	707,729.00	364,998.21	48.4
CITY ADMINISTRATION	24,230.58	139,359.41	288,272.00	148,912.59	48.3
BUSINESS ADMINISTRATION	44,681.87	283,680.77	630,827.00	347,146.23	45.0
NON DEPARTMENTAL	5,833.00	34,998.00	1,350,851.00	1,315,853.00	2.6
POLICE	254,455.10	1,445,447.44	3,028,244.00	1,582,796.56	47.7
FIRE	155,145.31	789,513.63	1,637,795.00	848,281.37	48.2
COMMUNITY DEVELOPMENT	39,421.34	205,688.79	437,085.00	231,396.21	47.1
STREETS	29,813.66	174,429.18	1,397,714.00	1,223,284.82	12.5
PARKS	27,972.65	167,578.67	530,863.00	363,284.33	31.6
COMMUNITY SERVICES	45,005.48	243,584.56	591,063.00	347,478.44	41.2
TOTAL FUND EXPENDITURES	685,103.22	3,883,059.89	10,734,250.00	6,851,190.11	36.2
<u>RDA GENERAL FUND EXPENDITURES</u>					
RDA EXPENSES	5.27	4,382.15	42,000.00	37,617.85	10.4
TOTAL FUND EXPENDITURES	5.27	4,382.15	42,000.00	37,617.85	10.4
<u>RIVERDALE ROAD RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	12,132.60	470,000.00	457,867.40	2.6
TOTAL FUND EXPENDITURES	.00	12,132.60	470,000.00	457,867.40	2.6
<u>550 WEST RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	4,666.91	270,000.00	265,333.09	1.7
TOTAL FUND EXPENDITURES	.00	4,666.91	270,000.00	265,333.09	1.7
<u>STATUTORY HOUSING FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	62,850.00	62,850.00	.0
TOTAL FUND EXPENDITURES	.00	.00	62,850.00	62,850.00	.0
<u>HOUSING RDA FUND EXPENDITURES</u>					
EXPENDITURES	27.00	160.90	18,000.00	17,839.10	.9
TOTAL FUND EXPENDITURES	27.00	160.90	18,000.00	17,839.10	.9

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2018

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND EXPENDITURES</u>					
EXPENDITURES	15,055.74	81,676.43	356,000.00	274,323.57	22.9
TOTAL FUND EXPENDITURES	15,055.74	81,676.43	356,000.00	274,323.57	22.9
<u>CAPITAL PROJECTS FUND EXPENDITURES</u>					
CAPITAL PROJECTS EXPENDITURES	57.56	100,588.19	1,755,000.00	1,654,411.81	5.7
TOTAL FUND EXPENDITURES	57.56	100,588.19	1,755,000.00	1,654,411.81	5.7
<u>WATER FUND EXPENDITURES</u>					
WATER EXPENSES	287,220.79	572,146.74	2,584,676.00	2,012,529.26	22.1
TOTAL FUND EXPENDITURES	287,220.79	572,146.74	2,584,676.00	2,012,529.26	22.1
<u>SEWER FUND EXPENDITURES</u>					
SEWER EXPENSES	28,295.70	618,740.63	2,710,780.00	2,092,039.37	22.8
TOTAL FUND EXPENDITURES	28,295.70	618,740.63	2,710,780.00	2,092,039.37	22.8
<u>STORM WATER FUND EXPENDITURES</u>					
STORM WATER EXPENSES	19,332.85	92,549.49	586,417.00	493,867.51	15.8
TOTAL FUND EXPENDITURES	19,332.85	92,549.49	586,417.00	493,867.51	15.8
<u>GARBAGE FUND EXPENDITURES</u>					
GARBAGE EXPENSES	30,826.67	163,575.06	398,688.00	235,112.94	41.0
TOTAL FUND EXPENDITURES	30,826.67	163,575.06	398,688.00	235,112.94	41.0
<u>MOTOR POOL FUND EXPENDITURES</u>					
MOTOR POOL EXPENSES	100,034.95	496,427.05	1,052,250.00	555,822.95	47.2
TOTAL FUND EXPENDITURES	100,034.95	496,427.05	1,052,250.00	555,822.95	47.2
<u>INFORMATION TECH. FUND EXPENDITURES</u>					
IT EXPENSES	10,465.57	90,936.53	197,000.00	106,063.47	46.2
TOTAL FUND EXPENDITURES	10,465.57	90,936.53	197,000.00	106,063.47	46.2

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 19, 2019**

AGENDA ITEM: F

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION: [a. February 5, 2019 City Council Work Session](#)
[b. February 5, 2019 City Council Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council & RDA** Tuesday, February 5, 2019 at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor
	Braden Mitchell, Councilmember
	Brent Ellis, Councilmember
	Alan Arnold, Councilmember
	Cody Hansen, Councilmember
	Bart Stevens, Councilmember-participated via conference call
City Employees:	Rodger Worthen, City Administrator
	Steve Brooks, City Attorney
	Mike Eggett, Community Development
	Jackie Manning, City Recorder

CITY COUNCIL AGENDA

The Work Session meeting began 5:30 p.m. Mayor Searle welcomed the Councilmembers stating for the record that all were in attendance, with the exception of Councilmember Stevens who was participating via conference call.

Public Comment:

There were no known public comments.

Presentations and Reports:

Mayor Searle noted the outstanding citizen award on the agenda, to recognize out going Planning Commissioner David Gailey for his many years of service to Riverdale City.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meeting held on December 18, 2018 and January 15, 2019. There were no requested changes.

Mayor Searle invited discussion regarding the new planning commission appointments for Steve Hilton and Wanda Ney. There were no comments regarding this item.

Action Items:

Mayor Searle invited discussion regarding the first action item, consideration of Resolution 2019-03, amending the online PTIF (Public Treasurers Investment Fund) account management platform. Rodger Worthen, the City Administrator, summarized the executive summary and invited questions. There were no questions regarding this item.

Mayor Searle invited discussion regarding the second action item, consideration of Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC. Mike Eggett, the Community Development Director, summarized the executive summary and invited questions.

There was a discussion regarding the water recycling system used by Quick Quack to minimize water usage and drainage. Mr. Eggett explained the entrance would be from 700 West and would wrap east and work through the long tunnel. He discussed the cross access agreement between the neighboring property owners and Quick Quack, and noted the easements in that area.

RDA AGENDA

Consent Items:

Mayor Searle asked if there were any corrections for the RDA meeting minutes that was held on December 18, 2018. There were no requested changes to the meeting minutes.

Mayor Searle noted the executive session on the RDA meeting and stated it would be for the purpose of discussing purchase, exchange, or lease of real property.

Discretionary Items:

Mayor Searle asked if there were any discretionary items. Councilmember Arnold inquired about the Coleman Farms Subdivision and noted the appearance of a mote around the sales office trailer. Mr. Eggett stated he will ask the public works director for more information regarding this topic.

Mr. Worthen reminded the Council to let staff know if they will be attending the annual conference in April, held in St. George, conducted by the Utah League of Cities and Towns. Councilmember Hansen asked if there was an agenda for this training. Mr. Worthen stated he will send out the agenda as soon as it becomes available.

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There was a discussion regarding the 2019 legislative session with an emphasis on the topic of sales tax redistribution. Mayor Searle informed the Council that certain legislatures are looking at changing the sales tax redistribution again, to the disadvantage of Riverdale City. He explained that he, Mr. Worthen, and the Utah League of Cities and Towns (ULCT) are contacting legislatures and educating them about the reality of sales tax redistribution and how it is impacting Riverdale City. Councilmember Hansen discussed the option of hiring lobbyists to assist in the sales tax efforts. Mayor Searle and Mr. Worthen stated they were watching the bills closely and will continue their efforts in working with the ULCT.

Adjournment:

Having no further business to discuss the Council adjourned at 5:59 p.m. to convene into their Regular City Council Meeting.

DRAFT

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 5, 2019, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember – participated via conference call

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

Visitors: Wanda Ney David Gailey Steve Hilton
Dee Hansen Joseph Earnest

A. Welcome & Roll Call

The City Council meeting began at 6:05 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public. It was noted Councilmember Stevens was participating via conference call.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Arnold to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment. There were no public comments.

E. Presentations and Reports

1. Mayors Report

a. Outstanding Citizen Award – David Gailey

Mayor Searle presented an outstanding citizen award to David Gailey for his numerous years of public service and dedication to the Riverdale City. Mr. Gailey discussed his years of service and thanked all public officials and staff members he worked with over the years. He discussed his service in the army and work conducted for the federal government. He emphasized his love of service and thanked his family for their support. Councilmember Ellis expressed appreciation for Mr. Gailey's service, as did Mayor Searle.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: December 18, 2018 Work Session and Regular Meeting; and January 15, 2019 Work Session and Regular Meeting.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. There were no requested changes or corrections.

2. Consideration of Planning Commission Appointment(s) to serve a 4-year term from February 2019 to January 2023.

Mayor Searle explained with Commissioner David Gailey retiring and with Commissioner Steve Hilton's term expiring it leaves two planning commission vacancies. Steve Hilton has agreed to serve another term on the planning commission

and Mayor Searle has asked Wanda Ney to fill the vacancy left by David Gailey.

MOTION: Councilmember Mitchell moved to approve the consent items as proposed. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. Consideration of Resolution 2019-03, amending the online PTIF (Public Treasurers Investment Fund) account management platform

Rodger Worthen, summarized the executive summary which explained:

This resolution is for the purpose of re-adding the Business Administrator to the list of authorized users who have access and/or can transact with the PTIF. The current authorized users include the City Administrator and Human Resources Manager/Treasurer.

MOTION: Councilmember Arnold moved to approve Resolution 2019-03, amending the online PTIF (Public Treasurers Investment Fund) account management platform. Councilmember Hansen seconded the motion.

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

ROLL CALL VOTE: Councilmembers Stevens, Ellis, Mitchell, Arnold, and Hansen all voted in favor of the motion.

2. Consideration of Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC.

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

QQ Utah 3 LLC., as represented by Joseph Earnest and/or Larvin Pollack, has submitted application for a Final Site Plan review of a new car wash site and facilities located at approximately 697 West Riverdale Road in a cross-zoned parcel within the Regional Commercial (C-3) zone and the Light Manufacturing Use (M-1) zone.

This site plan is being proposed for development on property that is adjacent to a tire repair store, a music store, and across from an automotive sales facility. The property is currently owned by River Corner, LLC. A public hearing is not required to consider this Site Plan proposal.

This final site plan submittal was reviewed by the Planning Commission on November 13, 2018. At the conclusion of discussion in the matter a motion was approved to recommend City Council approval of the proposed Quick Quack site plan, subject to resolving all outstanding staff concerns. Those noted staff concerns have been addressed at this time, with the understanding that currently noted staff comments will be fulfilled as part of the process prior to moving forward with a building permit for this site.

If final approval is provided, then this matter could move forward in carrying out all activities required to move forward with a building permit on this site.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Regional Commercial Zones (C-3)", 10-11A "Light Manufacturing Use Zone (M-1)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on property south of Riverdale Road and east of 700 West on property currently owned by River Corner, LLC. The property is located in a mixed C-3 and M-1 zoned area and the requested use of car wash is a permitted use in these zones.

Attached with this executive summary is a document entitled "Final Site Plan Review – Quick Quack Car Wash"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, the Fire Inspector, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Mr. Eggett noted the storm water long term maintenance plan will be recorded with the plat. The applicant is aware of

and has agreed to all the additional requirements as noted by the public works director, Shawn Douglas.

Councilmember Ellis expressed appreciation for the foresight of the cross access agreement between Quick Quack and the surrounding business owners. He asked about traffic flow control measures. Joseph Earnest, the applicant, explained signage would help assist in the flow of traffic. He didn't foresee it being an interruption to the adjacent business, Les Schwab Tires.

MOTION: Councilmember Arnold moved to approve the Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC. Councilmember Ellis seconded the motion.

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

ROLL CALL VOTE: Councilmembers Ellis, Mitchell, Arnold, Hansen and Stevens all voted in favor of the motion.

H. Discretionary Items

Mayor Searle discussed the different future options being explored by Weber County for recycling. More research is needed before any official decision can be made regarding recycling.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Ellis made a motion to adjourn. The motion was seconded by Councilmember Mitchell; all voted in favor. The meeting was adjourned at 6:36 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: February 19, 2019

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 19, 2019**

AGENDA ITEM: G1

SUBJECT: Consideration to approve the Garff- Lesley Small Subdivision request, property located approximately 671 West 4400 South, Riverdale, Utah; as requested by Matt Garff.

PRESENTER: Mike Eggett, Community Development Director

ACTION REQUESTED: Consideration to approve

INFORMATION:

- [a. Executive Summary](#)
- [b. Planner Review](#)
- [c. Department Reports](#)
- [d. City Engineer Comments](#)
- [e. Application](#)
- [f. Final Cost Worksheet](#)
- [g. Engineer Cost Estimate](#)
- [h. Drawings](#)
- [i. Planning Commission Meeting Summary](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 2-19-2019

Petitioner: *Matt Garff*
represented by Brad Brown or Sam Bracken

Summary of Proposed Action

Matt Garff, as represented by Brad Brown and/or Sam Bracken, has provided an application for a Residential Small Subdivision Site Plan review for a two-lot subdivision proposal located at approximately 671 West 4400 South and 667 West 4400 South within the Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone. The proposed subdivision comprises 5.25 acres of land within the proposal.

This site plan is being proposed for the two-lot subdivision and subsequent development of a large parking area on the easternmost lot (Lot 2) in this subdivision. A small portion of Lot 2 will include an off premises large advertising sign (billboard). The western lot (Lot 1) will continue to exist as a mobile home park. All properties affected by this proposal are currently owned by Garff Properties Riverdale, LLC.

This matter came before the Planning Commission previously on November 27, 2018, December 11, 2018, January 8, 2019, and the final date of February 12, 2019 for review by the Commission. At the conclusion of the discussion, during the February 12, 2019 meeting, a motion was approved to recommend City Council approval of the request for the Garff-Lesley Subdivision with the requirement that all outstanding staff concerns be addressed. All outstanding staff concerns have been resolved prior to this meeting and this matter is now before the City Council for consideration of final approval for the proposed subdivision.

A public hearing is not required to consider this Site Plan proposal. Per Small Subdivision standards of the City Code, the applicant only needs to receive a Final Subdivision recommendation from the Planning Commission to then move forward for City Council consideration.

Following the presentation and discussion of the proposal, the City Council may consider making a motion to provide final approval of the Garff-Lesley Small Subdivision site plan proposal, provide approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not provide final approval of the Garff-Lesley Small Subdivision site plan. If final approval is provided, then this matter could move forward to finalizing all performance security requirements and recording the plat and long-term storm water maintenance plan, prior to construction activities commencing on this site.

Title 10 Ordinance Guidelines (Code Reference)

This Small Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions", specifically 10-21-12 "Small Subdivisions; Special Provisions", and is affected by City Codes 10-96 "Mobile Home Park-Recreational Vehicle Park Zone (Rmh-1)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on property on the western end of 4400 South, currently operated as the Leslie's Mobile Home Park on property currently owned by Garff Properties Riverdale, LLC.

The property is located in a Rmh-1 zone and the requested use of an ancillary parking lot is a permitted use in this zone as noted in 10-9G-14 of the City Code.

Attached with this executive summary is a document entitled "Small Subdivision Site Plan Review - Garff-Lesley Small Subdivision"; this is a supplementary document addressing items on the Residential Subdivision Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer.

A component of the approval consideration also requires a review of the Engineer's Cost Estimate for project improvements within the City right-of-way. The proposed Engineer's Cost Estimate for this project and also the City Engineer's approval of the Engineer's Cost Estimate has been provided to you for your use and review.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the City Council make a motion to provide final approval of the Garff-Lesley Small Subdivision site plan proposal, provide approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not provide final approval of the Garff-Lesley Small Subdivision site plan. If final approval is provided, then this matter could move forward to finalizing all performance security requirements and recording the plat and long-term storm water maintenance plan, prior to construction activities commencing on this site.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential - Medium Density" and this proposed project would be allowed with this land use as a result of the Rmh-1 language regarding hard-surfaced area establishment.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

I am not in favor of this land division; I make this statement accepting that the division perhaps is a negative for redevelopment and obviously counter-intuitive to land assemblage. I consider the remaining mobile home property adversely impacted for redevelopment; but that concern is far outside of the administrative rules governing this action. As such, the application should be approved as it is an administrative action required and requested of the City. The applicant has complied as such and should move forward once all requirements in City Code and Public works issues are fulfilled.

Rodger Worthen

Rodger Worthen, City
Administrator

Signatures were added electronically. Any comments are reflected accordingly.



Small Subdivision Site Plan Review – Garff-Lesley Small Subdivision, 667-671 West 4400 South

Completed by Mike Eggett, Community Dev. Director on 11/20/2018, updated on 12/5/2018, 1/3/2019, and 2/7/2019

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed small subdivision site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to provide small subdivision site plan approval or not provide approval for the proposed Garff-Lesley small subdivision site plan with any additional comments or concerns to be addressed by the developer.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	November 14, 2018, updated on Nov. 29, 2018, Dec. 26, 2018, and Feb. 7, 2019
Date Application Submitted to City:	November 14, 2018
Date Fee Paid:	Paid on November 14, 2018 (see receipts for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name shown; address location shown correctly on plans
Property Owner's name, address, and phone number	Garff Properties-Riverdale LLC, 111 East Broadway, SLC, Utah 84111; phone number is listed on app
Developer's name, address, and phone number	Garff Properties-Riverdale LLC, 111 East Broadway, SLC, Utah 84111; phone number is listed on app
Approving agency's name and address: Utility companies if applicable	Shown: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies identified on plans
Consulting Engineer's name, address, and phone number	Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075
Licensed Land Surveyor's name, address, phone number, signature, and seal	Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075; seal shown; signature shown in draft format

Date	Yes – November 13, 2018, updated on November 29, 2018, December 26, 2018, and February 7, 2019
Revision block with date and initials	Revision block shown; no notes or initialing yet
Sheet number and total sheets	Shown (5 total sheets)
<u>General</u>	
Street names	Shown – 700 West and 4400 South
Layouts of lots with lot numbers	Yes, shown (two lot subdivision and adjacent lots)
Adjacent tract ownership and tax identification numbers	Adjacent tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown on sheets
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown and identified, <u>existing structures on site not shown (where applicable)</u> , existing utility lines shown; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, notes space provided
Contours	Shown
Public areas	Existing sidewalks and curb/gutter shown
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	<u>Not shown on vicinity map</u>
Scale	Shown – “not to scale”
<i>PLAT SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name shown; address location shown correctly on plans
Approving Agency’s name and address	Shown: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405;
Consulting Engineer’s name, address, and phone number	Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075
Date	Yes – November 13, 2018, updated on November 29, 2018, December 26, 2018, and February 7, 2019

Names of approving agents with titles, stamps, signatures, and license expiration dates	Space is available for utility agency signatures, stamps, titles, etc.
Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Shown and provided
Consulting Engineer's/Surveyor's stamp, signature, and license expiration date	Consulting engineer's seal shown; signature shown in draft format
<u>Layout</u>	
Street Names	Shown – 700 West and 4400 South
Layouts of lots with lot numbers	Yes, shown (two lot subdivision and adjacent lots)
Bearings and distances for all property lines and section ties	Shown, where applicable; <u>defer to City Engineer review</u>
Legal description	Shown as "Boundary Description"
Adjacent tract ownership and tax identification numbers	Adjacent tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Shown and provided
Landscaping (location and type with area calculations)	Landscaping improvement not required as no new structures are being developed or refurbished
Location of exterior lighting devices, signs, and outdoor advertising	<u>No lighting plan has been provided, if applicable; may inquire more if desired</u>
Location of underground tanks, dumpsters, etc	<u>Locations of underground tanks and dumpsters location not provided (if applicable)</u>
<u>Additional Information</u>	
Benchmark	Shown
Basis of bearings	Shown
Legend	Shown
<i>PLAN AND PROFILE SHEETS</i>	Not applicable due to small subdivision, however, will answer where possible
<u>Title Block</u>	
Project name and address	Project name shown; address location shown correctly on plans
Approving Agency's name and address	Shown: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405;
Consulting Engineer's name, address, and phone number	Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075

Date	Yes – November 13, 2018, updated on November 29, 2018, December 26, 2018, and February 7, 2019
Scale	Yes, scale is shown
Revision block with date and initials	Revision block shown; no notes or initialing yet
Sheet number and total sheets	Shown (5 total sheets)
<u>General</u>	
North arrow	Yes
Street names	Shown – 700 West and 4400 South
Lot numbers	Yes, shown (two lot subdivision and adjacent lots)
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Not applicable
<u>New and Existing Buildings</u>	
Height and Size	Not applicable
Location, setbacks, and all dimensions	Not applicable
Type of construction	Parking lot development
Type of occupancy and proposed uses	Parking lot development, continued mobile home park uses
Show handicapped access	Not applicable
<u>New and Existing Landscaping & Percentage</u>	Landscaping improvement not required as no new structures are being developed or refurbished
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fences on site shown; fence between trailer park and parking area needs to be a screening fence and is noted as such on plans
Materials proposed for construction	Screening fence needed between parking area and existing trailer park and is noted as such on plans
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	Stalls currently identified on plans; <u>no handicapped parking space provided and shown (as applicable)</u> ; stalls expected to meet city size requirements
Location of employees' parking, customer parking, and handicapped parking	Future parking area for employee parking and vehicular inventory

Internal circulation pattern	<u>No parking area circulation shown</u>
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Location of ingress/egress shown; <u>size of ingress/egress location not identified</u>
Circulation pattern	<u>No site circulation shown</u>
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	R-o-w lines are shown
Face of curb lines	Yes, this is shown
Centerline slope	Shown in cross-section
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable;
Light poles	Location of existing poles shown; <u>No lighting plan has been provided, if applicable; may inquire more if desired</u>
Street lights	Location of existing poles shown
Street name signs	Location of existing street name signs not applicable
Stop signs	Location of street stop signs not applicable; private stop sign locations not identified if any
UDOT approval (if required for project)	No UDOT approval required for this project
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, existing sidewalk location shown
Planting Strip	Planting strip location shown
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Existing, no change
Slope of gutter	Existing, no change
Manholes	Shown
Invert elevations	Shown, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown, <u>defer to City Engineer</u>
Location of catch basins	Shown, <u>defer to City Engineer</u>

Ditches, location and ownership	Waterway in parking lot shown
Approval to pipe, reroute or use	Only City approval req, <u>defer to City Engineer</u>
Calculations for retention system	Shown on page 2 of construction drawings, <u>defer to City Engineer</u>
Method of storm water clean-up	Stormwater maintenance plan provided
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown; no new planned
Invert elevations	Not applicable, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Not applicable, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Existing shown; no new planned
Location, size, and type of water meters, valves, and fire hydrants	Existing water meter identified, type per public works; no new meters or valves planned; existing fire hydrants shown, no new hydrants proposed
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines not shown, size and type not shown; coordinated with gas company
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing electrical box shown; existing power lines shown; no new power lines locations on site planned, coordinated with electrical company where applicable
Location of power poles	Existing power poles and overhead lines location shown along 4400 South
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes shown; no new telephone utility lines planned; coordinate with telecom company where applicable
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Not applicable
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Existing roads, <u>defer to City Engineer</u>
Cross section of curb and gutter (standard 30" high back)	Existing, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Existing, <u>defer to City Engineer</u>

Cleanout box	Existing, <u>defer to City Engineer</u>
Thrust blocking	Existing, <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	
Soils report	Pavement design reviewed by City Engineer and approved
Drainage and runoff calculations	Shown on page 2 of construction drawings, <u>defer to City Engineer</u>
Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	Not applicable to this project
Three (3) total 24" X 36" full sets of plan drawings, one (1) small full set of plan drawings (11"x17"), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Not applicable
Corp of Engineers approval (if required)	Not applicable or required for this project as a result of only parking
Zoning compliance	Yes, Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone allows for hard-surfaced spaces as an ancillary use, as noted in 10-9G-14
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone allows for hard-surfaced spaces as an ancillary use, as noted in 10-9G-14
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, and Fire Department comments have been provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Final Small Subdivision Site Plan proposal being reviewed by City Council for approval consideration</u>

DEPARTMENTAL STAFF REPORTS – 12/3/2018 to 2/14/2019

From: Shawn Douglas
Sent: Thu 2/14/2019 9:28 AM
To: Mike Eggett
Subject: Garff

Thanks

Garff Lesley Plan Review

Storm Water

1-Drainage system operation and maintenance plan with BMPS recorded with plat.

2-Notice of intent filed with state prior to starting construction.

Shawn Douglas

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

From: Rodger Worthen
Sent: Wed 2/6/2019 3:43 PM
To: Mike Eggett
Subject: RE: Garff-Lesley Subdivision/Site Plan for PC 2nd Review on Feb 12, 2019

Mike-

I am not in favor of the subdivision relative to future use of the property; I make this statement accepting that the division perhaps would be a negative for redevelopment and obviously counter-intuitive to land assemblage. I consider the remaining mobile home property adversely impacted for redevelopment; but that concern is far outside of the administrative rules governing this action. As such, the application must be approved as it is an administrative action required of the City. The applicant has complied as such and should move forward once all requirements in City Code and Public works issues are fulfilled...which to this point has occurred as to my understanding.

Thank you,

Rodger

Rodger Worthen, MPA/AICP

*City Administrator
4600 So. Weber River Drive
Riverdale, UT 84405*

Office: 801-394-5541, ext.1233

From: Scott Brenkman
Sent: Mon 12/3/2018 10:01 AM
To: Mike Eggett
Subject: RE: Garff-Lesley Plat

No concerns for me.

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

From: Jared Sholly
Sent: Wed 2/6/2019 3:01 PM
To: Mike Eggett
Subject: RE: Garff-Lesley Subdivision/Site Plan for PC 2nd Review on Feb 12, 2019

Mike

I do not have any issues.

Jared Sholly
Fire Chief
Riverdale City Fire Department
Cell: 801-628-6562
Office: 801-394-7481

30 January 2019

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Garff – Lesley Subdivision**
Subj: Plat & Improvement Drawings – Recommend Approval

Dear Mike,

I have completed my review of the recently submitted Plat, Improvement Drawings and Storm Water Calculations for the project noted above.

I find the Plat the Improvement Drawings, Drawing Details, and Calculations meeting the City Standards and design requirements.

I herewith recommend approval to the Plat and the Improvement Drawings and the supporting Documents.

The Developer should now submit the mylar “Plat” and prepare an “Engineer’s Cost Estimate” of required public improvements for submittal, review and bonding.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Works Director



Riverdale City

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

**RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL**

CASE NO: 2018-05 DATE SUBMITTED: 11/14/2018

APPLICANT'S NAME: Matt Garff

ADDRESS: On file

PHONE: On File

ADDRESS OF SITE: 671 W 4400 S, Riverdale Utah 84405

APPLICANT'S INTEREST: Mobile Home Park and Parking Area

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of Two lots be approved on 5.25 Acres of (number of lots) (sq. ft./acreage) property in the RMH-1 zone in accordance with the attached site plan.

DocuSigned by:
Matt Garff
132C4062BCBA01
Signature of Applicant

DocuSigned by:
Matt Garff
132C4062BCBA01
Signature of Property Owner

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

DocuSigned by:
Matt Garff
132C4062BCBA01
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$100 per lot/unit

Fee: \$ 200.00

Date paid: 11/14/2018

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

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

Date: 11/27/2018, 12/11/2018, 1/8/2019, 2/12/2019 Decision of Commission: Tabled; Tabled; Tabled; Recommend; Approved, subject to resolve staff concerns

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

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

Date: 2/19/2019 Decision of Council: _____



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
801-394-5541

XBP Confirmation Number: 52331844

▶ Transaction detail for payment to Riverdale City.		Date: 11/14/2018 - 12:35:04 PM	
Transaction Number: 94423516PT			
Visa —			
Status: Successful			
Account #	Item	Quantity	Item Amount
MATT GARFF	Swap Meet Bus. License	1	\$200.00

Subdivision Fees

TOTAL: \$200.00

Billing Information

MATT GARFF
, 84405

Preliminary Estimates

Garff--Lesley Project

Item Number	Description	Quantity	Unit	Average Bid Prices	
				Unit Price Dollars	Amount Dollars
General Conditions					
	Mobilization	1	LS	\$2,000.00	\$2000.00
	Traffic Control	1	LS	\$2,500.00	\$2500.00
			Subtotal:		\$4500.00
Site Grading					
	Rough Grading (Street and Pads)	0	CY	\$3.50	\$0.00
	Fine Grading	0	CY	\$3.50	\$0.00
			Subtotal:		\$0.00
Demolition (R.O.W.)					
	Clear and Grub	0.04	AC	\$600.00	\$24.00
	Asphalt Removal	50	SY	\$9.50	\$475.00
	Sawcut Asphalt	1	LS	\$200.00	\$200.00
	Curb and Gutter Removal	30	LF	\$3.50	\$105.00
	Sidewalk Removal	40	LF	\$4.00	\$160.00
	Driveway Removal		SF	\$1.25	\$0.00
	Sawcut Concrete	1	LS	\$200.00	\$200.00
	Remove Light pole and Base		EA	\$275.00	\$0.00
	Remove SD pipe 15" and Smaller		LF	\$12.75	\$0.00
	Remove 8" SS Pipe		LF	\$14.00	\$0.00
	Remove SD inlet box		EA	\$750.00	\$0.00
	Remove/Cap Water Meter	1	EA	\$750.00	\$750.00
	Remove and Replace Street Sign		EA	\$96.00	\$0.00
	Rotomill 1-1/2"		SY	\$1.25	\$0.00
	Rotomill 3"		SY	\$1.86	\$0.00
	Remove Large Tree		EA	\$1,200.00	\$0.00
			Subtotal:		\$1914.00
Site/Storm Drain (R.O.W.)					
	Road Asphalt Patch	8	TON	\$120.00	\$960.00
	Roadbase	4	TON	\$18.00	\$72.00
	15" RCP Pipe	30	LF	\$47.00	\$1410.00
	18" RCP Pipe		LF	\$40.00	\$0.00
	24" RCP Pipe		LF	\$55.00	\$0.00
	30" RCP Pipe		LF	\$65.00	\$0.00
	36" RCP Pipe		LF	\$70.00	\$0.00
	7' Diameter SS Manhole (Precast)	1	EA	\$5,800.00	\$5800.00
	4' Diameter SS Manhole (Precast)		EA	\$2,300.00	\$0.00
	2' x 4' Inlet Box		EA	\$1,800.00	\$0.00
	18" x 4' Inlet Box		EA	\$1,700.00	\$0.00
	4' x 6' Combo Box		EA	\$3,300.00	\$0.00
	Catch Basin Curb Opening		EA	\$2,500.00	\$0.00
	2' x 2' Inlet Box		EA	\$1,600.00	\$0.00
	3' x 3' Inlet Box		EA	\$1,750.00	\$0.00
	4' x 4' Inlet Box		EA	\$2,200.00	\$0.00

	Concrete Apron	2	EA	\$500.00	\$1000.00
	Detention / Retention Pond Excavation	0	CY	\$6.50	\$0.00
	Pond Inlet Structure	0	EA	\$3,500.00	\$0.00
	Storm Water Control Box (Contech CDS)	1	EA	\$5,000.00	\$5000.00
	Storm Water Access Box		EA	\$1,200.00	\$0.00
	Concrete Collar	1	EA	\$500.00	\$500.00
	Core Into Existing Pipe, Box, Manhole, etc.	1	EA	\$2,700.00	\$2700.00
	6" PVC Pipe Culvert		LF	\$15.00	\$0.00
			Subtotal:		\$16410.00
Miscellaneous					
	Landscape/ ground cover	400	CY	\$6.50	\$2600.00
					\$0.00
			Subtotal:		\$2600.00
	Improvement Cost Summation:				\$25424.00



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

13th February 2019

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Garff – Lesley Subdivision**
Subj: Subdivision Improvement Escrow Amount – “Cost Estimate” - Engineering Approval

Dear Mike,

I reviewed the recently submitted “Engineers Cost Estimate” for the outstanding Subdivision Improvements for the above referenced Subdivision. During my review and conversations with Tyler Knight with Landmark Surveying, I found the proposed costs reflecting the items required for construction.

In my opinion the “Engineers Estimate – Escrow Amount” of \$25,424.00 is reasonable for the work required to complete the required subdivision improvements.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

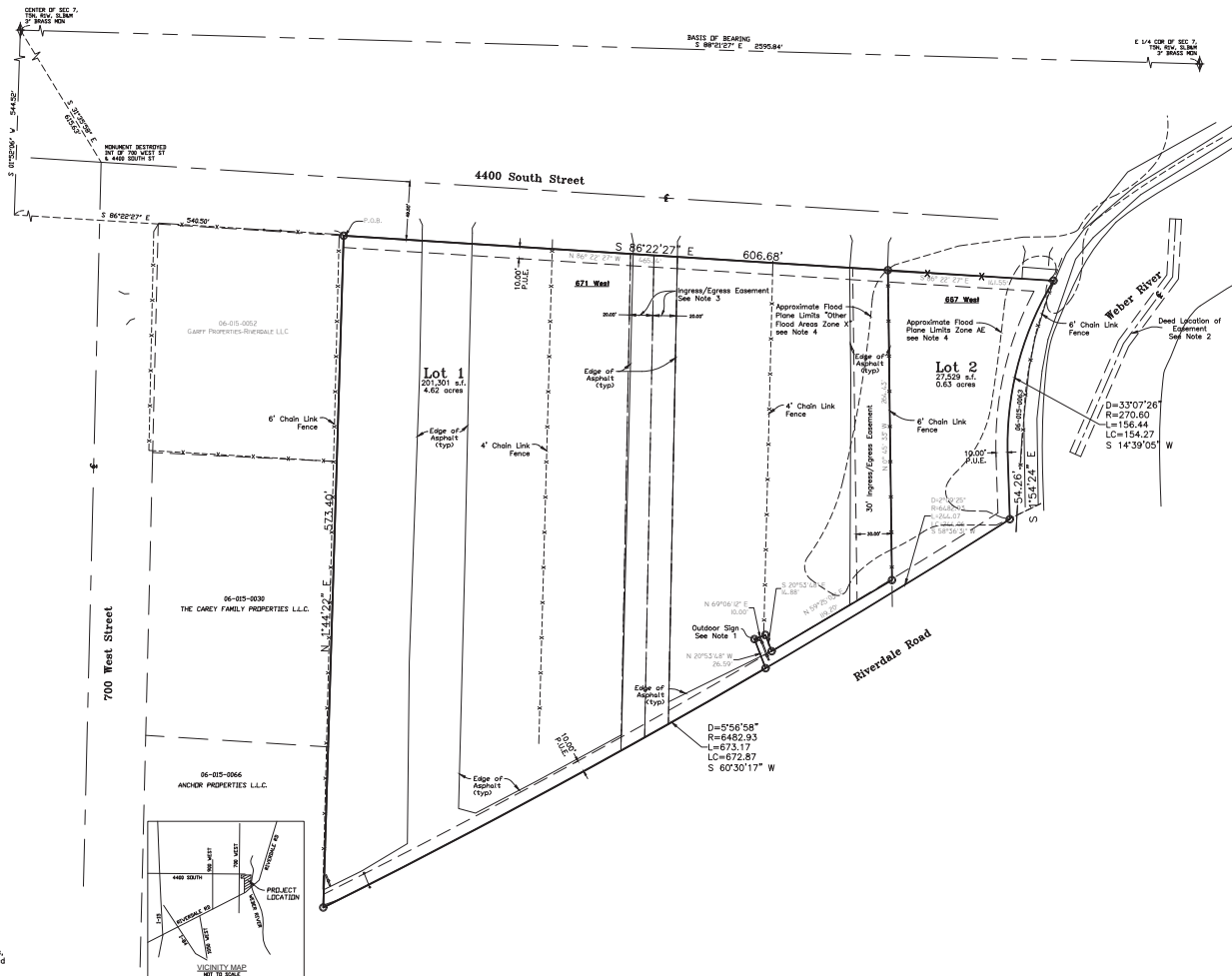
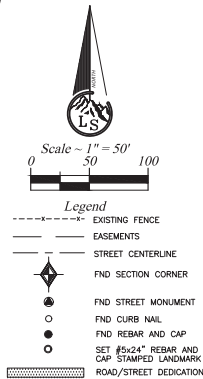
N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Work Director
Tyler Knight, Landmark Surveying

Attachment – Cost Estimate

GARFF-LESLEY SUBDIVISION

PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH - JANUARY 2019



- Note:
1. Notice of Claim of Interest by Reagon Outdoor Advertising according to the terms found in Entry #2050776, Recorded September 10, 2004 and the Amendment to Notice of Claim of Interest Entry #2679997, Recorded March 26, 2014.
 2. Ingress/Egress Easement according to the terms found in Entry #231140, Recorded February 26, 1985.
 3. Ingress/Egress Easement according to the terms found in Entry #1470047, Recorded May 7, 1997.
 4. Flood Plane Information is determined from Flood Insurance Rate Map, Map No. 4805700A36F, Panel 0436F, Effective Date: June 2, 2015.



RIVERDALE CITY ENGINEER
I hereby certify that the "Office of the City Engineer" has examined the foregoing Plot and in our opinion the information conveyed hereafter, complies with the Public Works Standards and Specifications of Riverdale City. Signed this _____ day of _____, 20____.

RIVERDALE CITY COUNCIL ACCEPTANCE
This is to certify that this subdivision plot, the dedication of streets, easements, and other public ways and financial guarantees of public improvements associated with this subdivision are hereby approved and accepted by the Riverdale City Council this _____ day of _____, 20____.

Attest:
Mayor, Riverdale City

RIVERDALE CITY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plot was duly approved by the City of Riverdale Planning Commission on the _____ day of _____, 20____.

RIVERDALE CITY ATTORNEY
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the attorney of the foregoing plot and dedication have been complied with. This _____ day of _____, 20____.

Signature

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plot was prepared from the field notes of this survey and from documents and records as noted hereon.

REVIEWING AGENCY
Riverside City
4600 S. Weber River Drive
Riverside, Utah 84405

This Plot is the Intellectual Property of Landmark Surveying, Inc. All legal rights are reserved.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract GARFF-LESLEY SUBDIVISION.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation, maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.
We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____, 20____.
Garff Properties-Riverdale, LLC, a Utah Limited Liability Company

JOHN K. GARFF, MANAGER
STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they] is/are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

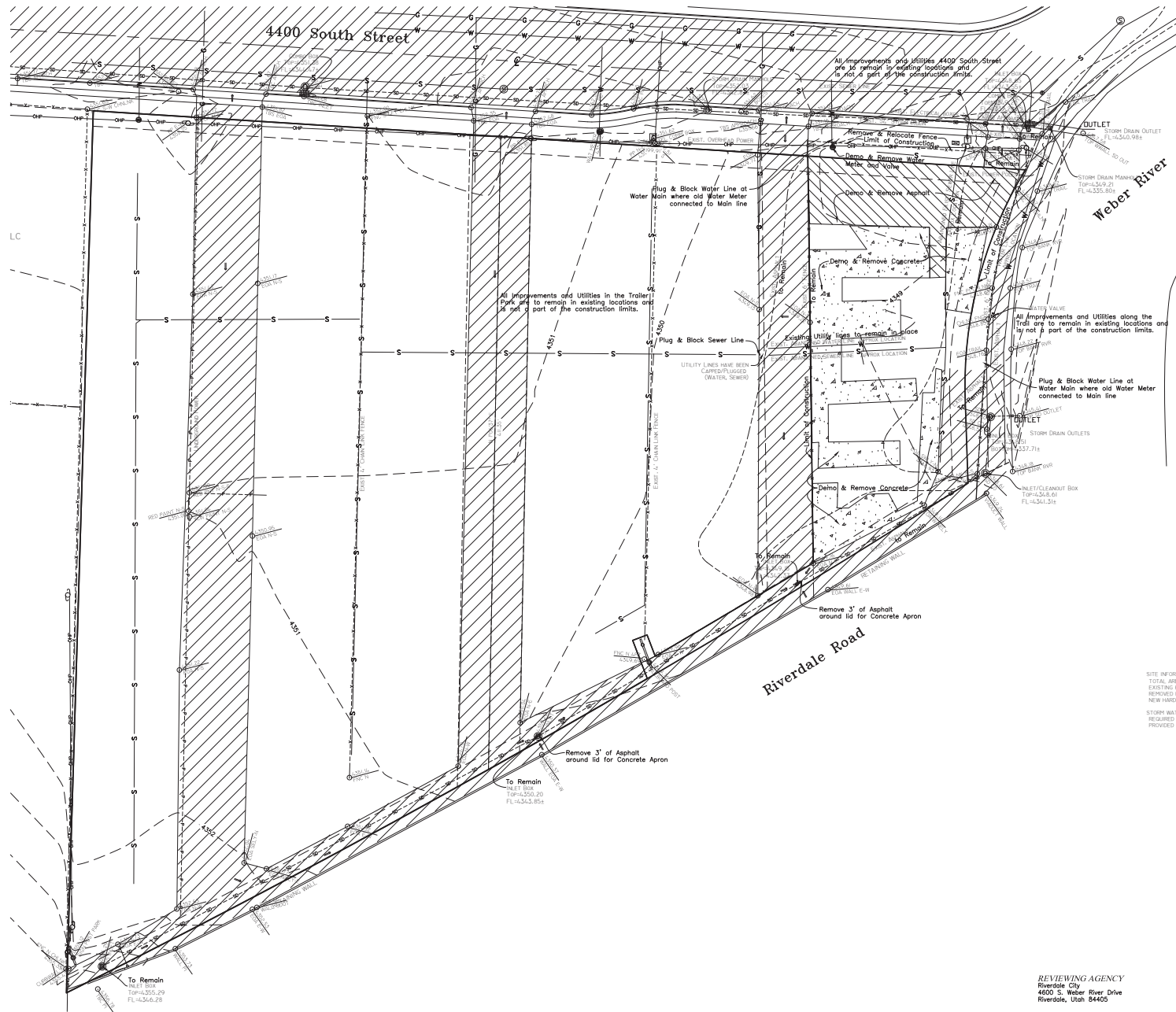
Notary Public
My Commission Expires:

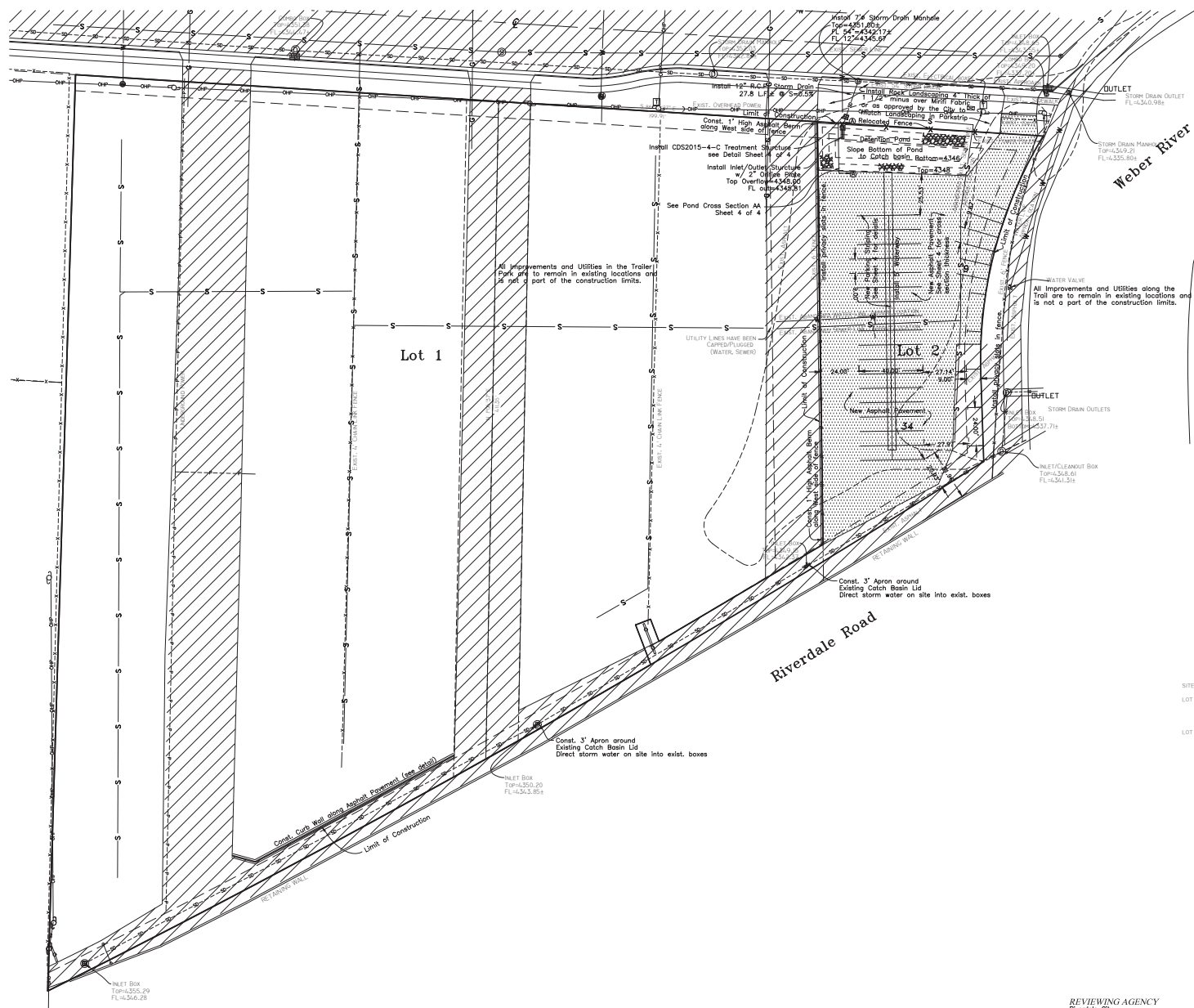
BOUNDARY DESCRIPTION
A part of the Southeast Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Beginning at a point being South 7°27'00" West 344.52 feet to the South line of 4400 South Street, South 86°22'27" East 540.50 feet along the South line of 4400 South Street from the Center of said Section 7; and running thence South 86°22'27" East 606.68 feet along the South line of said 4400 South Street to the West line of Utah Department of Transportation Parcel; thence the following three (3) courses along said (UDOT) Property the following: (1) 156.44 feet to the Left along the arc of a 276.60 foot radius curve (Long Chord bears South 14°39'05" West 154.27 feet); (2) South 1°42'27" East 54.26 feet and (3) 673.17 feet to the Right along the arc of a 6482.93 foot radius curve (Long Chord bears South 60°30'17" West 672.87 feet) thence North 1°42'27" East 57.40 feet to the point of beginning.
Contains 228,830 s.f. or 5.25 acres

NARRATIVE
The purpose of this survey is to create a two (2) lot subdivision as shown.
Documents used to aide in this survey:
1. Weber County Tax Plat 06-015, 06-015-2 (current and prior years).
2. Deeds of record as found in the Weber County Records Office for parcels 06-015-0010, 06-015-0030, 06-015-0050, 06-015-0052, 06-015-0060, 06-015-0061, 06-015-0066
3. Record of Survey's: #2825, #2789, #3105, #5236.
Record descriptions were rotated and adjusted to fit existing evidences.
Basis of bearing is state plane grid from monument as shown.

Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveying.com 4646 South 2500 West - #4-3 Hazel Grove, UT 84041 801-731-4075	Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 2016. at _____ In book _____ of official records, on page _____ County Recorder: Leann H. Kilts By Deputy: _____
DEVELOPER: Garff Properties-Riverdale LLC Address: 111 E. Broadway, Ste 800 Salt Lake City, UT 84111	
SE 1/4 of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian	
Revisions	DRAWN BY: JK CHECKED BY: JK DATE: 11/13/2018 FILE: 3899







NOTE INFORMATION:

LOT 1: MOBILE HOME: 0.75 ACRES: 17% OF SITE
PAVEMENT: 1.50 ACRES: 30% OF SITE
LANDSCAPING: 2.25 ACRES: 52% OF SITE
TOTAL AREA: 4.42 ACRES

LOT 2: DETENTION BASIN 0.42 ACRES: 22% OF SITE
PARKING LOT: 0.13 ACRES: 7% OF SITE
TOTAL AREA: 0.55 ACRES

EXISTING HARD SURFACE: 19,292 S.F.
REPROPOSED HARD SURFACE: 16,076 S.F.
NEW HARD SURFACE: 2,326 S.F.

STORM WATER STORAGE:
REQUIRED: 2,221 CU. FT.
PROVIDED: 2,221 CU. FT.

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO RIVERDALE CITY STANDARDS AND SPECIFICATIONS, FOR TYPICAL STREET CROSSL SECTION SEE CONSTRUCTION & DEVELOPMENT STANDARDS, RIVERDALE CITY, UTAH SHEET 6 OF 16.

2. SWPPP REQUIREMENTS TO BE MADE BY CONTRACTOR.

3. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES SHOWN & NOT SHOWN FOR ACTUAL DEPTHS AND LOCATIONS. CALL BLUE STAKES PRIOR TO ANY EXCAVATION.

4. CONTRACTOR RESPONSIBLE TO ENSURE STORM DRAIN PIPES ARE INSTALLED PER MANUFACTURERS SPECIFICATIONS FOR THE INTENDED USE AND LOAD CAPACITIES.

5. CITY WILL REQUIRE REPLACEMENT OR INSTALLATION OF ALL PIPING, NONFUNCTIONING OR DAMAGED SURFACE IMPROVEMENTS, I.E. CURBS & GUTTERS, SIDEWALKS, FENCING, ECT.

6. CONTRACTOR IS RESPONSIBLE TO CERTIFY THE POND SIZE/CAPACITY AFTER CONSTRUCTION BY LICENSED SURVEYOR/ENGINEER.

PRELIMINARY DRAWING

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveying.com

4646 South 2500 West - #4-3
Henderson, UT 84401
801-731-4075

CLIENT: Matt Garff
Address: 111 E. Broadway
Salt Lake City, UT 84111
Phone:

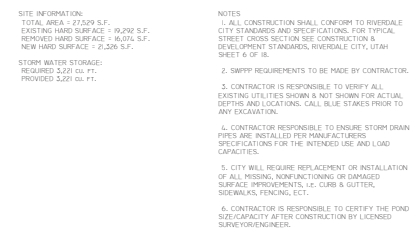
Parcel ID: Lot 2 Garff-Lesley Subdivision
SP 14 of Section 7,
Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Revisions:

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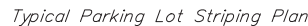
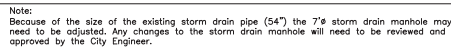
DATE: 11/13/2018
FILE: 3899-C
SHEET: 2 of 4

REVIEWING AGENCY
Riverside City
4600 S. Weber River Drive
Riverside, Utah 84405



SHEET
3 of 4

■ This Flat is the Intellectual Property of *Leadmate Semicon, Inc.*, all legal rights are reserved



Construction Details

PLANNING COMMISSION MEETING SUMMARY

DATE OF MEETING: February 12, 2019

ACTION ITEM: Consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request, property located at approximately 671 West 4400 South, Riverdale, Utah; as requested by Matt Garff.

MOTION: Commissioner Hilton moved to forward a favorable recommendation to the City Council regarding the Garff-Lesley Small Subdivision request, property located at approximately 671 West 4400 South, Riverdale, Utah; as requested by Matt Garff, subject to all staff concerns and city requirements being addressed prior to appearing before the city council. Commissioner Eskelsen seconded the motion. The motion passed unanimously in favor of the motion.

RECORDING LINK:

http://www.riverdalecity.com/meetings_events/meetings/planning_commission/PC_Sound/2019/021219_PC.MP3

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 19, 2019**

AGENDA ITEM: G2

SUBJECT: Consideration of **Ordinance 906**, amending Title 3 Chapter 1 Section 4, Business License Application Procedure

PRESENTER: Jackie Manning, City Recorder

INFORMATION: [a. Executive Summary](#)
[b. Ordinance 906](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: February 19, 2019

Petitioner: Jackie Manning, City Recorder

Summary of Supporting Facts & Options

This ordinance amendment would address a new trend staff is seeing in relation to business license applications.

For the past several years we have been receiving business license applications from business owners who never finish the process, despite consistent follow up from city staff. This follow up becomes time consuming for both myself, and for our fire inspector. By having an expiration time frame it allows the city to recoup fees for staff time and puts the burden on the applicant to complete the process within a 6 month time frame.

The majority of businesses that apply open within a few weeks (or less) of their application submittal date.

Legal Comments - City Attorney

Steve Brooks
City Attorney

Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen
City Administrator

Signatures were added electronically. There were no comments regarding this item.



ORDINANCE NO. 906

AN ORDINANCE AMENDING RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 3, CHAPTER 1, SECTION 4, TO AMEND SAID SECTION TO CLARIFY PROCEDURES PERTAINING TO BUSINESS LICENSES, PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Riverdale City (hereafter "City") is a municipal corporation, duly organized and existing under the laws of the State of Utah; and;

WHEREAS, Utah Code Annotated §10-9-102 empowers municipalities of the state to enact all ordinances and rules that they consider necessary including the business licensing within the city boundaries; and

WHEREAS, the City finds it is in the best interest of the community and its citizens to sometimes update and clarify sections of the City Code in order to better inform the general public and/or to better clarify sections that may be updated from time to time; and

WHEREAS, the Riverdale City Council held a public meeting and considered all competent evidence offered in support of and opposed to said proposed amendment; and

WHEREAS, it appearing that the proposed amendments are in accord with the City's goals or desires and will promote health, safety and the general welfare of the community at large, the City Council of the City of Riverdale finds it to be in the best interests of the City;

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

Section 1. Repealer. Any provision of the Riverdale Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

Section 2. The Riverdale Municipal Ordinance, TITLE 3, BUSINESS AND LICENSE REGULATIONS, CHAPTER 1, GENERAL LICENSE PROVISIONS, SECTION 4, APPLICATION, is hereby amended and adopted as follows:

3-1-4: APPLICATION:

All applications for licenses shall be made in writing to the license assessor and shall include a copy of the sales tax certificate as required in section 3-1-3 of this chapter. The application shall show:

- A. The name of the person or persons desiring a license.
- B. The name of the business.

C. The kind of license desired, stating the business, calling, trade or profession to be performed, practiced or carried on.

D. The place where such business, calling, trade or profession is to be carried on, giving the street number, if such business, calling, trade or profession is to be carried on in any building or enclosure.

E. The application shall also state any other matter or thing required by ordinance, statute or the license assessor. (Ord. 586, 3-21-2001)

F. Any business license application not finalized within 6 months from the date of submission shall expire and a new application shall then be required for that year. The original application fee shall be non-refundable. (Ord. 906, 2-2019)

Section 3. All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective date. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED AND ORDERED POSTED this ____ day of February, 2019.

Norm Searle, Mayor

Attest:

Jackie Manning, City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 19, 2019**

AGENDA ITEM: G3

SUBJECT: Consideration to award bid to Post Construction in the amount not to exceed \$687,257.01 for the Ritter Drive Reconstruction Project – Phase 1.

PRESENTER: Shawn Douglas, Public Works Director

INFORMATION: [a. Executive Summary](#)
[b. Letter of Recommendation](#)
[c. Bid Tabulations](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
February 19, 2019

Petitioner:
Shawn Douglas Public Works Director

Summary of Proposed Action

Consideration of awarding a bid for the 2019 Ritter Drive Phase 1 Project to the low bidder Post Construction in the amount of \$624,779.10, with the total budget not to exceed \$687,257.01.

Summary of Supporting Facts & Options

On February 7th we conducted a bid opening for our 2019 Ritter Drive Phase 1 project. There are numerous projects in the bid including the street project, storm drain piping, and water line replacement. There were four bidders on the project. Post Construction was the low bidder in the amount of \$624,779.10. Funding for these projects will be storm water fund, water fund, class c road funds, and local option funds. I would also ask for a contingency of 10% to cover any items that may come up during construction. The contingency would help keep the construction time lower and minimize traffic delays should any small changes arise. I would ask the council to approve the project at a not to exceed amount of \$687,257.01. I would recommend approval.

Legal Comments - City Attorney

Steve Brooks,
Attorney

Fiscal Comments - Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen,
City Administrator

Signatures were added electronically. Any comments are reflected accordingly.

7th February 2019

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mayor Norm Searle and City Council
Proj: **Ritter Drive Reconstruction Project – Phase 1**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor Searle and Council Members,

The “Bid Opening” for the above referenced project was conducted this afternoon. The lowest responsible bidder is Post Construction of Ogden, Utah.

Enclosed are the “Bid Results” and “Bid Proposal Tabulation”. Post Construction’s bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Post Construction’s bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$624,779.10 to Post Construction Company.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

Cc: Shawn Douglas, Riverdale City Public Works Director

BID RESULTS

Ritter Drive Reconstruction Project - Phase 1 (From 1250 West Street to 1500 West)

OWNER: RIVERDALE CITY

ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS, PLLC.

BID DATE: Thursday, February 7th, 2019

TIME: 2:00 PM

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

BIDDERS NAME	ADDENDUM #1	ADDENDUM #2	BID BOND	BID AMOUNT
Advanced Paving & Construction	x	x	5%	\$697,796.00
Granite Construction	x	x	5%	\$766,873.00
Leon Poulsen Construction	x	x	5%	\$709,502.50
Post Construction	x	x	5%	\$624,779.10