



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MAY 21, 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 April
- b. May Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report
- e. Finance Report

F. Consent Items

1. Consideration to approve meeting minutes from:

May 7, 2019 City Council Work Session
May 7, 2019 City Council Regular Session

G. Action Item

1. Consideration of Resolution 2019-10, the Annual Municipal Waste Water Report.

Presenter: Shawn Douglas, Public Works Director

2. a. Consideration to approve the Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford.

b. Consideration to approve the Development Agreement for the Riverdale Business Park Phase 2.

Presenter: Mike Eggett, Community Development

I. Discretionary Items

J. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 17th day of May, 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
May 21, 2019**

AGENDA ITEM: E2

SUBJECT: City Administration Report

PRESENTER: Rodger Worthen, City Administrator

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

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Mayor & City Council Monthly Summary Report April 2019



City Administration:

1. Rodger Worthen:

- RDA Loan work
- Tentative budget creation, budget meeting with dept. heads
- Held weekly update meetings with Community Dev Director and Mayor
- Attended ULCT St. George spring conference and training
- UCMA conference training
- Held developer meetings
- Region One UDOT meeting on Riverdale road and 900 West design options
- Held weekly staff meetings
- Staff interviews
- RDA work on West Bench extension
- Preliminary budget work with Cody Cardon and staff
- Discussions on surface water rights for Riverdale City use
- Work with LYRB on City 2030 Sustainability Plan effort
- Attended the 2019 UDOT Annual Visit to Weber County
- Water Code amendments and update
- Finalized the Tri-City Alternative Transportation Planning Grant and RFQ

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, and tracking
- Attended weekly staff meetings
- Responded to GRAMA requests
- Election noticing
- Update election guide

Business Administration:

1. Cody Cardon:

- Routine phone & computer problem resolution throughout the City.
- Routine management issues and resolution.
- March's accounting.
- Various meetings and trainings attended.
- Meetings with department heads and Rodger on budgeting processes.
- Attended Utah Government Finance Officers Association Spring Conference.
- Working on fiscal year 2020 budget financial information.
- Working on fiscal year 2020 budget enterprise fund report.

2. Stacey Comeau:

Terminations:

Hyrum Stoddard
Alisa Swenson

Community Services
Community Services

- Random drug testing for the month
- Attended NUHRA Board Meeting
- Attended NUHRA training luncheon
- Caselle Timekeeping module setup
- Prepared open enrollment materials
- 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:

- Prepared the annual Water Quality Report for printing and mailing with the city newsletter.
- Cleaned out the storage shed at the Civic Center to prepare for its removal.
- Obtained bids for a new access control system at the Senior Center/Apartments.
- Worked with ETS to obtain a bid for a new security camera system at the Senior Center.
- 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 May.
- Completed the employee newsletter for May

Community Services:

Rich Taylor:

- Attended staff meetings
- Held departmental staff meetings
- Planned and organized a Live Fit activities
- Continued planning Old Glory Days
- Attended Live Fit Committee meeting
- Attended Lunch with the Mayor
- Compiled and edited Riverdale Connections.
- Filed out Mass Gathering Permit for Old Glory DAYS
- Attended Get Healthy Utah Stakeholder Retreat
- Held Easter Egg Hunt
- Interviewed and hired recreation assistants
- Attended monthly NURPA meeting
- We served 1348 lunches at the Senior Center

- We have 161 kids signed up for Baseball/Softball
- We had 10 private reservations in the meeting rooms at the community Center.
- We had 547 people attend gym open play and 46% were residents
- We had 287 people use the exercise room and 75% were residents
- We had 97 people attend group fitness classes and 78% were residents
- We had 547 people attend pickleball open play and 16% were residents..

Police Department:

Police Chief Scott Brenkman:

Patrol Report April 2019

In the month of April 2019 Riverdale Police responded on 1,789 incidents, took 258 case reports, and made 110 arrests. The following are brief descriptions of some of the incidents our patrol division responded on.

Assault- A male reported that he was hypnotized and assaulted by an employee at a car dealership while getting a ride in their shuttle van. Officers spoke with multiple employees and the shuttle driver about this incident. There is no evidence to support this claim.

DV Assault- A husband and wife were issued citations for domestic violence assault. They both engaged in a physical altercation at their home and during the altercation, they both physically assaulted the other.

Extra Patrol- Officers extra patrolled the River walkway in the morning. They located 4 juveniles that were truant from school, one of the juveniles was a listed missing juvenile. The missing juvenile was transported to Archway. The others were transported back to school.

DUI- An Officer arrested a female pursuant to a traffic stop for DUI. The female is a habitual drunk driver. The female was booked into jail for Felony DUI, due to prior convictions.

Aggravated Assault- Officer's responded on report of a 41 year old male that was going to stab his mother and he reportedly also had a gun and was holding his mother hostage. Call outs were given for the suspect to exit the home unarmed and the mother ran out of the home. The mother advised her son wanted police to come in the home and shoot him. Containment was set on the house and eventually police made phone contact with the suspect. The suspect eventually agreed to surrender peacefully and he was taken into custody without incident. The suspect confessed that his intentions on this night was to commit suicide by cop. The suspect was booked into jail for DV Agg. Assault, Unlawful Detention and Interruption of a Telecommunication Device.

Trespassing- This case is in reference to a trespassing in progress. The complainant reported that when she came home she found two teenagers inside smoking and she would like them removed. The juveniles were found lying on a mattresses in a bedroom. It was later found that one of them was a runaway and gave false info. Guardians responded and took custody of them.

Assist- The complainant was defrauded out of \$14,100 by an unknown person that represented himself to be a government official threatening her with an arrest warrant if she did not pay \$21,000.00 to him to clear the warrant. The unknown person was able to collect \$14,100 in gift cards to Game Stop, Target, Walmart and Google Play. Further transactions were prevented by alert Home Depot employees. The money placed on the gift cards had been spent and are not recoverable. There is no suspect information in this case.

Traffic accident/DUI/Hit and run-Officers handled a DUI/Hit and Run crash at 4400 S Parker Dr where road signage was damaged in the round about. The driver was subsequently located and arrested for DUI.

DV Assault-Officers responded to the Cherry Creek Apartments on a 911 Unknown. A female was contacted in the parking lot and she advised that while driving on I-15 she was assaulted by her husband. Injuries to the female were visible. The suspect was found to have an active temporary protection order. Police located the suspect and took him into custody. The suspect was booked into jail for DV Assault, Violation of P.O. and DV in the Presence of a Child.

Overdose- Officers responded to a residence for an overdose complaint. An unknown female was said to have overdosed and was given Narcan. The female came to and left the residence. The complainant was uncooperative and denied knowing who had been in his residence. A male had entered the trailer and then ran out upon seeing officers. The male was located in the area. He was a parole fugitive. The suspect was arrested and booked into Weber County Jail.

Sex Offense- A 16 year old girl reported she has been raped multiple times by her boyfriend. The complainant reported all of the sexual assaults occurred at her residence in Riverdale except one that occurred at Bonneville High School. This case will be forwarded to Investigations for follow up.

Warrant / Drugs- Officers observed a car pull into the Motel 6 parking lot and the driver had an active warrant for her arrest. The driver was arrested in the parking lot and consented to a search of her car. Marijuana, dab, and other paraphernalia were located in the vehicle.

Resisting Arrest/Criminal mischief- An officer was patrolling through the area of 671 west 4400 south and a male approached the officer's vehicle yelling for him to leave. The male punched the officer's vehicle several times and tried to gain access by opening the door to the police vehicle. The officer ordered him to back off and go back to his residence, however he refused. The officer exited his vehicle and took the male into custody after a struggle for disorderly conduct and failure to comply with a lawful order.

Weapon Disturbance- Officer's responded to the area of 1100 W Riverdale Road where it was reported a male driving a black Mustang with white stripes and Georgia plates flashed a gun at a couple during a road rage incident. The couple absolutely refused to cooperate and sign a complaint. The vehicle was located behind Starbuck's unoccupied. Further follow up is being conducted.

Theft/Escape- Officers arrested a male for vehicle theft and burglary. After being interviewed at the Police Station the suspect escaped from police in handcuffs while being walked to a police vehicle in the parking lot. He was located the following day with the handcuffs cut apart but not off. The suspect was booked.

Aggravated Assault- A male was riding his skateboard near Denny's and crashed. Several males in the parking lot of Denny's were laughing. This upset the skate boarder so he confronted them. The skate boarder then brandished a boxcutter knife that he had in his pocket and threatened to slit their throats. The skate boarder was located, arrested, and booked into jail.

Sex Offense- An Officer took a complaint of a sex offense that occurred prior on the grounds of Utah Military academy. A male juvenile was accused of exposing himself to a female juvenile and also lifting the female's shirt to expose her breasts.

Juvenile Disturbance- Officers responded to a residence where a juvenile was causing a disturbance by kicking doors and grabbed a knife when his mother called for help. Officers were able to talk the juvenile into giving up the knife and peacefully complying. The juvenile was transported to McKay Dee Hospital for a mental health evaluation.

Evading / Warrant- A male failed to yield for a traffic stop, and fled on Airport Road. Officers terminated the pursuit then proceeded north on Airport Road to find the vehicle abandoned at Autoliv. A perimeter was set up and K-9 Brix conducted a track and located the suspects on Autoliv property hiding in a semi-trailer. Both were booked into jail.

Investigations Report April 2019

Theft- Detectives followed up on an internal theft problem at a local business. An employee was reported to have stolen over \$3000 of merchandise in a years' time. Another employee was reported to have stolen over \$1000 of merchandise in the same time period. Both employees confessed to the thefts and were charged with theft.

Check Fraud- Detectives followed up on a female that had written several bad checks totaling several thousand dollars at local businesses. The investigation showed the suspect did not have the money to cover any of the checks written and the female passed the checks in a criminal manner. The female was charged with a felony for issuing bad checks.

Vehicle/Residential Burglaries- In the month of April, patrol officers took dozens of burglary reports. Detectives linked a burglary suspect from another jurisdiction to burglaries that occurred in Riverdale. Detectives compiled the Riverdale cases and were able to charge multiple suspects with Burglary. The suspects were charged with 44 counts of burglary in Riverdale. Detectives and Patrol did a great job on this case which consumed a lot of time.

Retail Theft- Detectives followed up on a retail theft that occurred at Sportsmen's Warehouse. The suspect stole a knife and ammunition. The suspect was identified and located incarcerated in the Weber County Jail. Detectives interviewed the suspect and he confessed to committing the theft. The suspect was charged with retail theft.

Continued follow up on active property and person crime cases.

Fire Department:

Fire Chief Jared Sholly:

120 Calls for Service with 218 Vehicle Movements

Fires

Roy

- House Fire
- House Fire with Rescue of Victim
- Shed Fire

Weber Fire District

- House Fire

Ogden

- Apartment Fire

Total: 5

Rescue & Emergency Medical Service Incidents

1	Rescue, EMS incident
15	Medical assists
37	EMS call, excluding vehicle accident with injury
12	Motor vehicle accident with injuries
1	Auto Pedestrian Accident
1	Swift Water
7	Motor vehicle accident with no injuries.
3	Vehicle Extrication

Total: 77

Service Call

2	Public Service
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Total: 2

Good Intent Call

30	Dispatched and cancelled en route
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Total: 30

False Alarm & False Call

5	False alarm or false call
1	Sprinkler Activation, no fire

Total: 6

Highlighted Incidents:

- Swift Water Body Recover Weber River+
- Three Heavy Rescue Vehicle Extrications
- Cardiac Arrest
- Transported Fire Victim out of Roy

Highlights:

- Standard Examiner Report on Interlocal Agreement
- Riverdale City Council Meeting on Interlocal Agreement
- South Ogden City Council Meeting Interlocal Agreement
- Meeting with personnel from both departments about interlocal
- Officers Meeting
- Meeting with Staff
- Weber Fire Chiefs
- Dispatch Operations meeting on Swift Water deployment model
- Mayor Luncheon
- Riverdale Fire Hosting Apparatus Driver Operator Certification Class
- Highrise hose-lay deployment



- 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.
- Continued work on Civic Center concrete replacement.
- Continued work on Roundabout landscaping upgrades.
- Completed work on Civic Center parking lot pavement replacement.
- Completed Community Center and Fire Station parking lot surface treatment and striping project.
- Completed fencing project between the new park property and Riverdale Mobile Estates.

Community Development Department:

Mike Eggett:

- Crumbl Cookies – Sheet rock nailing, four-way inspections
- Besst Realty – Above ceiling inspection
- Brook Haven Offices – Temporary power, power to panel inspections
- America First Credit Union – Four-way inspection
- ARS – Framing inspection
- Pep Boys – Final mechanical inspection
- Riverdale Town Square – Underground plumbing inspection
- Greenhill Apartments – Building D: Electrical, structural beam inspections
- Coleman Farms Homes – Lot 22: Sewer, water inspections; Lot 23: Footings, foundation, sewer, water inspections; Lot 14: Sewer, water inspections; Lot 5: Four-way, insulation, framing, nailing inspection; Lot 19: Footings, foundation inspection
- Home inspections for various projects on residential lots
- Inspections for solar power projects and facilities
- 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
- Design Review Committee meeting re: Apartment building redesign
- Design Review Committee meeting re: Riverdale Business Park Phase 2 building and site
- Meeting with Rob Reynolds and Shawn Young re: Brook Haven area concepts
- Meeting with Chris Hatch and Tyson Smith re: Mobile home park property

- Meeting with Rick Smith re: Davis-Weber Canal property
- Meeting with Lorri Thurgood re: Conceptual development ideas
- Teleconference meeting with Dee Hansen re: Redevelopment concepts and RDA areas
- Economic development opportunities update and discussion meetings
- Member participation in annual departmental budget review discussion
- UTA Services Choices – Community Leaders Workshop attendance by department member
- Broad Spectrum Housing Strategies forum attendance by department member
- UDOT 2019 Annual Visit to Weber County attendance by department member
- International Association of Electrical Inspectors (IAEI) attendance by department member
- Building Official training attendance by department member
- Local Emergency Planning Committee attendance by department member
- Integrated Emergency Management course training attendance by department member
- Weber County Emergency Managers attendance by department member
- Fire Inspection / Code Enforcement Report: **attached**

Legal Services Department:

Steve Brooks:

- Resolutions/Ordinances work–
- Legal work concerning - Anderson, Landslide, GRAMA, Pedraza, MOU fire, Budget, Water code changes, Special events, Evidence dispositions, Judge changes, Fire Interlocal, Dept. licensing changes
- 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- Spring pros. conf.
- RSAC- Drug Court -
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

355 Total traffic cases	YTD 1342 (Jan. 1, 2019 to December 31, 2019)
5 DUI	179 Moving violations
0 Reckless/DUI red.	0 FTA
37 License violations	134 Non-moving violations
	0 Other
	0 Parking

55 Total Misdemeanor cases	YTD 212 (Jan. 1, 2019 to Dec. 31, 2019)
0 Assault	0 Ill. sale Alc.
5 Theft	1 Other liq. viol.
0 FTA	16 Contr. subst vio
0 Public intox	0 Bad checks
	18 Dom. animal
	1 Wildlife
	0 Parks/rec.
	0 Planning zon./Fire/Health
	4 Dom. violence
	10 Other misd./infrac

286 Total cases disposed of this month	3021 Total number of cases disposed of for the year (July 1, 2018 to June 30, 2019)
410 Total offenses this month	3786 Total offenses for year (July 1, 2018 to June 30, 2019)

Small Claims	Total number of cases for the year (Jan. 1, 2019 to Dec. 31, 2019) --	Filed=35	Settled/Dismissed=3
18 Cases filed	0 Trials		
0 Settled/dismissed	0 Default judgment		

CITATIONS BY AGENCY

Riverdale City	152	YTD (July 1, 2018 to June 30, 2019)	1989
UHP	159		1017

REVENUE/MISC. **YTD** (June 1, 2018 to May 31, 2019)

Total Revenue collected	\$ 58,314.13	\$ 574,575.96
Revenue Retained	\$ 16,799.28	\$ 277,805.81
Warrant Revenue	\$ 19,245.00	\$ 338,841.00
Issued warrants	30	560
Recalled warrants	89	804

RSAC MONTHLY REPORT

28 participants	159 drug tests given	1 walked away/warrants issued
0 orientations	1 in jail/violations	0 ordered to inpatient
1 new participant	16 positive UA's/tests/dilutes	0 other
0 graduates	1 incentive gifts	
0 terminated/quit	6 spice tests given	

Employee Recognition – May 2019 Anniversaries

Years	Employee		Department
28		Shawn Douglas	Public Works
21		Bonnie Jones	Police
13		Abe Torres	Public Works
8		Travis Gibson	Public Works
5		Jake Peterson	Public Works
3		Luigi Panunzio	Police
2		Mitchel Preator	Fire
2		Lance Beech	Fire



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 April 30, 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	8.50
Public Works	10.00	10.00
Police	22.75	22.75
Fire	15.50	13.75
Total	73.00	70.75

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	(0.50)	Recreation Assistants unfilled
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	0.00	
Fire	(1.75)	PT & FT Firefighters unfilled
Totals	(2.25)	Staffing <u>under</u> authorization

Actual Full Time Employees	55.00
Actual Part Time Employees	51.00
Seasonal Employees	0.00



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

May 17, 2019

OPEN FOR BUSINESS



Americarpets held a ribbon cutting ceremony on May 17th to celebrate their store at 1152 W. Riverdale Road.

ONGOING DEVELOPMENTS



Crumbl Cookies is planning to open a store in the Riverdale Town Square next to Hobby Lobby.



Lunch Box Wax will open a store in the Riverdale Town Square.



Besst Realty will open an office in the former Johnny's Dairy building at 5098 South 1050 West. Renovations to the building are close to being finished.



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.



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



Monthly Financial Report
Riverdale City and Redevelopment Agency
Report as of March 31, 2019

	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	\$ 2,389,348	\$ 717,241	\$ 1,515	\$ 722,620	\$ 623,489	\$ 7,498,823	\$ 5,821,677	\$ 1,677,146
						Net of Class C Road Funds:		1,407,692
						Net of Local Option Sales Tax Highway/Transportation Funds:		1,128,960
Redevelopment Agency, RDA	3,940,873			59,718	21,321	760,515	538,668	221,847
Capital Projects Fund	3,928,629			21,263	4,136	86,692	115,016	(28,324)
Water Fund	2,831,084			70,452	56,302	1,083,186	726,368	356,818
Sewer Fund	1,820,900			103,897	26,704	926,626	943,069	(16,443)
Storm Water Fund	1,340,384			22,246	13,883	196,749	135,932	60,817
Garbage Fund	367,091			33,830	30,572	303,277	255,570	47,707
Motor Pool Fund	1,872,856			30,010	22,512	334,038	589,254	(255,216)
Information Technology Fund	243,591			10,802	17,890	96,275	126,244	(29,968)
Total	\$ 18,734,756	\$ 717,241	\$ 1,515	\$ 1,074,838	\$ 816,809	\$ 11,286,182	\$ 9,251,798	\$ 2,034,384

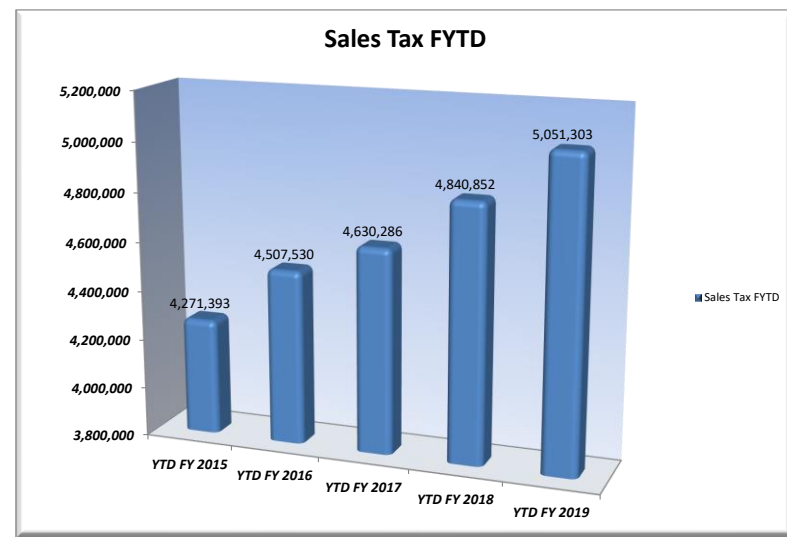
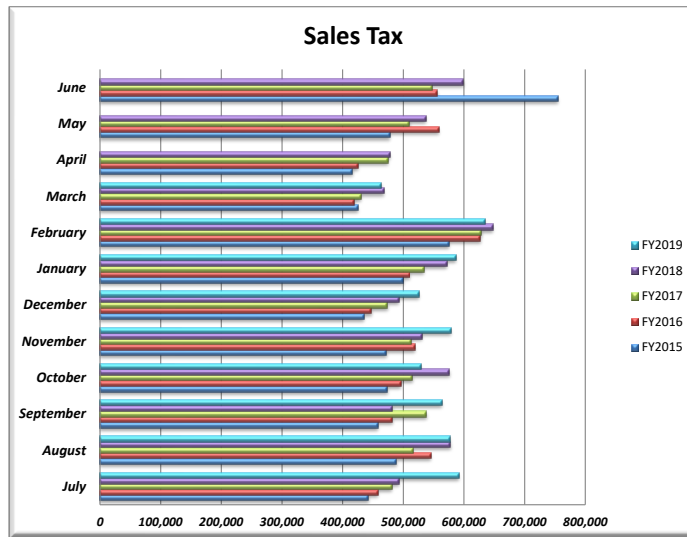
Cody Cardon
Business Administrator

Notes:

- 1) Savings are held in:
 - a) PTIF (Public Treasurer's Investment Fund), the most recent yield was 3.00%.
- 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.

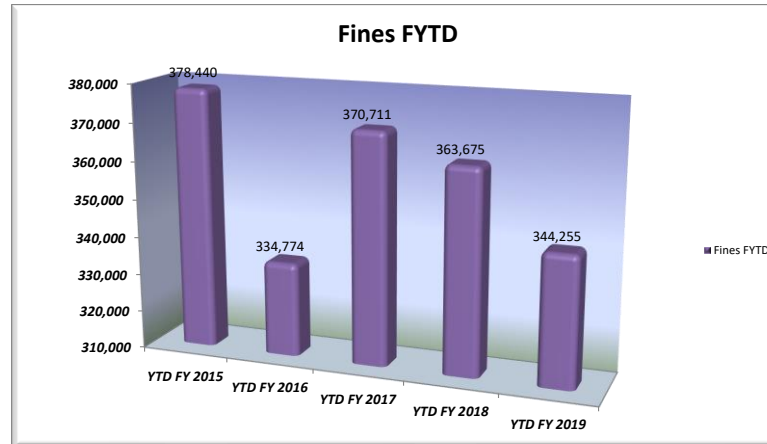
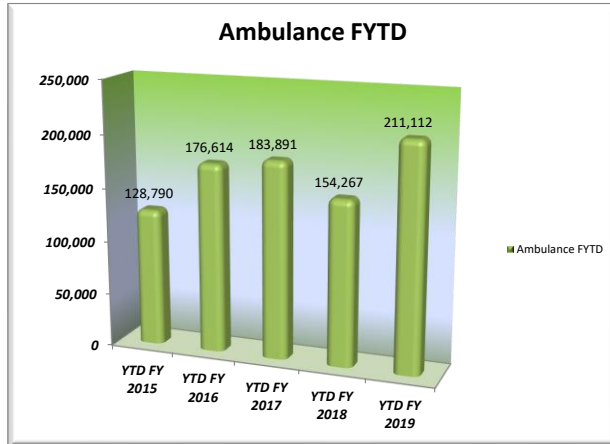
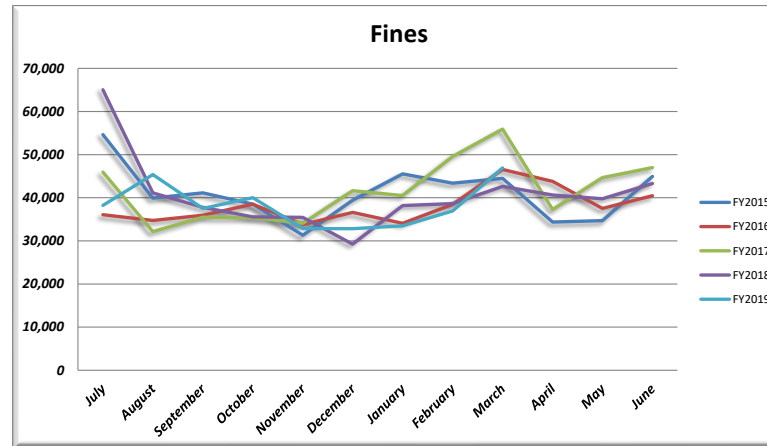
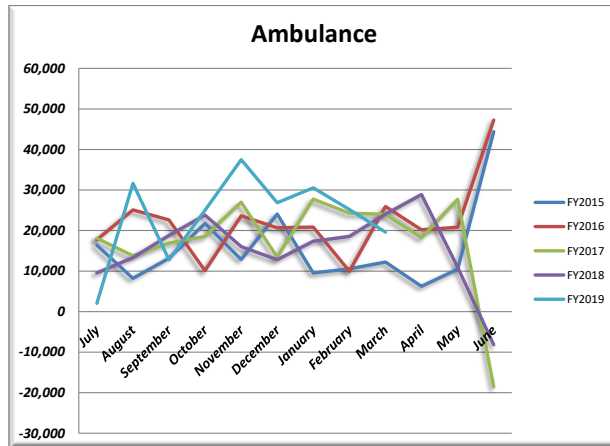
Monthly Financial Report
Riverdale City Redevelopment Agency
Report as of March 31, 2019

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
RDA General Fund	\$ 415,702			\$ 4,933	\$ 1,032	\$ 51,682	\$ 9,096	\$ 42,586
Riverdale Road RDA Fund	727,282			-	-	-	392,133	(392,133)
1050 West RDA Fund	(1,285)			-	-	-	-	-
550 West RDA Fund	538,951			14,515	1,469	237,975	22,901	215,074
West Bench RDA Fund	(53,993)			-	-	-	-	-
Statutory Housing RDA Fund	314,977			4,635	-	68,839	950	67,889
Housing RDA Fund	604,294			1,760	14	14,363	270	14,093
Senior Facility Fund	1,394,945			33,875	18,806	387,657	113,319	274,337
Total	\$ 3,940,873	\$ -	\$ -	\$ 59,718	\$ 21,321	\$ 760,515	\$ 538,668	\$ 221,847



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	586,556	634,811	464,253				5,051,303

Sales Tax FYTD	YTD FY 2015	YTD FY 2016	YTD FY 2017	YTD FY 2018	YTD FY 2019
	4,271,393	4,507,530	4,630,286	4,840,852	5,051,303



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	30,539	25,179	19,612				211,112

Ambulance FYTD	YTD FY 2015	YTD FY 2016	YTD FY 2017	YTD FY 2018	YTD FY 2019
	128,790	176,614	183,891	154,267	211,112

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	33,495	36,952	46,934				344,255

Fines FYTD	YTD FY 2015	YTD FY 2016	YTD FY 2017	YTD FY 2018	YTD FY 2019
	378,440	334,774	370,711	363,675	344,255

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2019

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND REVENUE</u>					
TAX REVENUE	510,642.26	5,725,508.79	7,135,000.00	1,409,491.21	80.3
LICENSES AND PERMITS	17,066.67	331,425.89	260,000.00	(71,425.89)	127.5
INTERGOVERNMENTAL REVENUE	89,274.05	649,338.03	881,750.00	232,411.97	73.6
CHARGES FOR SERVICES	44,117.91	327,240.92	361,800.00	34,559.08	90.5
FINES AND FORFEITURES	46,933.52	344,254.17	470,200.00	125,945.83	73.2
MISCELLANEOUS REVENUE	14,585.91	121,054.83	1,625,500.00	1,504,445.17	7.5
TOTAL FUND REVENUE	722,620.32	7,498,822.63	10,734,250.00	3,235,427.37	69.9
<u>RDA GENERAL FUND REVENUE</u>					
SOURCE 36	3,965.68	35,816.91	27,000.00	(8,816.91)	132.7
RDA REVENUE	967.65	15,864.98	15,000.00	(864.98)	105.8
TOTAL FUND REVENUE	4,933.33	51,681.89	42,000.00	(9,681.89)	123.1
<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	14,514.79	237,974.85	225,000.00	(12,974.85)	105.8
MISCELLANEOUS REVENUE	.00	.00	45,000.00	45,000.00	.0
TOTAL FUND REVENUE	14,514.79	237,974.85	270,000.00	32,025.15	88.1
<u>STATUTORY HOUSING FUND REVENUE</u>					
TAX REVENUE	3,870.61	63,459.98	60,000.00	(3,459.98)	105.8
MISCELLANEOUS REVENUE	763.89	5,379.20	2,850.00	(2,529.20)	188.7
TOTAL FUND REVENUE	4,634.50	68,839.18	62,850.00	(5,989.18)	109.5
<u>HOUSING RDA FUND REVENUE</u>					
MISCELLANEOUS REVENUE	1,760.34	14,362.91	18,000.00	3,637.09	79.8
TOTAL FUND REVENUE	1,760.34	14,362.91	18,000.00	3,637.09	79.8

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2019

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND REVENUE</u>					
TAX REVENUE	18,188.92	253,819.70	195,000.00	(58,819.70)	130.2
CHARGES FOR SERVICES	12,293.00	109,493.00	145,000.00	35,507.00	75.5
MISCELLANEOUS REVENUE	3,393.30	24,343.81	16,000.00	(8,343.81)	152.2
TOTAL FUND REVENUE	33,875.22	387,656.51	356,000.00	(31,656.51)	108.9
<u>CAPITAL PROJECTS FUND REVENUE</u>					
CAPITAL PROJECTS REVENUE	21,262.87	86,691.89	1,755,000.00	1,668,308.11	4.9
TOTAL FUND REVENUE	21,262.87	86,691.89	1,755,000.00	1,668,308.11	4.9
<u>WATER FUND REVENUE</u>					
WATER - INTEREST REVENUE	6,923.56	53,213.59	29,500.00	(23,713.59)	180.4
WATER REVENUE	63,528.54	1,029,972.21	1,155,000.00	125,027.79	89.2
TOTAL FUND REVENUE	70,452.10	1,083,185.80	1,184,500.00	101,314.20	91.5
<u>SEWER FUND REVENUE</u>					
SEWER REVENUE	103,896.97	926,626.09	1,182,350.00	255,723.91	78.4
TOTAL FUND REVENUE	103,896.97	926,626.09	1,182,350.00	255,723.91	78.4
<u>STORM WATER FUND REVENUE</u>					
STORM WATER REVENUE	22,245.65	196,749.12	244,000.00	47,250.88	80.6
TOTAL FUND REVENUE	22,245.65	196,749.12	244,000.00	47,250.88	80.6
<u>GARBAGE FUND REVENUE</u>					
GARBAGE REVENUE	33,829.81	303,277.45	395,800.00	92,522.55	76.6
TOTAL FUND REVENUE	33,829.81	303,277.45	395,800.00	92,522.55	76.6
<u>MOTOR POOL FUND REVENUE</u>					
MOTOR POOL REVENUE	30,010.16	334,038.38	569,139.00	235,100.62	58.7
TOTAL FUND REVENUE	30,010.16	334,038.38	569,139.00	235,100.62	58.7

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2019

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
INFORMATION TECH. FUND REVENUE					
IT REVENUE	10,801.69	96,275.36	125,380.00	29,104.64	76.8
TOTAL FUND REVENUE	10,801.69	96,275.36	125,380.00	29,104.64	76.8

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2019

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND EXPENDITURES</u>					
MAYOR/COUNCIL	7,050.16	77,684.56	133,807.00	56,122.44	58.1
LEGAL	47,352.30	481,627.69	707,729.00	226,101.31	68.1
CITY ADMINISTRATION	21,843.53	204,558.44	288,272.00	83,713.56	71.0
BUSINESS ADMINISTRATION	45,424.19	425,273.55	630,827.00	205,553.45	67.4
NON DEPARTMENTAL	5,833.00	52,497.00	1,350,851.00	1,298,354.00	3.9
POLICE	229,791.75	2,153,076.25	3,028,244.00	875,167.75	71.1
FIRE	125,878.08	1,185,859.52	1,637,795.00	451,935.48	72.4
COMMUNITY DEVELOPMENT	34,922.55	315,110.12	437,085.00	121,974.88	72.1
STREETS	27,584.32	267,009.05	1,397,714.00	1,130,704.95	19.1
PARKS	26,664.96	250,676.57	530,863.00	280,186.43	47.2
COMMUNITY SERVICES	51,144.05	408,304.27	591,063.00	182,758.73	69.1
TOTAL FUND EXPENDITURES	623,488.89	5,821,677.02	10,734,250.00	4,912,572.98	54.2
<u>RDA GENERAL FUND EXPENDITURES</u>					
RDA EXPENSES	1,031.94	9,095.73	42,000.00	32,904.27	21.7
TOTAL FUND EXPENDITURES	1,031.94	9,095.73	42,000.00	32,904.27	21.7
<u>RIVERDALE ROAD RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	392,132.60	470,000.00	77,867.40	83.4
TOTAL FUND EXPENDITURES	.00	392,132.60	470,000.00	77,867.40	83.4
<u>550 WEST RDA FUND EXPENDITURES</u>					
EXPENDITURES	1,469.10	22,900.54	270,000.00	247,099.46	8.5
TOTAL FUND EXPENDITURES	1,469.10	22,900.54	270,000.00	247,099.46	8.5
<u>STATUTORY HOUSING FUND EXPENDITURES</u>					
EXPENDITURES	.00	950.00	62,850.00	61,900.00	1.5
TOTAL FUND EXPENDITURES	.00	950.00	62,850.00	61,900.00	1.5
<u>HOUSING RDA FUND EXPENDITURES</u>					
EXPENDITURES	13.95	269.80	18,000.00	17,730.20	1.5
TOTAL FUND EXPENDITURES	13.95	269.80	18,000.00	17,730.20	1.5

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2019

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SENIOR FACILITY RDA FUND EXPENDITURES</u>					
EXPENDITURES	18,805.59	113,319.29	356,000.00	242,680.71	31.8
TOTAL FUND EXPENDITURES	18,805.59	113,319.29	356,000.00	242,680.71	31.8
<u>CAPITAL PROJECTS FUND EXPENDITURES</u>					
CAPITAL PROJECTS EXPENDITURES	4,136.37	115,015.91	1,755,000.00	1,639,984.09	6.6
TOTAL FUND EXPENDITURES	4,136.37	115,015.91	1,755,000.00	1,639,984.09	6.6
<u>WATER FUND EXPENDITURES</u>					
WATER EXPENSES	56,302.43	726,367.75	2,584,676.00	1,858,308.25	28.1
TOTAL FUND EXPENDITURES	56,302.43	726,367.75	2,584,676.00	1,858,308.25	28.1
<u>SEWER FUND EXPENDITURES</u>					
SEWER EXPENSES	26,704.06	943,069.15	2,710,780.00	1,767,710.85	34.8
TOTAL FUND EXPENDITURES	26,704.06	943,069.15	2,710,780.00	1,767,710.85	34.8
<u>STORM WATER FUND EXPENDITURES</u>					
STORM WATER EXPENSES	13,882.91	135,931.97	586,417.00	450,485.03	23.2
TOTAL FUND EXPENDITURES	13,882.91	135,931.97	586,417.00	450,485.03	23.2
<u>GARBAGE FUND EXPENDITURES</u>					
GARBAGE EXPENSES	30,571.80	255,570.36	398,688.00	143,117.64	64.1
TOTAL FUND EXPENDITURES	30,571.80	255,570.36	398,688.00	143,117.64	64.1
<u>MOTOR POOL FUND EXPENDITURES</u>					
MOTOR POOL EXPENSES	22,511.81	589,254.48	1,052,250.00	462,995.52	56.0
TOTAL FUND EXPENDITURES	22,511.81	589,254.48	1,052,250.00	462,995.52	56.0
<u>INFORMATION TECH. FUND EXPENDITURES</u>					
IT EXPENSES	17,889.73	126,243.50	197,000.00	70,756.50	64.1
TOTAL FUND EXPENDITURES	17,889.73	126,243.50	197,000.00	70,756.50	64.1

Fire Inspection

Occupant	Address	Inspection Type	Inspector	Scheduled
American Family Insurance	1155 West Riverdale Road	Business license	Randy Koger	4/16/2019
Black Diamond Experts	1700 West 4800 South	Business license	Randy Koger	5/8/2019
Hokulia Shaved Ice	1135 West Riverdale Road	Business license	Randy Koger	5/8/2019
Kal Medical Supplies Inc	4042 Pacific Avenue	Business license	Randy Koger	4/3/2019
Paradise Golf Equipment Inc DBA Founders Club	4042 Pacific Avenue	Business license	Randy Koger	4/25/2019
Lowes Home Centers, LLC	4155 South Riverdale Road	Fire Alarm	Randy Koger	4/16/2019
American Family Insurance	1155 West Riverdale Road	Business license	Randy Koger	5/6/2019
Arby's	760 West Riverdale Road	Re-Inspection	Randy Koger	5/7/2019
ASAP Automotive Warehouse	1170 West Riverdale Road	Re-Inspection	Randy Koger	5/6/2019
At Home	1134 West Riverdale Road	Re-Inspection	Randy Koger	5/7/2019
At Home	1134 West Riverdale Road	Re-Inspection	Randy Koger	5/13/2019
Buffalo Wild Wings	700 West Riverdale Road	Re-Inspection	Randy Koger	4/30/2019
Carpet Giant / WWF Utah North	800 West Riverdale Road	Re-Inspection	Randy Koger	5/2/2019
Carpet Giant / WWF Utah North	800 West Riverdale Road	Re-Inspection	Randy Koger	5/6/2019
Cricket Wireless, LLC	750 West Riverdale Road	Re-Inspection	Randy Koger	5/7/2019
DJMM, LLC	3490 South Parker Drive	Re-Inspection	Randy Koger	5/8/2019
Floor and Decor	1060 West Riverdale Road	Re-Inspection	Randy Koger	5/6/2019
Gibby's Greenhouse	1450 West Riverdale Road	Re-Inspection	Randy Koger	5/8/2019
Rons Automotive (Rental)	4520 South 900 West	Re-Inspection	Randy Koger	5/13/2019
Subway 2 DBA DNH, LLC	1078 West Riverdale Road	Re-Inspection	Randy Koger	5/7/2019
Titan Disaster Clean Up LLC	860 West Riverdale Road	Re-Inspection	Randy Koger	5/13/2019



CODE ENFORCEMENT REPORT

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
668 W 4400 S	1445	5/14/2019	3766 N 3675 W	RCC 4-5-3(B)(33), 4-5-10(D)	OPEN	Unmanaged Growth, MAINTAINING A NUISANCE.	
Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
680 W 4400 S	1444	5/14/2019	3766 N 3675 W	RCC 4-5-3(B)(33),4-5-10(D)	OPEN	Unmanaged Growth RCC, MAINTAINING A NUISANCE.	
Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
686 W 4400 S	1443	5/14/2019	3766 N 3675 W	RCC 4-5-3(B)(33), 4-5-10(D)	OPEN	Unmanaged Growth RCC 4-5-3(B) (33), MAINTAINING A NUISANCE	
Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
690 W 4400 S	1442	5/14/2019	3766 N 3675 W	RCC 4-5-3(B)(33), 4-5-10(D)	OPEN	Unmanaged Growth, MAINTAINING A NUISANCE	
Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
Parcel 060150068	1441	5/14/2019	3766 N 3675 W	RCC 4-5-3(B)(33),4-5-10(D)	OPEN	Unmanaged Growth, MAINTAINING A NUISANCE	
Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount

Parcel # 06-015-0052, On the corner 700	1440	5/13/2019	900 W Riverdale Road	RCC 4-5-3(B) (33)	OPEN	Unmanaged Growth	
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Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
4949 S 900 W	1439	5/9/2019		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 Address	Code	Status	Description	Citation Amount
1105 W 4650 S	1438	5/9/2019	1105 W 4650 S	RCC 4-5-3(B)(31)	OPEN	Parking On Landscaping or soft surface	

Violations

Violation	Notes
	Trailer parked

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
4848 S 900 W	1437	5/3/2019		41-1A-414(3)(A)	WARNING	ACCESSIBLE PARKING SPACE VIOLATION.	0

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
715 W 4400 S	1436	5/2/2019	892 W RIVERDALE RD	RCC 4-5-3(B) (33), RCC 4-5-3(B)(32)	CLOSED	Unmanaged Growth, Signs	

Violations

Violation	Notes
VIOLATION	

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
1128 W 4650 S	1435	4/29/2019	5396 W 2400 S	RCC 4-5-3(B)(33)	OPEN	Unmanaged Growth	

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
4046 S Riverdale Road	1434	4/29/2019	PO BOX 27052	RCC 4-5-3(B)(33)	OPEN	Unmanaged Growth	

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
4848 S 900 W	1433	4/24/2019		41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	0
Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
4848 S 900 W	1432	4/24/2019		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 Address	Code	Status	Description	Citation Amount
4848 S 900 W	1431	4/22/2019		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 Address	Code	Status	Description	Citation Amount
4848 S 900 W	1430	4/22/2019		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 Address	Code	Status	Description	Citation Amount
4848 S 900 W	1429	4/17/2019		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 Address	Code	Status	Description	Citation Amount
3748 S 650 W	1427	4/15/2019	716 CHITALPA ST	RCC 4-5-3(B)(33), RCC 4-5-3(B)(31)	CLOSED	Parking On Landscaping or soft surface.Failure to install or maintain landscaping	

Violations

Violation	Notes

Site Address	Case #	Case Date	Owner Address	Code	Status	Description	Citation Amount
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4848 S 900 W	1426	4/5/2019		41-1A-414(3)(A) \, 76-8-506,41-1a-1306	SENT TO COURT	1. ACCESSIBLE PARKING SPACE VIOLATION. 2. PROVIDING FALSE INFORMATION TO LAW ENFORCEMENT OFFICERS, GOVERNMENT AGENCIES, OR SPECIFIED PROFESSIONALS. 3. ABUSE OF PERSONS WITH DISABILITIES PARKING PRIVILEGES -- REVOCATION OF SPECIAL PLATE OR TRANSFERABLE ID CARD -- FINE	To be set by the court.
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Total Records: 19

Code Enforcement Activity Report

Case #	Activity Date	Assigned To	Site Address	Activity Type	Code
1434	5/13/2019	Randy Koger	4046 S Riverdale Road	FOLLOW UP	RCC 4-5-3(B)(33)
1435	5/13/2019	Randy Koger	1128 W 4650 S	FOLLOW UP	RCC 4-5-3(B)(33)
1435	5/9/2019	Randy Koger	1128 W 4650 S	FOLLOW UP	RCC 4-5-3(B)(33)
1436	5/8/2019	Randy Koger	715 W 4400 S	FOLLOW UP	RCC 4-5-3(B)(33), RCC 4-5-3(B)(32)
1434	5/7/2019	Randy Koger	4046 S Riverdale Road	FOLLOW UP	RCC 4-5-3(B)(33)
1436	5/6/2019	Randy Koger	715 W 4400 S	FOLLOW UP	RCC 4-5-3(B)(33), RCC 4-5-3(B)(32)
1427	4/26/2019	Randy Koger	3748 S 650 W	FOLLOW UP	RCC 4-5-3(B)(33), RCC 4-5-3(B)(31)
1427	4/23/2019	Randy Koger	3748 S 650 W	FOLLOW UP	RCC 4-5-3(B)(33), RCC 4-5-3(B)(31)
1426	4/15/2019	Randy Koger	4848 S 900 W	FOLLOW UP	41-1A-414(3)(A) \, 76-8-506,41-1a-1306
1423	4/12/2019	Randy Koger	3748 S RIVER VALLEY DR	FOLLOW UP	RCC 4-5-3(B)(13)
1426	4/11/2019	Randy Koger	4848 S 900 W	FOLLOW UP	41-1A-414(3)(A) \, 76-8-506,41-1a-1306
1423	4/8/2019	Randy Koger	3748 S RIVER VALLEY DR	FOLLOW UP	RCC 4-5-3(B)(13)

Total Records: 12

RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

April 2019
Report #16-4

April Police Calls

- **1789 Calls for Service:**
 - **77 Animal Complaints**
 - **287 Crime Reports Written**
 - **10 Forgery/Fraud**
 - **21 Retail Thefts**
 - **7 Assaults**
 - **25 Drugs**
 - **22 Family Offenses**
 - **36 Burglary/Theft Complaints**
 - **2 Stolen Vehicle Complaints**
 - **5 Damaged Property**
 - **110 Arrests**

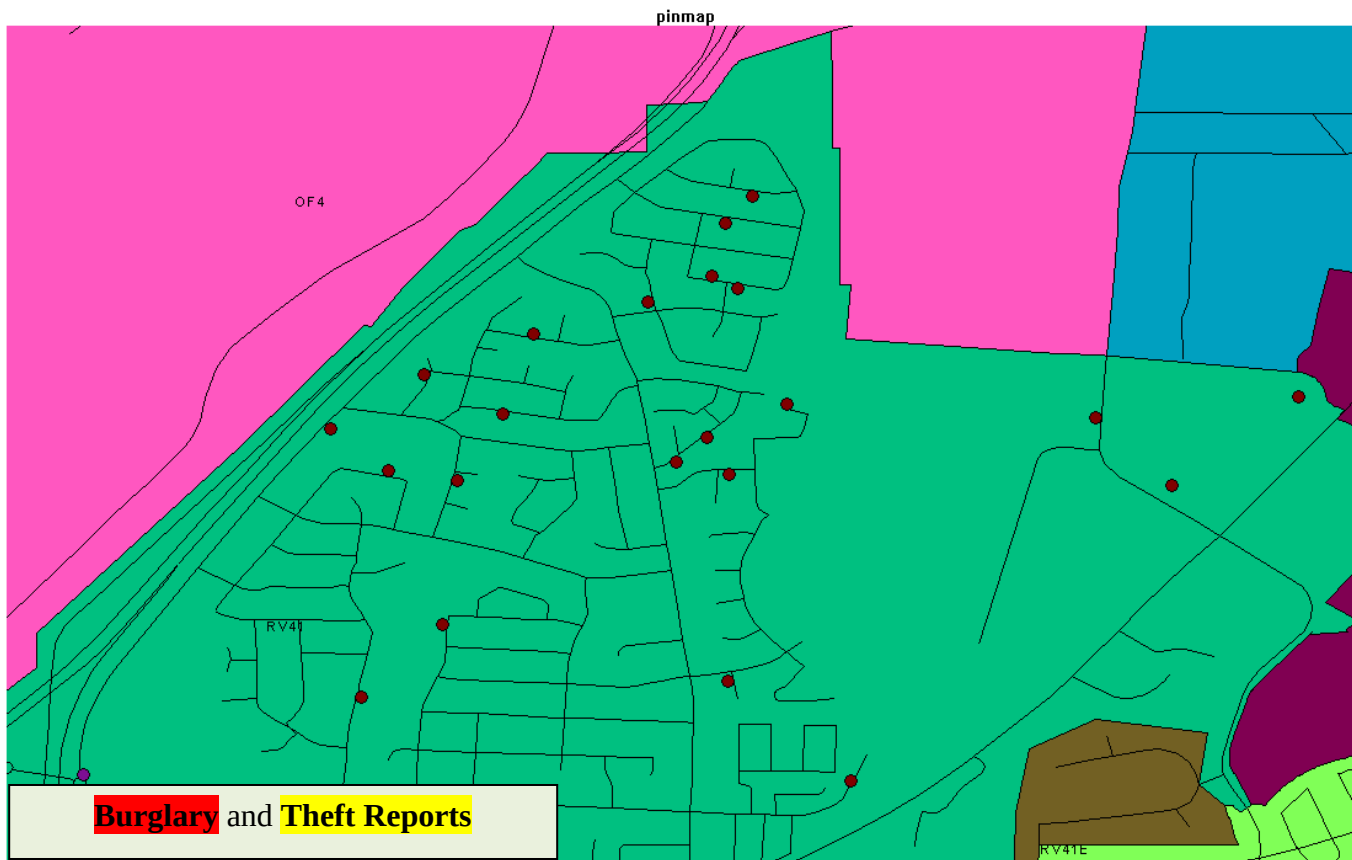
The remainder of calls involved disorderly
Conduct, Suspicious Activities, Citizen Assists,
Lost/Found property, Medical Assists, Warrant Services, etc.



RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

April 2019
Report #16-4



Traffic Patrol and Enforcement

- **418 Traffic Stops resulting in:**
 - 250 Citations
 - 395 Total Violations
 - 173 Warnings Issued
- **44 Traffic Accidents**

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

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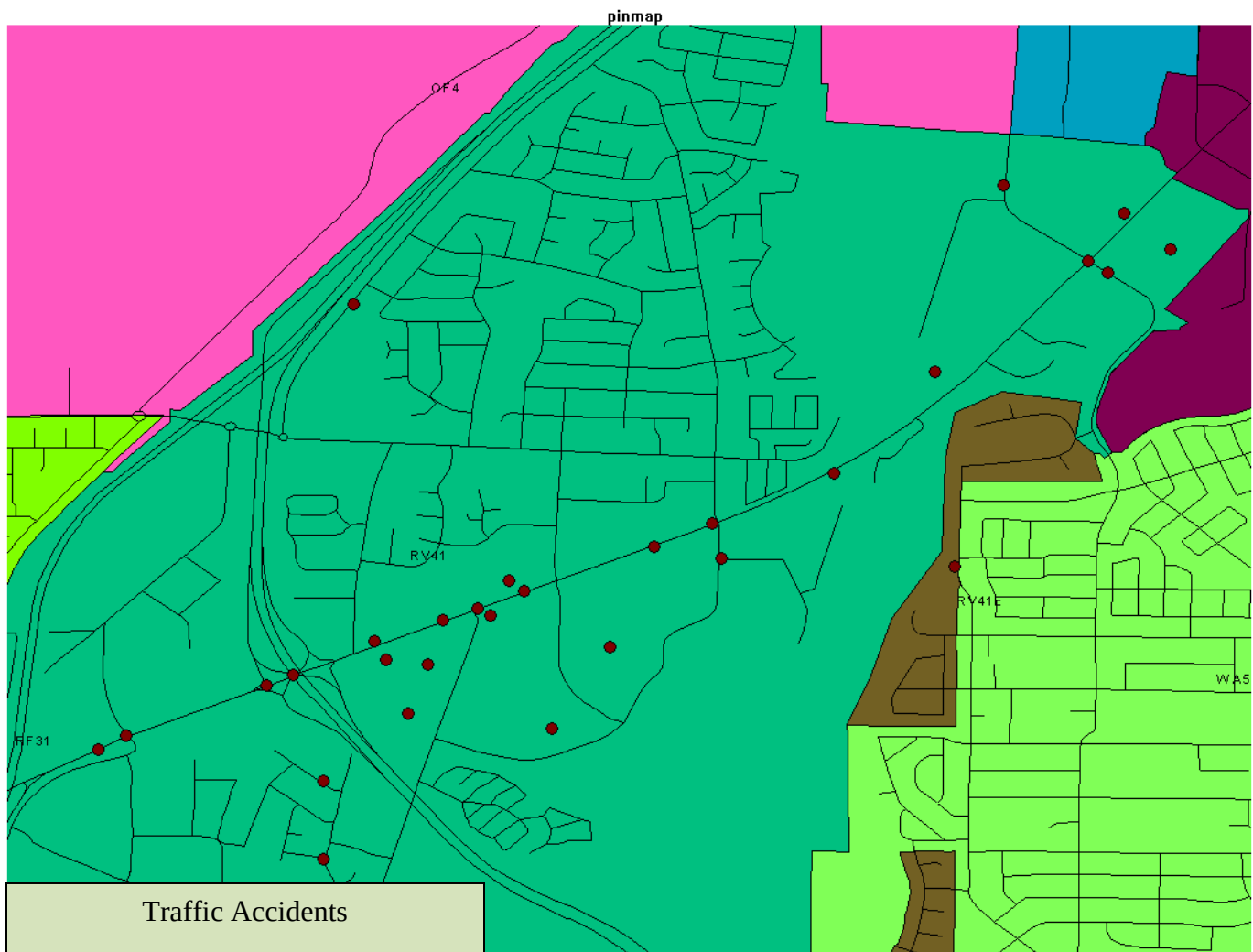
POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

April 2019
Report #16-4



- 19 New Cases sent to Investigations
- 20 Investigative Cases Closed
- Value Reported Stolen \$35,958.75
- Value Recovered \$1,489.26

POLICE LINE - DO NOT CROSS

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FOR LAW ENFORCEMENT USE ONLY!

**RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
APRIL 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	11,364	\$ 35,681	2,120	5	\$ 16.83
Commercial	13,693	\$ 25,455	247	55	\$ 103.06

Sewer Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 53,880	2,100	\$ 25.66
Commercial	\$ 43,739	214	\$ 204.39

Storm Water Fund

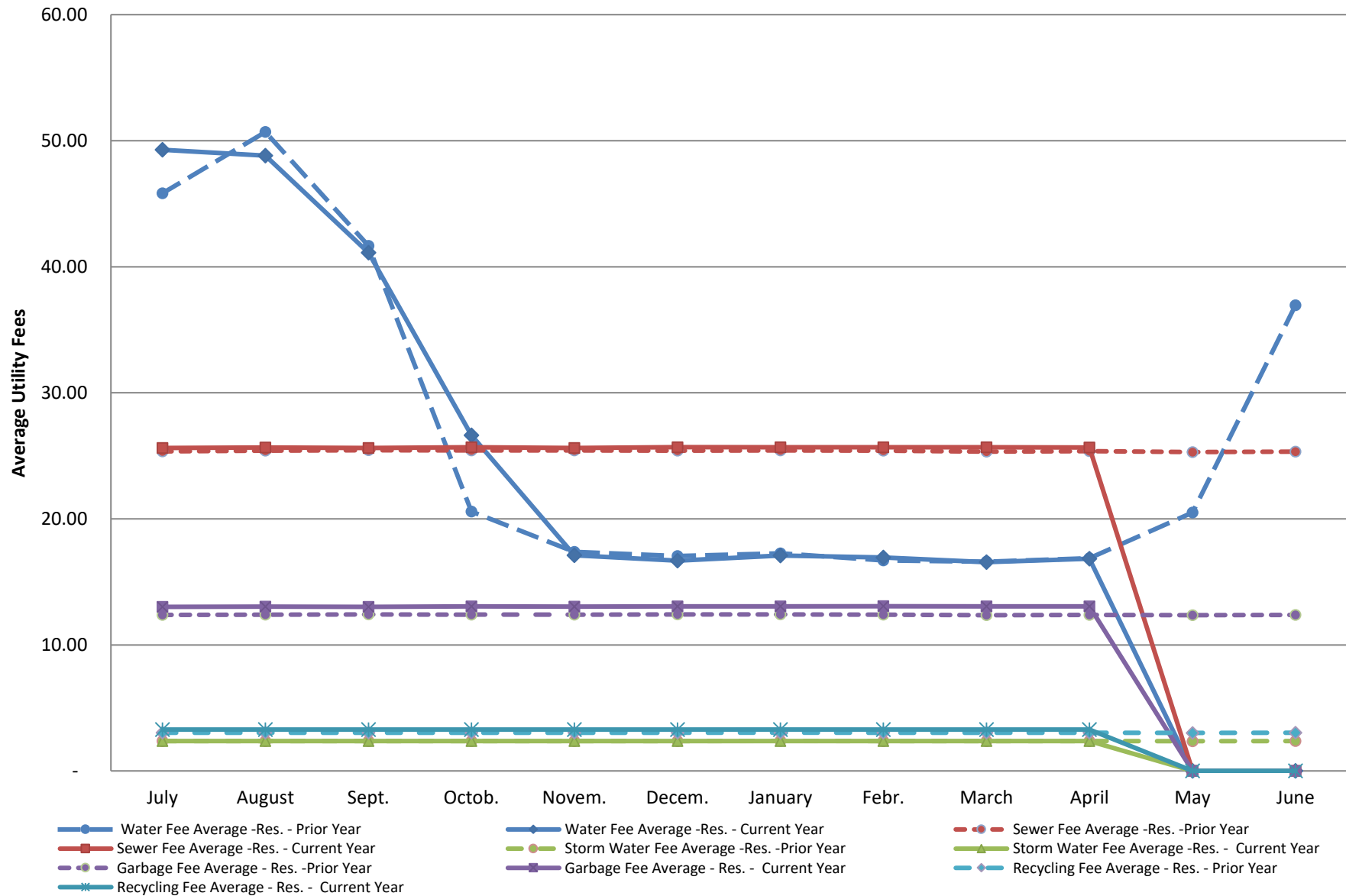
	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 5,010	2,118	\$ 2.37
Commercial	\$ 13,972	188	\$ 74.32

Garbage Fund

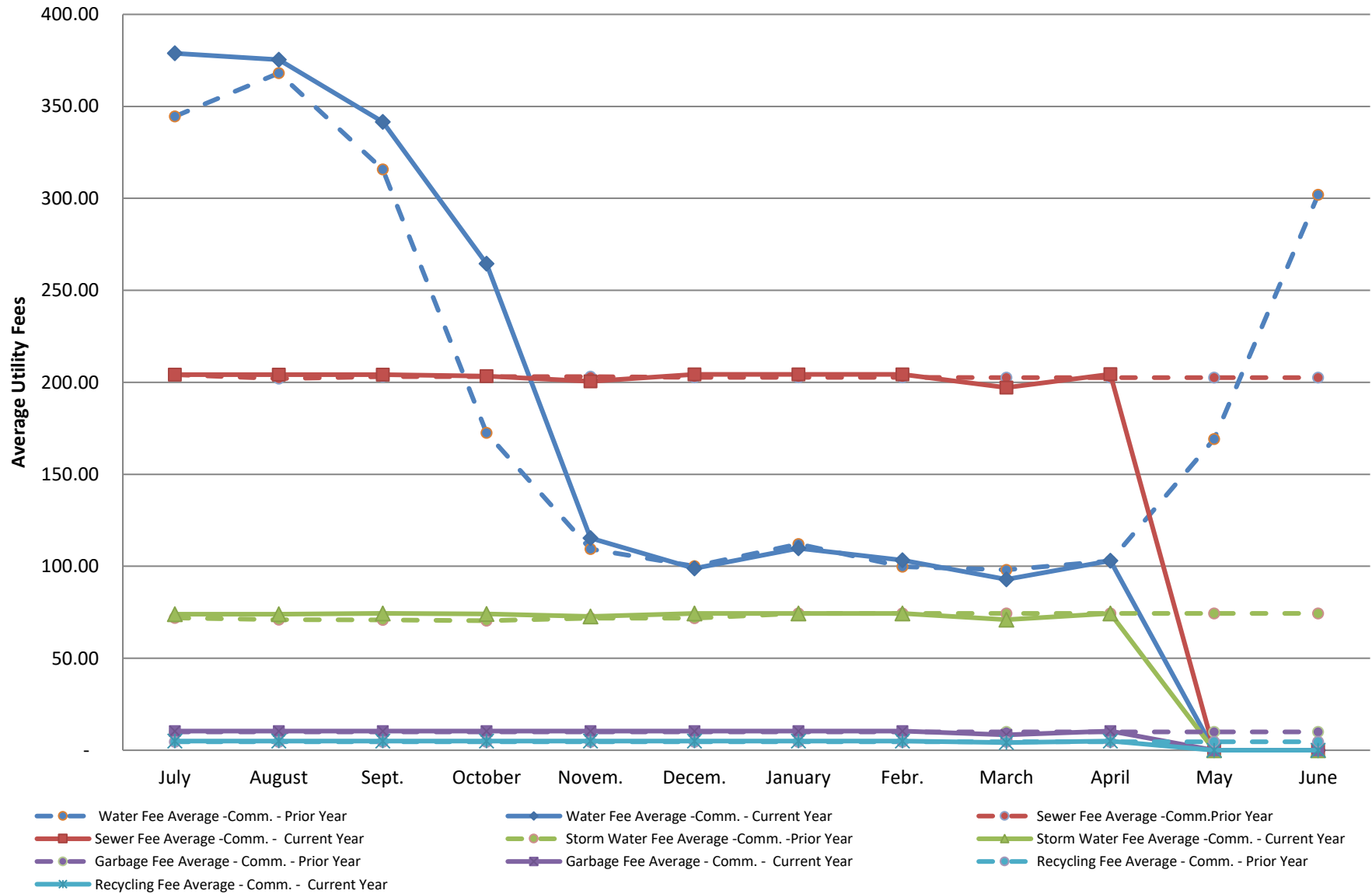
	Total Billings	Total Customers Billed	Average Bill Per Customer	
Residential - Garbage	\$ 27,112	2,077	\$ 13.05	*
Residential - Recycling	\$ 5,835	1,781	\$ 3.28	
Commercial - Garbage	\$ 42	4	\$ 10.42	*
Commercial - Recycling	\$ 25	5	\$ 4.99	

* 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



**RIVERDALE CITY
CITY COUNCIL AGENDA
May 21, 2019**

AGENDA ITEM: F

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION: a. [May 7, 2019 City Council Work Session](#)
b. [May 7, 2019 City Council Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, May 7, 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
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney Cody Cardon, Business Finance Administrator Jackie Manning, City Recorder

The City Council Work Session meeting began at 5:30 p.m. Mayor Searle welcomed all in attendance.

Public Comment:

There were no known public comments.

Presentations and Reports:

Mayor Searle did not provide a report for this meeting.

Rodger Worthen, the City Administrator, explained the city will be receiving the Trust Accountability Program (TAP) Award again. The Utah Local Government Trust (ULGT) gives this award to cities that demonstrate safety standards.

Consent Items:

Mayor Searle invited any corrections or comments for the meeting minutes for the City Council meetings held on April 2, 2019 Work Session only and April 16, 2019 Work Session and Regular Meeting. There were no requested changes.

Action Items:

Mayor Searle invited discussion regarding the first action item, public hearing and consideration to adopt Resolution 2019-08, regarding declaring unclaimed property as public interest use. Cody Cardon, the Business Administrator, summarized the executive summary and invited questions. It was noted the surplus auction will occur in June.

There was a discussion regarding what happens to the items that do not sell at the surplus auction. Mr. Cardon explained, depending on the item, they attempt to donate them to charities.

Mayor Searle invited discussion regarding the second action item, public hearing and consideration to adopt Resolution 2019-09, the Riverdale City and RDA Tentative Budget for fiscal year 2019-2020. Mr. Cardon summarized the executive summary and invited questions.

There was a discussion regarding the City Council's options related to holding the tax rate or increasing the tax rate. Mr. Cardon explained the truth in taxation process for either choice. Mr. Cardon discussed inflation and how the rate does not take into account inflation or annual growth if it is not held.

Councilmember Ellis inquired about the projection for general property taxes for 2020. Mr. Cardon stated this is an estimation, and noted the number is subject to change once Weber County releases the certified tax rate. The more accurate reflection will be adopted within the final budget proposal in June.

Mayor Searle invited discussion regarding the third action item, consideration to approve Ordinance 908, amending Title 8 Chapter 1 Section 5, Extensions; Area of Water Service, Permit Required; including the Designated Water Service Area Map. Mr. Worthen summarized the executive summary and invited questions.

There was a brief discussion regarding the Water Service Area Map with an emphasis on what role it plays in potential future annexations. The map controls the areas that Riverdale City water can be used.

Discretionary Items:

Steve Brooks, the City Attorney, provided an update on current lawsuits. There was a brief discussion regarding the potential replacement of Justice Court Judge Renstrom, due to Judge Renstrom's upcoming appointment as a District Judge. Mr. Brooks explained they have arranged for an interim judge and will conduct interviews as soon as Judge Renstrom turns in his official notice with Riverdale City.

68
69 Adjournment:

70 Having no further business to discuss the City Council adjourned at 5:51 p.m. to convene into their Regular City
71 Council Meeting.

DRAFT

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, May 7, 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

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Rich Taylor, Community Services
Scott Brenkman, Police Chief
Cody Cardon, Business Administrator
Jackie Manning, City Recorder

Excused:

Visitors: Dave Leahy Jason Watterson Trent Nelson
Susette Demar

A. Welcome & Roll Call

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

B. Pledge of Allegiance

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

C. Moment of Silence

Mayor Searle called for a moment of silence in recognition of long time Riverdale City Resident, Stan Hadden, who recently passed away. Mayor Searle discussed Mr. Hadden's service in the military, local government, and the various boards and commissions he served on a state level. He emphasized Mr. Hadden's love of all people and honored him for his many countless years of service.

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

Mayor Searle informed the public of an upcoming event involving welcoming a resident who is returning home from serving in the Army National Guard. The details of this event are on the Riverdale Citizens Facebook page. Mayor Searle discussed the importance of supporting the military.

The last lunch with the Mayor will be the upcoming Thursday. The Strategic Planning Budget meeting will be on May 11, 2019 at the Riverdale Senior Center and will begin at 8:00 a.m. The public is welcome to attend this meeting.

Mayor Searle invited the council to report on the various boards and committees in which they serve. Councilmember Ellis informed the Council the Mosquito Abatement has a new director, Keith Hill. He noted as the weather continues to rain, expect an increase in mosquito population.

2. Recognition of Riverdale City for receiving the TAP Award.

Jason Watterson, with the Utah Local Government Trust (ULGT), explained this was the third year in a row he was presenting this award to Riverdale City for their efforts in increasing safety throughout the city. He discussed the program which incentivizes and rewards safety efforts by completing a list of criteria set forth by the ULGT. Mayor Searle congratulated city employees in their continued efforts to demonstrate safety.

F. Consent Items

1. **Consideration to approve the City Council meeting minutes from: April 2, 2019 Work Session, and April 16, 2019 Regular and City Council Work Session.**

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

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

G. Action Items

1. **a. Public hearing to receive and consider comment(s) regarding declaring unclaimed property as public interest use.**

Cody Cardon, the Business Administrator, summarized the executive summary which explained:

A public hearing has been scheduled to receive public comment regarding property held by the city as lost, unclaimed, surplus or otherwise no longer viable for city use or purposes, and to declare unclaimed property as public interest use. City Council action is required to declare property as surplus and public interest use and authorizing the use or sale of the same (see attached list, Exhibit A). Mr. Cardon noted the items on the list are valued at \$100.00 or more.

MOTION: Councilmember Arnold moved to open the public hearing. Councilmember Ellis seconded the motion. All voted in favor of the motion.

There were no comments made during the public hearing.

MOTION: Councilmember Mitchell moved to close the public hearing. Councilmember Arnold seconded the motion. All voted in favor of the motion.

- b. Consideration to adopt Resolution 2019-08, declaring unclaimed property as public interest use.**

There was no further discussion regarding this item.

MOTION: Councilmember Hansen moved to approve Resolution 2019-08, declaring unclaimed property as public interest use. Councilmember Arnold seconded the motion.

There was no discussion regarding this motion.

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

2. **a. Public hearing to discuss the adoption of the Riverdale City and RDA Tentative Budget for fiscal year 2019-2020.**

Mr. Cardon summarized the executive summary which explained:

The budget is the City's fiscal planning and control document compiled by the budget officer. It reflects estimates of revenues and expenditures by the Department Heads and City Administrator of the City. It is adopted on a tentative basis by the governing body and is then amended through a budget workshop session (Saturday, May 11, 2019, 8:00 a.m., Riverdale Senior Center) prior to a public hearing and adoption on the final budget in June.

Utah State Law requires municipalities to approve a tentative budget by the first meeting in May.

MOTION: Councilmember Arnold moved to open the public hearing. Councilmember Hansen seconded the motion. All voted in favor of the motion.

There were no comments made during the public hearing.

MOTION: Councilmember Ellis moved to close the public hearing. Councilmember Hansen seconded the motion. All voted in favor of the motion.

- b. Consideration to adopt Resolution 2019-09, the Riverdale City and RDA Tentative Budget for Fiscal Year 2019-2020.**

There was no further discussion regarding this item.

MOTION: Councilmember Arnold moved to approve Resolution 2019-09, the Riverdale City and RDA Tentative Budget for Fiscal Year 2019-2020. Councilmember Mitchell seconded the motion.

There was no discussion regarding this motion.

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

3. Consideration to approve Ordinance 908, amending Title 8 Chapter 1 Section 5, Extensions; Area of Water Service, Permit Required; including the Designated Water Service Area Map.

Rodger Worthen, the City Administrator, summarized the executive summary which explained:

Although Riverdale City currently does not deliver water outside of our City boundaries it is good public policy to define or designate our Water Service Area relative to proper management and delivery of water within that particular Enterprise fund. Essentially, the designated water service area improves the City's management of water capacity and ability to deliver water. Furthermore, as required by state law during water shortages the City applies principles of equal service requirements and protection regardless of customer location within such service area.

MOTION: Councilmember Arnold moved to approve Ordinance 908, amending Title 8 Chapter 1 Section 5, Extensions; Area of Water Service, Permit Required; including the Designated Water Service Area Map. 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.

H. Discretionary Items

There were no discretionary items.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold moved to adjourn. The motion was seconded by Councilmember Mitchell; all voted in favor. The meeting was adjourned at 6:23 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: May 21, 2019

**RIVERDALE CITY
CITY COUNCIL AGENDA
May 21, 2019**

AGENDA ITEM: G1

SUBJECT: Consideration of Resolution 2019-10, the Annual Municipal Waste Water Report.

PRESENTER: Shawn Douglas, Public Works Director

ACTION REQUESTED: Consideration to approve

INFORMATION:

- a. [Executive Summary](#)
- b. [Resolution 2019-10](#)
- c. [Attachment A](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
May 21, 2019

Petitioner:
Shawn Douglas, Public Works Director

Summary of Proposed Action

Consideration of Resolution No. 2019-10, The Annual Municipal Waste Water Report.

Summary of Supporting Facts & Options

The Municipal Waste Water Planning Program is required by the State Division of Water Quality. We have completed the report as required by the Division of Water Quality. Our system is in good condition and the maintenance program that we have in place keeps it functioning well. During the last year we did not have any waste water backups or overflows. I would recommend approval of the resolution.

Legal Comments - City Attorney

Steve Brooks

Steve Brooks
City Attorney

Fiscal Comments - Business Administrator

Cody Cardon

Cody Cardon
Business Administrator

Administrative Comments - City Administrator

Rodger Worthen
City Administrator

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



RESOLUTION NO. 2019-10

**A RESOLUTION ADOPTING THE ANNUAL MUNICIPAL WASTE WATER
REPORT COVERING ALL AREAS WITHIN THE INCORPORATED
BOUNDARIES OF RIVERDALE CITY.**

WHEREAS, the City Council of Riverdale recognizes the importance of a waste water program to cover the areas of Riverdale City; and

WHEREAS, the City finds that in order to meet the requirements of the state of Utah's Sanitary Sewer Management Program and other entities, that certain items need to be accomplished and recorded; and

WHEREAS, the Council finds that it is in the best interest of the City and will promote the health, safety and general welfare of the community to review and accept the annual municipal waste water report as prepared by the Public Works Department for 2018, and directs them to take all appropriate actions and complete the necessary documentation in order to remain complaint with any state and federal requirements under the Waste Water Management Plan for the Riverdale City.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Riverdale that the annual municipal waste water report has been prepared, reviewed accepted and deemed accurate as set forth in Attachment "A" and is hereby accepted and adopted as the official position of Riverdale City and that the City take all appropriate actions and complete the necessary documentation in order to remain compliant with any state and federal requirements under the Waste Water Management Plan for the city of Riverdale.

Passed the _____ day of May, 2019.

RIVERDALE CITY

By: _____
Norm Searle, Mayor

Attest:

Jackie Manning, City Recorder

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2018
RIVERDALE CITY

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY MAY 31, 2019

Are you the person responsible for completing this report for your organization?

☒ **Yes**

☐ **No**

This is the current information recorded for your facility:

Facility Name:	RIVERDALE CITY
Contact - First Name:	Shawn
Contact - Last Name:	Douglas

Contact - Title	Public Works Dir.
Contact - Phone:	801-436-1271
Contact - Email:	sdouglas@riverdalecity.com

Is this information above complete and correct?

☐ Yes

☒ **No**

Please enter in the correct information

WARNING: If you change Facility Name, you will no longer have access to this form upon clicking Save & Continue. DWQ will resend link with updated Facility Name to person indicated below.

Facility Name

RIVERDALE CITY

Contact - First Name

Shawn

Contact - Last Name

Douglas

Contact Person's Title

Public Works Dir.

Phone

801-394-5541

Email

sdouglas@riverdalecity.com

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: II

(if applicable)

Classification: -

Grade: -

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

☒ **Yes**

☐ No

Click on a link below to view examples of sections in the survey:
(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

☐ Yes

☒ **No**

Form completed by:

Shawn Douglas

What was the User Charge¹⁶ for 2018?

23.80

Part 1: OPERATION AND MAINTENANCE

Yes

No

Are property taxes or other assessments applied to the sewer systems¹⁵?

☐☒

Are sewer revenues¹⁴ sufficient to cover operations & maintenance costs⁹, and repair & replacement costs¹² (OM&R) at this time?

☒☐

Are projected sewer revenues sufficient to cover OM&R costs for the *next five years*?

☒☐

Does the sewer system have sufficient staff to provide proper OM&R?

☒☐

Has a repair and replacement sinking fund¹³ been established for the sewer system?

☐☒

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

☐☒

Part II: CAPITAL IMPROVEMENTS

Yes

No

Are sewer revenues sufficient to cover all costs of current capital improvements³ projects?

☒☐

Has a Capital Improvements Reserve Fund⁴ been established to provide for anticipated capital improvement projects?

☒☐

Are projected Capital Improvements Reserve Funds sufficient for the *next five years*?

☒☐

Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*?

☒☐

Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*?

☒☐

Part III: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

☒☐

Are you collecting 95% or more of your anticipated sewer revenue?

☒☐

Are Debt Service Reserve Fund⁶ requirements being met?

☒☐

Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study¹¹ within the

☒☐

	Yes	No
last five years?		
Do you charge Impact fees ⁸ ?		
Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?		
Do you maintain a Plan of Operations ¹⁰ ?		
Have you updated your Capital Facility Plan ² within the last five years?		
Do you use an Asset Management ¹ system for your sewer systems?		
Do you know the total replacement cost of your sewer system capital assets?		
Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?		

Part IV: PROJECTED NEEDS

Cost of projected capital improvements
Please enter a valid numerical value.

2019	250,000.00
2020	250,000.00
2021	250,000.00
2022	300,000.00
2023	300,000.00

2024

300,000.00

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

☒ Yes

Collection System Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Shawn Douglas

Part I: SYSTEM AGE

What year was your collection system first constructed (approximately)?

1958

What year was the the oldest part of your collection system constructed, replaced, or renewed?

1958

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1– a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

(a) affects more than five private structures;

(b) affects one or more public, commercial or industrial structure(s);

(c) may result in a public health risk to the general public;

(d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
(e) discharges to Waters of the state.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2018

Number

Number of Class 1 SSOs in Calendar year

0

Number of Class 2 SSOs in Calendar year

0

Please indicate what caused the SSO(s) in the previous question.

none

Please specify whether the SSOs were caused by contract or tributary community, etc.

none

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

☐ Yes

☒ **No**

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

☐ Yes

☒ **No**

Number of new commercial/industrial connections in the last year

3

Number of new residential sewer connections added in the last year

6

Equivalent residential connections⁷ served

2319

How many collection system operators do you employ?

7

Approximate population served

8500

State of Utah Administrative Rules requires all public system operators considered to be in Direct-Responsible-Charge (DRC) to be appropriately certified at lease at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Shawn Douglas		sdouglas@riverdalecity.com

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	0

Collection Grade I:	None
Collection Grade II:	Shawn Douglas, Kevin Overop, Bart Poll
Collection Grade III:	0
Collection Grade IV:	0

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	0
Collection Grade I:	0
Collection Grade II:	Norm Farrell, Jake Peterson, Travis Dahle, Jeff Woody
Collection Grade III:	0
Collection Grade IV:	0

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

☒ Yes

☐ No

Part V: FACILITY MAINTENANCE

Yes

No

Have you implemented a preventative maintenance program for your collection system?



Have you updated the collection system operations and maintenance manual within the past 5 years?

Yes

No



Do you have a written emergency response plan for sewer systems?



Do you have a written safety plan for sewer systems?



Part VI: SSMP EVALUATION

Yes

No

Has your system completed a Sewer System Management Plan (SSMP)?



Has the SSMP been adopted by the permittee's governing body at a public meeting?



Has the completed SSMP been public noticed?



During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?



Date of Public Notice

08/08/2015

During 2018, was any part of the SSMP audited as part of the five year audit?

☒ Yes

☐ No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Sewer line videoing was changed to three year interval.

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

☒ Yes

☐ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Condition is good with some aging pipes.

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

Sewer Line replacement and linings.

What sewerage system problems, other than plugging, have you had over the last year?

None

Is your utility currently preparing or updating its capital facility plan²?

☒ **Yes**

☐ No

Does the municipality/district pay for the continuing education expenses of operators?

☒ **100% Covered**

☐ Partially cover

☐ Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

☒ **Yes**

☐ No

Any additional comments?

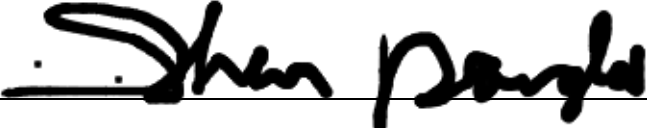
No

This is the end of the Collection System questions

To the best of my knowledge, the Collection System section is completed and accurate.

☒ Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

 clear

Has this been adopted by the council? If no, what date will it be presented to the council?

☐ Yes

☒ No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

05/21/2019

Please log in.

Email

sdouglas@riverdalecity.com

PIN

....

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

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**RIVERDALE CITY
CITY COUNCIL AGENDA
May 21, 2019**

AGENDA ITEM: G2 a

SUBJECT: a. Consideration to approve the Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to approve

INFORMATION:

- a. [Executive Summary](#)
- b. [Planner Review – Final Site Plan](#)
- c. [Department Reports](#)
- d. [City Engineer Letter](#)
- e. [Planning Commission Minutes – 4-23-19](#)
- f. [Application](#)
- g. [Engineer Cost](#)
- h. [City Engineer Approval Letter](#)
- i. [CC & R's](#)
- j. [Amended Plat](#)
- k. [Condominium Plat](#)
- l. [Construction Plan](#)

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City Council Executive Summary

For the Council meeting on: 05-21-2019

Petitioner: *Mike Ford*
represented by Reeve and Associates

Summary of Proposed Action

Mike Ford, as also represented by Reeve and Associates (project engineer), has applied for a Preliminary Site Plan and Amended Subdivision Plat/Condominium Plat review of a new retail business and warehousing condominium building project located at approximately 5187 South 1500 West, to be known as Riverdale Business Park Phase 2. On April 23, 2019, the Planning Commission reviewed the Final Site Plan and Amended Plats for the Riverdale Business Park Phase 2 project and provided a favorable recommendation to City Council for approval of the Site Plan and Amended Plats for this project, with the understanding that the applicant resolve all outstanding staff concerns. Staff concerns have been resolved by the applicant's engineering firm and this matter is now before the City Council.

This parcel is zoned in the Planned Regional Commercial (CP-3) zone and, therefore, is required to work through a development agreement and development plan review process with the City Council (which is a second consideration item on the agenda for this project). This site plan is being proposed for development on property that is adjacent to a daycare/arts academy, a vacant parcel, across from similar retail business buildings, and across from a professional engineering office. The property is currently owned by Riverdale Business Park, LLC. A public hearing is not required to consider this Site Plan proposal. On April 29, 2019, the Design Review Committee reviewed the exterior materials, color palette, landscaping plan, and signage concepts and, thereafter, provided a favorable approval for the overall aesthetic design of the building and site.

Following the presentation and discussion of the updated final proposal, the City Council may make a motion to approve the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, approve the proposed development plat and plan with any requested modifications, or not approve the proposed development plat and plan. If final approval is provided, then the applicant could move forward in securing the escrow and recording the plats, before later starting on the project.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan and Subdivision Plat review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones", and is affected by City Codes 10-10b "Planned Regional Commercial Zones (CP-3)", 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 along 1500 West and west of 5175 South on property currently owned by Riverdale Business Park, LLC. The property is located in a CP-3 zoned area and the requested use of retail business and warehousing is established by approval of a Development Agreement and Plan for all uses in this zone.

Attached with this executive summary is a document entitled "Final Site Plan and Subdivision Amendment Review - Riverdale Business Park Phase 2"; 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 Police Chief, the Fire Chief, City Administrator, and contracted City Engineer. The Development Agreement draft document has also been provided to the City Attorney for his review and potential commentary regarding the draft agreement document. The City Council should discuss any concerns raised by these summaries.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns raised by staff and/or the Council. Staff would then recommend that the City Council make a motion to approve the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, approve the proposed development plat and plan with any requested modifications, or not approve the proposed development plat and plan. If final approval is provided, then the applicant could move forward in securing the escrow and recording the plats, before later starting on the project.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Commercial/Office/Business Park" and this proposed project would comply with this land use.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



Final Site Plan and Subdivision Amendment Review – Riverdale Business Park Phase 2 (Hayward Business Park Subdiv 1st Amendment/Riverdale Business Park Condominiums Phase 2), 5187 South 1500 West

Completed by Mike Eggett, Community Dev. Director on 3/20/2019, 4/17/2019, and 5/14/2019

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed final site plan review. Items of consideration or note (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the final site plan and plats or not approve the proposed Riverdale Business Park Phase 2 Site Plan and Subdivision Amendment with any additional comments, requirements or concerns to be addressed by the developer.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	March 11, 2019, updated on April 4, April 16, and April 30, 2019
Date Application Submitted to City:	March 11, 2019
Date Fee Paid:	Paid on Mar. 11, 2019 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address shown
Property Owner's/Developer's name, address, and phone number	Shown on cover page and application: Mike Ford, 620 East 1700 South, Clearfield, Utah 84015, 801-644-5100
Approving agency's name and address: Utility companies if applicable	Approving agency's name and address shown on drawings and plats: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; <u>other utility agencies affected not identified in submittal, if applicable</u>
Consulting Engineer's name, address, and phone number	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Licensed Land Surveyor's name, address, phone number, signature, and seal	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100; seal shown and <u>signature anticipated</u>

Date	Yes – Feb 14, 2019 and Mar 6, 2019
Revision block with date and initials	Revision block shown; comments started
Sheet number and total sheets	Shown (15 total sheets: Amended plat, Condos plat, Sheets 1-11, and L1-L2)
<u>General</u>	
Street names	Shown – 1500 West and 5175 South
Layouts of lots with lot numbers	Yes, shown; two lots shown, 6 condo lots shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown on plats
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements, structures, utility lines shown on sheet 3 and in packet; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, notes space and legend space provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<u>Layout</u>	
<i>PLAT SHEET</i>	
<u>Title Block</u>	
Project name and address	Subdivision projects name and address shown
Approving Agency's name and address	Approving agency's name and address shown on plats: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Date	Yes – Feb 14, 2019 and Mar 6, 2019
Names of approving agents with titles, stamps, signatures, and license expiration dates	Not shown but may not be applicable

Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Yes, this is shown
Consulting Engineer's/Surveyor's stamp, signature, and license expiration date	Consulting engineer's seal and license number shown; signature and expiration date provided
<u>Layout</u>	
Street Names	Shown – 1500 West and 5175 South
Layouts of lots with lot numbers	Yes, shown; two lots shown, 6 condo lots shown
Bearings and distances for all property lines and section ties	Shown, where applicable; defer to City Engineer review
Legal description	Provided on both plat documents
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown on plats
Scale (minimum 1"=50')	Yes, scale is shown
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown on both plats
Landscaping (location and type with area calculations)	Yes, provided on sheets L1-L2
Location of exterior lighting devices, signs, and outdoor advertising	Location of existing and proposed lighting shown, new signage shown, and location of existing and new power equipment shown (where applicable);
Location of underground tanks, dumpsters, etc	Underground storm water chambers location identified on sheets 5-6 and details on sheets 7-8, no other tanks present on site; dumpster and dumpster enclosure location shown in packet and detail on sheet 7
<u>Additional Information</u>	
Benchmark	Shown
Basis of bearings	Shown
Legend	Shown
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address shown
Approving Agency's name and address	Approving agency's name and address shown on drawings: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Reeve & Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100

Date	Yes – February 2019
Scale	Yes, scale is shown
Revision block with date and initials	Revision block shown; comments started
Sheet number and total sheets	Shown (15 total sheets: Amended plat, Condos plat, Sheets 1-11, and L1-L2)
<u>General</u>	
North arrow	Yes
Street names	Shown – 1500 West and 5175 South
Lot numbers	Yes, shown; one lot shown
Reference to sheets showing adjacent areas	Shown where applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet 3
<u>Signage</u>	Building signage concepts have been provided; may inquire more regarding future signage intent if desired
Height	<i>Not provided</i>
Size	<i>Not provided</i>
Locations	<i>Not provided</i>
Colors	<i>Not provided</i>
Lighting	<i>Not provided</i>
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = 16 ft to eave, <u>unknown total height</u> ; Building size = 10780 sf; No previous buildings established on new bldg lot
Location, setbacks, and all dimensions	Yes, shown on proposed site plan (Sheet 4); approximates: front setback – minimum 63.7 feet at nearest point; rear setback – minimum 60.9 feet at nearest point; south side setback – minimum 14.3 feet at nearest point; north side setback – minimum 10.2 feet at nearest point
Type of construction	Materials for structure, texture, color appearance shown on sheet 11; DRC completed for site on April 29, 2019 and approval provided; may discuss materials plans with developer
Type of occupancy and proposed uses	Retail business buildings and warehousing

Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	Percentage of landscaping provided for site is 45.7% exceeds requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	7 trees shown; trees per City Code 10-14-12(B.)(2.)(e.), set at less than 33.3% per each variety
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; gentle berming locations, as required in 10-14-12 (B.)(2.), identified in landscaping plan; irrigation plan identified on L2
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	16 dedicated stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements; per code adequate parking for use concepts
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Parking area circulation shown
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, access and circulation shown with arrows; inquire more if desired
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, "right-of-way" areas labeled on drawings
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous road development

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 light poles shown; no new light poles proposed
Street lights	Yes, location of existing street light poles shown; power equipment location shown; no newly proposed street light poles or devices planned
Street name signs	Location of existing street name signs on site not applicable
Stop signs	Internal stop signs location not shown (if applicable)
UDOT approval (if required for project)	No UDOT approval required
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet 7 detail and throughout plans
Planting Strip	Shown along 1500 West
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on sheet 5, in detail on sheet 7
Slope of gutter	Shown on sheet 5, in detail on sheet 7
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on sheet 5, in detail on sheet 7, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on multiple sheets, in detail on sheet 7, defer to City Engineer
Location of catch basins	Shown on multiple sheets, in detail on sheet 7
Ditches, location and ownership	No ditches or waterways shown or anticipated
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required, defer to City Engineer
Calculations for retention system	Shown on sheet 7
Method of storm water clean-up	Shown on sheets 8, 9, and 10
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on sheet 5, in detail on sheet 7, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, in detail on sheet 7, defer to City Engineer
<u>New and Existing Water Lines</u>	

Length, size, type, and slope of mains and laterals	Shown on multiple sheets, in detail on sheet 7, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Shown on sheet 6, 3/4" water meter identified, type per public works; Location of new and existing valves shown on sheet 5; existing fire hydrants shown on site (where applicable), no new hydrants proposed
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines location, size, and type shown
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power junction box location shown; existing power lines locations shown, new power lines locations, size, and type shown
Location of power poles	Existing power poles and overhead lines location shown on multiple sheets; no new power poles planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility line shown, poles and associated manholes shown (where applicable)
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV lines shown (where applicable)
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet 7 for roadway cross section connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheet 7, defer to City Engineer
Gutter inlet box with bicycle safe grate	Detail shown on sheet 7, locations identified on multiple sheets; identified as bicycle safe grates on gutter inlet boxes; defer to City Engineer
Cleanout box	Detail shown on sheet 7, locations identified on multiple sheets; defer to City Engineer
Thrust blocking	Detail shown on sheet 7; defer to City Engineer
Special energy dissipating or drop manholes	None showing and may not be applicable; defer to City Engineer
<i>ADDITIONAL INFORMATION</i>	
Soils report	Geotechnical report has been provided as completed by Y2 Geotechnical, P.C. on July 23, 2007 for this site
Drainage and runoff calculations	Shown on sheet 7

Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	Business Owners Association CCR's are provided in the packet for this project
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Provided as sheet 11
Corp of Engineers approval (if required)	Project outside of potential impacted floodway areas
Zoning compliance	Yes, <u>Planned Regional Commercial (CP-3) meets intended uses for site design with development agreement and plan approval for land use from City Council</u> ; development agreement draft provided for this project
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, with understanding that Planned Regional Commercial (CP-3) development plan and agreement approval is needed for this development request
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department, and City Administrator provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Final Submission approval consideration being reviewed by City Council</u>

DEPARTMENTAL STAFF REPORTS – 3/18/2019 to 5/15/2019

From: Shawn Douglas
Sent: Wed 5/15/2019 8:26 AM
To: Mike Eggett
Subject: Riverdale Business Park phase 2

Mike,

The only thing I still need from them is the receipt from recording the storm water maintenance plan with the county. I would be fine with moving this forward as long as we receive the recording information before they receive occupancy. Thanks

Shawn Douglas

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



From: Scott Brenkman
Sent: Mon 3/18/2019 9:04 AM
To: Mike Eggett
Subject: RE: Riverdale Business Park Phase 2 Subdivision Amend and Site Plan Proposal - Preliminary Review

No concerns for me.

Thanks,

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

From: Jared Sholly
Sent: Thu 5/9/2019 12:39 PM
To: Mike Eggett

CC: Jared Sholly

Subject: Re: Riverdale Business Park phase 2

I have no concerns

Jared Sholly

Fire Chief

Riverdale City Fire Department

Cell: 801-628-6562

Office: 801-394-7481

From: Rodger Worthen

Sent: Thu 5/9/2019 3:55 PM

To: Mike Eggett

Subject: RE: Riverdale Business Park phase 2

Mike-

On the plat we may want to make sure the adjoin property owners names are correct...currently showing Wheeler...perhaps it should be the Assisted living folks?

I am good with the proposed development application.

Rodger Worthen, MPA/AICP

City Administrator

4600 So. Weber River Drive

Riverdale, UT 84405

Office: 801-394-5541, ext.1233

www.riverdalecity.com



From: Steve Brooks

Sent: Wed 5/15/2019 11:24 AM

To: Mike Eggett

Subject: RE: Riverdale Business Park phase 2 (regarding the Development Agreement doc)

Looks fine Mike.....

sb



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

2 May 2019

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Hayward Business Park Subdivision 1st Amendment and
Riverdale Business Park Condominiums Phase 2**
Subj: Plat & Improvement Drawings Review – Recommended Approval

Dear Mike,

I have completed my review of the recently submitted Plat & Improvement drawings and calculations from the Developer's Design Engineer, in regards to my last review of the 15th April 2019. In my opinion the drawings and the calculations now reflect the Standards of Riverdale City.

I herewith recommend engineering approval of the Plat & Improvement drawings and the calculations as submitted.

Should you have any questions feel free to contact me at my office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Work Director
Jeff Woody, Building Official
Rodger Worthen, City Administrator

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, April 23, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Robert Wingfield, Chairman
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused: Steve Hilton, Commissioner
Amy Ann Spiers, Commissioner
Jackie Manning, City Recorder

Visitors: Mike Ford

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

Chairman Wingfield asked for any public comments and there were not any.

C. Presentations and Reports

Chairman Wingfield turned the time over to Mr. Eggett who reported the following:

- Parking lot at civic center will be completed shortly.
- AmeriCarpets grand opening upcoming.
- Forth-coming PC Items: rezone notice and extension request for a site plan.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Regular and Work Session Meetings held on March 26, 2019.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the March 26, 2019 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Eskelsen moved to approve consent items meeting minutes as written.
Commissioner Hermann seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor.

E. Action Items

1. Consideration of recommendation to City Council for approval of Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford.

Mr. Eggett summarized an executive summary which explained:

Mike Ford, as also represented by Reeve and Associates (project engineer), has applied for a Preliminary Site Plan and Amended Subdivision Plat/Condominium Plat review of a new retail business and warehousing condominium building project located at approximately 5187 South 1500 West, to be known as Riverdale Business Park Phase 2. On March 26, 2019, the Planning Commission reviewed the Preliminary Site Plan and Amended Plats for the Riverdale Business Park Phase 2 project and provided the applicant with a Preliminary approval for this project. This parcel is zoned in the Planned Regional Commercial (CP-3) zone and, therefore, will need to go through a development agreement and development plan review process at a later date in this project's timeline with the City Council. This site plan is being

proposed for development on property that is adjacent to a daycare/arts academy, a vacant parcel, across from similar retail business buildings, and across from a professional engineering office. The property is currently owned by Riverdale Business Park, LLC. A public hearing is not required to consider this Site Plan proposal. A Design Review Committee approval consideration will be required prior to advancing to a future City Council review. Following the presentation and discussion of the updated final proposal, the Planning Commission may make a motion to recommend City Council approval of the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, recommend approval of the proposed development plat and plan with any requested modifications, or not recommend City Council approval of the proposed development plat and plan. If final recommendation approval is provided, then this matter could move forward to a future Final Site Plan and Plat approval consideration process with the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan and Subdivision Plat review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones", and is affected by City Codes 10-10b "Planned Regional Commercial Zones (CP-3)", 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 along 1500 West and west of 5175 South on property currently owned by Riverdale Business Park, LLC. The property is located in a CP-3 zoned area and the requested use of retail business and warehousing is established by approval of a Development Agreement and Plan for all uses in this zone.

Attached with this executive summary is a document entitled "Preliminary Site Plan and Subdivision Amendment Review – Riverdale Business Park Phase 2"; 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 Police Chief, the Fire Chief, City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how site lighting and signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage. Signage information for this site has been provided on the building elevation rendering.

Staff would encourage the Planning Commission 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 Planning Commission make a motion to recommend City Council approval of the Riverdale Business Park Phase 2 site plan and amended/condominium subdivision proposal, recommend approval of the proposed development plat and plan with any requested modifications, or not recommend City Council approval of the proposed development plat and plan. If final recommendation approval is provided, then this matter could move forward to a future Final Site Plan and Plat approval consideration process with the City Council.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Commercial/Office/Business Park" and this proposed project would comply with this land use.

Mr. Eggett reviewed the staff comments as provided within the planning commission packet. The majority of the concerns are found in the contracted city engineer report. It was noted the applicant did submit the geotech report.

Commissioner Eskelsen inquired about signage. Mr. Ford explained the signage will be on the building above each unit. Each applicant will need a sign permit through the city.

Commissioner Ney inquired about any known tenants. Mr. Ford stated he has a few known tenants who will own the space, and share a common area to maintain. Commissioner Ney expressed concern regarding the proximity of Bravo Arts Academy which has a lot of children for daycare and the extra classes offered by the academy. She asked Mr. Ford if he was concerned regarding the close proximity of these businesses with the children coming to and from Bravo. Mr. Ford discussed other developments he has in busier areas and did not feel this was going to be a safety issue for this location.

MOTION: Commissioner Eskelsen moved to forward a favorable approval to the City Council regarding the Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford, contingent upon the applicant resolving all staff concerns. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Ney, Eskelsen, Hermann, Wingfield and Jones all voted in favor of the motion.

F. Discretionary Items

There were no discretionary items.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Jones moved to adjourn the meeting. Commissioner Hermann seconded the motion; all voted in favor.

The meeting adjourned at 6:45 p.m.

Robert Wingfield
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: May 14, 2019



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL

CASE No: 2019-02 DATE SUBMITTED: 3-11-19

APPLICANT'S NAME: Mike Ford Riverdale Business Park Ph 2

ADDRESS: 2049 S 1230 W Syracuse, UT 84075

PHONE: 801-644-5100 TAX I.D. No: _____

ADDRESS OF SITE: 5175 S 1500 W

APPLICANT'S INTEREST: Business Buildings

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial subdivision consisting of 6 lots be approved on .80 of (number of lots) (sq. ft./acreage) of property in the CP3 zone in accordance with the attached site plan.

[Signature]
Signature of Applicant

[Signature]
Signature of Property Owner

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

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$50 per lot/unit

Fee: \$ 300.00 Date paid: 3-11-2019

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

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

Date: 3/26/2019; 4/23/2019 Decision of Commission: Prelim. Approval; Rec. Approval subject resolution of outstanding staff concerns

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

Date: 5/21/2019 Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.527438

Mar 11, 2019

MIKE FORD

Previous Balance:	.00
BUILDING PERMITS - PLAN/DEV REV: CASE #2019-02	300.00
10-32-2200 BUILDING PLAN/DEV FEES	
Total:	300.00
CHECK	300.00
Check No: 1028	
Total Applied:	300.00
Change Tendered:	.00

Duplicate Copy

03/11/2019 4:01 PM



Riverdale Business Park Phase 2

Public Improvements Cost Estimate

5/14/19

JD

4671-14

Description	Item	Unit	Unit Price	Amount
Culinary Water				
3/4" Service Laterals	7 ea		\$1,130.00	\$7,910.00
				\$7,910.00
Storm Drain				
12" R.C.P. Pipe	20 l.f.		\$26.50	\$530.00
Engineered Trench Fill	12 c.y.		\$12.50	\$150.00
				\$680.00
Street Improvements				
24" Rolled Curb	38 l.f.		\$13.50	\$513.00
Std. 4' wide Sidewalk	130 l.f.		\$18.50	\$2,405.00
6" Compacted Road Base	70 s.y.		\$16.00	\$1,120.00
Saw-Cutting	38 l.f.		\$1.05	\$39.90
Removal of Existing Curb & Gutter	38 l.f.		\$7.50	\$285.00
				\$4,362.90
Misc.				
SWPPP	1 l.s.		\$6,500.00	\$6,500.00
				\$6,500.00
Subtotal				\$19,452.90
Contingency (10%)				\$1,945.29
Total Estimated Cost				<u>\$21,398.19</u>

* This is an estimate only. The owner/developer is responsible to verify amounts.
The approved project plans are the governing document.



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

16 May 2019

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Hayward Business Park Subdivision 1st Amendment and
Riverdale Business Park Condominiums Phase 2**
Subj: Engineering Cost Estimate - Review

Dear Mike,

I have completed my review of the above referenced subdivision, in regards to the required offsite improvements.

In my opinion the submitted "Engineers Cost Estimate", prepared by Reeve Engineering, for the offsite improvements reflects the improvements required.

The Escrow Amount" including the 10% warranty amount should be approximately \$23,538.01.

If you have, any questions feel free to contact our office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read 'N. Scott Nelson', written over a horizontal line.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Work Director
Jeff Woody, Building Official

**CONDOMINIUM DECLARATION CONTAINING COVENANTS,
CONDITIONS, RESTRICTIONS, AND RESERVATIONS**

FOR

Riverdale Business Park Phase 2

April 16, 2019

BY: Riverdale Business Park LLC

INTENT OF DECLARATION

By this Condominium Declaration, Riverdale Business Park LLC hereby expresses its intent to create a project which is subject to the ordinances, statutes, and requirements of Riverdale City, Weber County, Utah Condominium Ownership Act, and all other applicable portions of the Utah State Code. Such project shall be located in the Riverdale Business Park Phase 2 subdivision as further specified herein. Hereby created from such property is a Condominium to be known as "Riverdale Business Park Phase 2." The commercial condominium units within the Riverdale Business Park Phase 2 shall herein be referred to as "Units" and owners of the Units shall be referred to herein as "Unit Owners." Common areas within the Riverdale Business Park Phase 2, as defined below, shall be referred to herein as "Common Areas."

DECLARATION OF CONDOMINIUM PROJECT

A. PURPOSE OF DECLARATION

This Declaration, together with documents attached hereto and referenced herein, states covenants; conditions; restrictions; and reservations intended to effect a common plan for the condominium development of the Riverdale Business Park Phase 2 mutually beneficial to all of the described Units. The covenants, conditions, restrictions, and reservations are binding upon the entire Property and upon each such Unit as a parcel of realty, and upon each Unit Owner and their heirs; personal representatives; tenants; licensees; successors; and assigns, through all successive transfers of any part of the Riverdale Business Park Phase 2, irrespective of whether specifically referred to in deeds; contracts; or security instruments, or of any forfeitures; foreclosures; or sales instated for nonpayment of government tax, levy, or assessment of any kind.

B. DEFINITIONS

Terms not otherwise defined herein or on the Record of Survey Map as the same may be amended from time to time, shall have the meanings specified in the Utah Condominium Ownership Act.

Each Unit shall consist of:

1. The space contiguous to the undecorated interior surfaces of common bearing walls, ceilings, and floors, and the walls within a Unit;
2. Any finishing materials applied or affixed to the interior surfaces of the condominium common walls; floors; and ceilings, including, without limitation, paint; lacquer; varnish; wallpaper; tile; and paneling;
3. Non-supporting interior walls;

4. Windows and doors in the perimeter walls, whether located within the bounds of a Unit or not, not including any space occupied thereby to the extent located outside the bounds of a Unit;
5. Air conditioning and heating equipment and ducts and any other similar items which serve only a single Unit, whether located within the bounds of a Unit or not, shall be owned separately and solely by the Unit Owner serviced by the air conditioning and heating equipment;

Common Areas shall be as defined in the Act and includes landscaped grounds, private streets, buildings, parking lots, walkways, and uncovered parking spaces for Unit Owners; their employees; business guests; and invitees. A small portion of limited common area shall exist in front of each Unit in the form of a reserved parking area and pull up area in front of the large, roll-up doors associated with each Unit. The Common Areas of the Riverdale Business Park Phase 2 will include all driveway areas, landscaped areas, and open spaces on the property. The Common Areas of the Riverdale Business Park Phase 2 also include the roofs, foundations, columns, walls, and all other structural parts of the buildings, to the boundaries of the Units. In addition, the Common Areas of the Riverdale Business Park Phase 2 include the perimeter fencing and all other parts of the property necessary or convenient to its existence; maintenance; and safety, or normally in common use. A diagram of the Riverdale Business Park Phase 2 is set forth on Exhibit C.

C. LEGAL DESCRIPTION OF THE RIVERDALE BUSINESS PARK

The Riverdale Business Park includes the following property:

-Lot 102 5187 S 1500 W Riverdale, UT 84405

D. LEGAL DESCRIPTION OF EACH UNIT IN THE RIVERDALE BUSINESS PARK Phase 2

The legal description of each individual unit for the Riverdale Business Park is set forth in Exhibit "A", attached hereto and incorporated into this Declaration by reference.

E. PERCENTAGE OWNERSHIP INTEREST IN THE COMMON AREA FOR TAXES AND LIABILITY

The percentage ownership of each Unit Owner will be 1/6th.

F. PHYSICAL DESCRIPTION OF THE RIVERDALE BUSINESS PARK Phase 2

The Riverdale Business Park Phase 2 will consist of one (1) building. Total units will include units 1-3, with approximately 1784 square feet each and units 4-6 with approximately 1632 square feet each. Each unit is equipped with electricity, gas, water

service and sewer service. Principal construction materials will be wood. The Riverdale Business Park Phase 2 will also include common areas.

G. STATEMENT OF PURPOSE OF RIVERDALE BUSINESS PARK PHASE 2 AND RESTRICTIONS

The Riverdale Business Park Phase 2 provides Unit Owners with commercial space which may be used in accordance with the By-Laws of the Riverdale Business Park Phase 2 Condos Owners' Association. Restrictions on the Property are set forth in the By-Laws of the Riverdale Business Park Phase 2 Condos Owners' Association (referred to herein as "The Owners' Association").

The Units and Common Areas in this Condominium may be used only such for commercial uses and purposes authorized in the By-Laws of the Owners' Association, so long as any and all such purposes are consistent with all other applicable laws, ordinances, and regulations of any governmental authority with jurisdiction.

No residential uses of any sort are permitted on the Property.

H. MANAGEMENT OF THE PROPERTY

The property shall be managed by the Owners' Association, in accordance with the By-Laws, which are attached hereto. The Owners' Association shall have the power to enforce the provisions of this Declaration and the By-Laws of the Owners' Association and to take all steps necessary to ensure compliance and effectiveness of this Declaration and the By-Laws of the Owners' Association. The Owners' Association shall, through its Board of Managers, have all powers available to condominium associations under the Condominium Act, including the power to assign its right to future income (including the right to receive common expense assessments), provided that such assignment is approved by a majority of the voting power of the membership of the Owners' Association. Such powers are set forth with particularity in the By-Laws of the Owners' Association.

I. AMENDMENTS TO DECLARATION

Amendments to this Declaration shall be made by an instrument in writing entitled "Amendment to Declaration," which sets forth the entire amendment. Any proposed amendment must be approved by a majority of the Owners' Association Board of Managers prior to a vote by the Unit Owners.

Once a majority of the Board of Managers have approved the amendment, the proposed amendment(s) may be adopted only at a meeting of the Unit Owners if at least fifty percent (50%) of the votes in the Owners' Association are cast for such amendment, or without any meeting if all Unit Owners have been duly notified and Unit Owners holding at least fifty percent (50%) of the votes in the Owners' Association agree in writing to such amendment.

Every amendment to the Declaration must be recorded with the County and is effective only upon recording.

J. MAINTENANCE OF UNITS

Each Unit Owner, at his or her own expense, shall keep the interior of his/her Unit and its appurtenances and equipment (including the air conditioning and heating systems, lights, and light fixtures) in good order; condition; and repair, and in a clean and sanitary condition and shall do all redecoration and painting which may, at any time, be necessary to maintain a good appearance for his Unit.

Except to the extent the Owners' Association is protected by insurance against such injury, the Unit Owner shall repair all injury or damage to the Unit or Riverdale Business Park caused by the act or negligence of any lessee or any member of the Unit Owner's family or the family of any lessee or sub-lessee and all such repairs, decorating, and painting shall be of a quality and kind equal to the original work.

In addition to decorating and keeping the interior of the Unit in good repair, the Unit Owner shall be responsible for the maintenance and /or replacement of any plumbing fixtures and other fixtures that may be in, or connected with, the Unit (including, but not limited to fixtures; pipes; ducts; and apparatus connected to the Unit's air conditioning and heating systems and interior light bulbs and light.) The Owners' Association shall only be responsible to replace air conditioning and heating equipment if such systems are damaged by an event that is covered by the Owners' Association's insurance coverage. In connection with the foregoing responsibilities of Unit Owners, the Owners' Association shall give written notice to the affected owner of the Unit stating specifically that which is required and setting a time within which to complete the same. If the Unit Owner disagrees with said requirements or any part thereof, he/she shall have ten (10) days from the date of the notice within which to object thereto, in writing, mailed or delivered to the Owners' Association. Otherwise, he/she shall comply with such request. In the event of objection aforesaid, the Owners' Association shall set the matter for hearing for no less than ten (10) days of said objection.

K. TAXES

Under Section 57-8-27, *Utah Code Annotated*, 1953, as amended, each Unit and its percentage of undivided interest in the Common Areas and facilities in the Riverdale Business Park are subject to separate assessments and taxation by each assessing unit and the special district for all types of taxes authorized by law and that, as a result

thereof, no taxes will be assessed or payable against the Riverdale Business Park as such. Each Unit Owner will, accordingly, pay and discharge any and all taxes which may be assessed against him and his percentage of undivided interest in the Common Areas and facilities.

L. ASSESSMENTS

Covenant to Pay Proportionate Share of Common Expenses. Each Unit Owner, by the acceptance of a deed or other document of conveyance to a Unit, whether or not it be so expressed in deed or document, shall be deemed to covenant and agree with each other to pay to the Owners' Association his/her share of the Common Expenses and any assessments established by the Owners' Association for the purposes provided in this Declaration. Such assessments shall be fixed, established, and collected from time to time in the manner provided hereunder.

Basis. The Common Expenses shall be based upon advance estimates of cash requirements by the Owners' Association to provide for the payment of all estimated expenses growing out of, or connected with, the maintenance and operation of the Common Areas or furnishing utility services to the Units. Said estimates may include, among other things, expenses of management; maintenance; taxes and special assessments levied by governmental authorities; premiums for all insurance which the Owners' Association is required or permitted to maintain pursuant hereto; common utilities; lighting; power; parking lots' building maintenance and repair; water charges; trash collection; sewer service charges, repairs, and maintenance; wages and benefits for maintenance employees; legal and accounting fees; any deficit remaining from a previous period; the creation of a reasonable contingency reserve; surplus and/or capital fund; and any other expenses and liabilities which may be incurred by the Owners' Association for the benefit of the Unit Owners under, or by reason of, this Declaration.

Apportionment. Common Expenses shall be apportioned among all Unit Owners in the percentages provided in Exhibit "D" attached.

Payment. Each assessment shall be due and payable in \$100 monthly installments on the first (1st) day of each and every month and no separate notices of such monthly installments shall be required. Payments received after the fifteenth (15th) day of the month in which they are due shall be assessed a late fee of 10% per month on the outstanding balance.

Reserve accounts. The Owners' Association shall establish and maintain a reserve account to pay for unexpected emergencies and to fund capital improvements. The reserve account may be funded out of regular assessments or from a special assessment, if needed.

Capital improvement table. The Owners' Association shall establish and update, at least annually, a Capital Improvement Table which shall list each major capital improvement in the Riverdale Business Park (e.g. roofs, roads, sidewalks, etc.) and the

amount of money per month currently set aside in the capital improvements account.

Other assessments. In addition to the annual assessments authorized hereunder, the Owners' Association may levy, in any calendar year:

Special Assessment. A special assessment, payable over such a period as the Owners' Association may determine, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction; unexpected repair; or replacement of the Riverdale Business Park or any part thereof, or for any other unanticipated expense incurred, or to be incurred, as provided in this Declaration. Any amounts assessed pursuant hereto shall be assessed to Unit Owners in the percentages provided in Exhibit "B". 22.7.2 Individual Assessments. An Individual Assessment may be levied by the Owners' Association against a Unit and its owner as a charge or to reimburse the Owners' Association for costs incurred in enforcing this Declaration, the By-Laws, or The Owners' Association Rules.

Liens. If any Owner fails or refuses to make any payment of the Common Expenses when due, that amount constitutes a lien on the interest of the owner in the property, and:

Priority. Such lien shall be superior to all other liens and encumbrances on such Unit except only for (a) valid tax and special assessment liens on the Unit in favor of any governmental assessing authority; and (b) encumbrances on the interest or the Unit Owner recorded prior to the date notice of the lien provided for herein is recorded, which By-Law would be a lien prior to subsequently recorded encumbrances. All other lienors acquiring liens on any Unit after this Declaration shall have been recorded in said records shall be deemed to consent that such liens shall be inferior to future liens for assessments, as provided herein, whether or not such consent be specifically set forth in the instruments creating such liens.

Notice of Lien. To evidence a lien or sums assessed pursuant to this section, the Owners' Association or its designee may prepare a written notice of lien setting forth the amount of the debt and Additional Charges due; the name and address of the Unit Owner; and a description of the Unit. Such a notice shall be signed by a representative or agent of the Owners' Association and shall be recorded in the Office of the County Recorder of Weber County, Utah. No notice of lien shall be recorded until there is an unpaid debt.

Foreclosure. Such lien may be enforced by judicial or non-judicial foreclosure by the Owners' Association in the same manner in which mortgages and trust deeds on real property may be foreclosed in Utah. In any such foreclosure, the Unit Owner shall be required to pay the costs and expenses of such proceeding the costs and expenses of filling the notice of lien and all reasonable attorneys' fees. All such costs, expenses, and fees shall be secured by the lien being foreclosed. The lien shall also secure and the Unit Owner shall also be required to pay to the Owners' Association any assessments against the Unit which shall become due during the period of foreclosure. The Owners' Association shall have the right and power to bid an amount, equal to its

then existing lien, at the foreclosure sale or other legal sale and to acquire; hold; convey; lease; rent; encumber; use; and otherwise deal with, the same as the Unit Owner thereof. In any foreclosure or sale, the owner shall pay the costs and expenses of such proceedings including, but not limited to, the cost of a foreclosure report; reasonable attorneys' fees; and a reasonable rental for the Unit during the pendency of the foreclosure action. The Owners' Association in the foreclosure action may require the appointment of a receiver to collect the rental, without regard to the value of the mortgage security. The Board may bid for the Unit at foreclosure or other sale and hold, lease, mortgage, or convey the same. If the Owners' Association elects to foreclose the lien in the same manner as foreclosures of deeds of trust, the Unit Owner, by accepting a deed to the Unit, hereby irrevocably appoints the attorney of the Association, provided he/she is a member of the Utah State Bar, as Trustee; and hereby confers upon said Trustee the power of sale set forth with particularity in *Utah Code Annotated*, Section 57-1-23 (1953), as amended. In addition, the Unit Owner transfers in trust to said Trustee all of his right, title, and interest in, and to, the real property for the purpose of securing his performance of the obligations set forth herein.

Release of Lien. A release of lien shall be executed by the Owners' Association and recorded in the office of the County Recorder of Weber County, Utah, upon payment of all sums secured by a lien which has been made the subject of a recorded notice of lien.

Duty to pay independent. No reduction or abatement of an Unit Owner's share of the Common Expenses or any Assessment shall be claimed or allowed by reason of any alleged failure of the Owners' Association or Board to take some action or perform some function required to be taken or performed by the Owners' Association or Board under this Declaration or the By-Laws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Owners' Association, or from any action taken to comply with any law; ordinance; or with any order or directive of any municipal or other governmental authority, the obligation to pay Assessments being a separate and independent covenant on the part of each Owner.

Remedies. Suit to recover a money judgment for such personal obligation shall be maintainable by the Owners' Association without foreclosing or waiving the lien securing the same.

M. SIGNAGE

Building Identification. One outdoor monument sign may be constructed and maintained as Common Areas. The signs shall identify Unit Owners or tenants. The Owners' Association shall determine the location, size, type and appearance of all signs and shall maintain the signs as a Common Expense, excepting, any individual portions of a sign that identify a specific Unit Owner or tenant shall be maintained, replaced, and repaired at the expense of the Unit Owner. Signs located on a building identifying the occupant/business located therein shall be installed by the Unit Owner and maintained, repaired, and replaced by the Unit Owner.

Rules regarding Signs. The Board of Managers of the Owners' Association may enact

rules consistent with City Ordinances and the Declaration regarding the maintenance, size, style, material, color, type and location of all signs located in the common area or placed on the designated area of each unit and building. No banner signs shall be permitted. No signs shall be installed anywhere in the Riverdale Business Park that are, in the sole judgment and discretion of the Board of Managers, inconsistent with the appearance and reputation of a first class office building as judged by the size, style, material, color, type and location of the sign relative to the existing signs in the project.

Except for one "For Rent" or "For Sale" sign of not more than five (5) square feet, which can be placed immediately outside the front entrance of the condominium unit, no advertising signs; billboards; or real estate signs shall be erected.

N. TERMINATION OF CONDOMINIUM STATUS

The Unit Owners may elect to terminate the Condominium status of the Riverdale Business Park only in accordance with Utah Code and City Ordinance, with the requisite approval of such owners; mortgagees; and other lien-holders, as is required by law.

DATED this _____ day of June, 2019

RIVERDALE BUSINESS PARK LLC

By: _____
Its: _____

SUBSCRIBED AND SWORN to before me this ____ day of June, 2019.

Notary Public & Seal

EXHIBIT A: Legal Description of Each Unit

EXHIBIT B: Percentage Ownership Interest in Common Areas

EXHIBIT C: Survey of the surface of the ground included within the Riverdale Business Park Phase 2, which identifies diagrammatic floor plans.

EXHIBIT D: By-Laws of Riverdale Business Park Owners' Association

EXHIBIT D

By-Laws of the Riverdale Business Park Condos Owners' Association

SECTION I: ASSOCIATION MEMBERSHIP

1. **Members:** All owners of units within the Riverdale Business Park Phase 2 Condos project are members of the Riverdale Business Park Phase 2 Condos Owners' Association. All members of the Owners' Association may vote for and are eligible to be members of the Owner's Association of the Owners' Association. Votes are apportioned on a per unit basis, with each unit as set forth in the Condominium Declaration receiving one vote, whether or not the unit has been constructed. Until the final phase of construction is complete and all units have been sold, all members of the Owners' Association agree to allow Riverdale Business Park to make their vote by proxy. Each member agrees to abide by the vote made by Riverdale Business Park Phase 2.
2. **Annual Condo Association Meeting:** The membership shall elect an Owners' Association Board of Managers at the annual meeting to be held in the community or at such other location as designated by the President of the Owners' Association. The membership and Board of Managers shall be notified not less than 15 days before the date of the annual meeting. Notice shall be given by posting the scheduled date, time, and place of the meeting and by mailing to each owner. The annual meeting shall be open to the public.
3. **Regular Board Meetings:** The Owners' Association Board of Managers will meet regularly on an annual basis. These meetings shall be open to the public and shall be noticed by posting the scheduled date, time, and place of the meeting.
4. **Special Meetings:** Special meetings of the membership may be called by or at the request of the Owner's Association or by a petition of ten percent of the registered members. These meetings shall be public and shall be publicly noticed at least 15 days in advance by the posting of the date, time, place and purpose of the meeting, and by mailing to each owner. The members may not address any matter, which is not stated in the notice as the purpose of the meeting.
5. **Quorum:** Three members of the Owners' Association Board constitute a quorum for the transaction of business at any meeting of the Owner's Association; affirmative votes are required for any action taken by the Owner's Association.

SECTION II: BOARD OF MANAGERS

Owners' Association Managers: The number of Managers shall be three or all of the members if there are less than three **members**. Managers shall be members of the Owners' Association and shall act on good faith charge of the members of the Owners' Association.

6. **Term of Office:** The term of office for each Manager shall be for three years from the time of his or her election at the annual meeting until his or her successor has been elected and qualified. All officers are elected by and from the Managers for one year terms. The terms of at least one third (1/3) of the members of the Owner's Association shall expire annually. To allow for the terms of the initial managers to be staged, the first manager's term shall expire after one year and the second manager's term shall expire after two years.

7. **Vacancies:** Except as otherwise provided, any vacancies occurring in the Owners' Association Board of Managers, whether by resignation or removal, shall be filled by the majority vote of the remaining Managers. In the event of the simultaneous resignation and/or removal of two or more Managers, the membership shall hold new elections to fill those vacant positions on the Owner's Association. Those Managers so elected will serve for the remaining portion of the unexpired term.
8. **Removal of Managers:** Any Manager may be removed by a majority of the members who vote on the issue providing that just cause has been established and whenever, in their judgment, the best interests of the Owners' Association would be served by doing so.
9. **Authority:** The Owner's Association, for the benefit of the Condominium and the Owners, shall enforce the provisions of the Condominium Instruments and shall have all powers and authority granted to the Owner's Association or the Association under the Condominium Act and the Condominium Declaration which are not expressly subject to the approval of the Unit Owners.

SECTION III: OWNERS' ASSOCIATION AND ELECTION VOTING RULES

10. **Owners' Association Election Notice:** A notice of vacancies for expired terms of office for Board of Managers and a notice that an election shall be held shall be prepared and posted by the Secretary. The notice shall be sent to all members.
11. **Prior to Completion by the Developer:** Prior to the completion of the Riverdale Business Park Phase 2 by the developer, the developer shall nominate and select all of the managers/ after completion of the Riverdale Business Park Phase 2 by the developer, managers shall be nominated and selected as described below.
12. **Nominations:** Nominations for the Owner's Association of Managers shall be open nomination from the floor at the annual membership meeting.
13. **Voting Procedures:** Voting procedures are as follows:
 - a. The Secretary shall check for the member's name on the Master List of members. If the member's name appears on the master membership list/ that person is deemed qualified to vote. If a unit or units are owned by an entity, then the entity shall designate one individual with authority to vote on behalf of such entity.
 - b. Voters shall write, in pen/ the name of their chosen nominee on a piece of paper. After the ballot is marked, the voter will fold it and it will be collected by the Secretary.
 - c. The ballots shall be publicly tallied by the Secretary and recorded by the Treasurer. Nominees receiving the greatest number of the votes cast shall be considered elected.

SECTION IV: OFFICERS

14. **Selection of Officers:** The Owner's Association of Managers shall elect from among themselves the following officers: President, Secretary and Treasurer, Officer at-large. This shall be the first order of business of the first meeting of the Owner's Association of Managers following the elections of Managers at the annual meeting.
15. **President:** The President is the principal executive office of the Owners' Association and shall, in general, supervise and control all of the business and affairs of the Owners' Association. He/She shall preside at all meetings of the Owner's Association of Managers. He/She shall sign contracts or other instruments, which the Owner's Association of Managers has authorized to be executed.
16. **Secretary:** The Secretary shall keep the minutes of all meetings of the Owner's Association of Managers and of the unit owners and shall, in general, perform all the duties incident to the office of secretary.
17. **Treasurer:** The Treasurer shall keep the financial records and books of account. The Treasurer shall manage and deposit all funds of the Owners' Association as directed by the Owner's Association of Managers and shall be responsible to disburse funds for all Owners' Association obligations.
18. **Officer at-large:** The Officer at-large shall act in the absence or inability or refusal to act of one of the other officers of the Owner's Association. When so acting the Officer at-large will have all the powers of and be subject to all the restrictions upon such officer. The Officer at-large may not act in the absence or inability or refusal to act of more than one officer at a time.

SECTION V: CHECKS, DEPOSITS, AND FUNDS

19. **Contracts:** The Owner's Association of Managers, at the direction of the membership, may authorize any officer or officers, agent or agents of the Owners' Association, in addition to the officers so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Owners' Association, and such authority may be general or confined to specific instances as authorized by the Owner's Association of Managers.
20. **Checks, Draft Signing Authority:** All checks, drafts, or orders for payment of money, notes or other evidence of indebtedness issued in the name of the Owners' Association and in such a manner as shall be determined from time to time by the Owner's Association of Managers, shall be signed by the Treasurer and shall be countersigned by the President.
21. **Deposits:** All funds of the Owners' Association shall be deposited from time to time to the credit of the Owners' Association in such banks, trust companies, or other depositories as the Owner's Association of Managers may select.

22. **Dues:** Dues may be assessed by the Owner's Association of Managers in an amount to be sufficient to provide for all maintenance, repair, and replacement of common elements and payment of any obligations of the Owners' Association pursuant to the annual budget.
23. **Annual Budget:** Prior to the annual meeting of the members the Owner's Association shall prepare an estimated annual budget.
24. **Assessments:** The Owner's Association shall mail to each owner an assessment notice prior to the annual meeting of the members and such assessment shall be paid in full on or before the annual meeting. Each owner shall pay an initial assessment upon closing. The initial assessment shall be TBD. Annual assessments will be due thereafter in the amount of TBD per year due June 1 of each calendar year. No fees or assessments of the Owners' Association may be increased unless a majority of all members of the Owners' Association vote in favor of such increase.
25. **Lien:** The Owner's Association of Managers shall have the authority, pursuant to Utah Code to assess and record liens against the real property of the members of the Owners' Association for any unpaid general or special assessments. The Owners' Association has a lien for any unpaid Assessments levied against a Unit from the time the Assessment is due. Each and every Unit Owner of any Unit in the Condominium, by virtue of its acquisition by any means of title to such Unit, shall take such title subject to the Association's lien for Assessments.
26. **Books and Records:** The Owners' Association shall keep correct and complete records of financial transactions and accounts, and shall also keep minutes of the proceedings of its Board of Managers. All books and records of the Owners' Association may be inspected by any member, or his/her agent or attorney, for any purpose at any reasonable time.
27. **Statement of Account:** Upon ten (10) days' notice to the Owner's Association of Managers and payment of a reasonable fee, any unit owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from such owner.

SECTION VI: MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON AREAS

28. Common Areas of the Riverdale Business Park shall be maintained in a clean and safe fashion. The Owner's Association shall undertake, or authorize any repairs, maintenance, or replacement of Common Areas as is necessary for the Riverdale Business Park Phase 2 to have a clean and safe appearance.

29. The Owner's Association of Managers shall have the authority to hire and/or fire any personnel necessary for the maintenance, repair and replacement of common areas.

30. The Owner's Association and its agents or employees may enter any Unit or Common Area when necessary in connection with any maintenance, landscaping, or construction for which the Owner's Association is responsible, or in the event of a *bono fide* emergency. Except in the case of an emergency, reasonable advance notice shall be given to the Unit Owner, and if applicable, to any lawful tenant or subtenant in the Unit. If any repairs or maintenance were necessitated by or for a specific Unit or its Owners or lawful occupants, or requested by its Owners, the costs thereof shall be specially assessed to such Unit.

SECTION VII: RESTRICTIONS AND REQUIREMENTS

31. The following restrictions are designed to prevent unreasonable interference with the use of units and the common areas by the unit owners.

- a. **Noise levels:** A reasonable noise level must be maintained at all times. This restriction applies to machinery, automobiles, equipment, music, or any other item.
- b. **Dust and Contaminates:** Owners may use their units as shops; however, owners may not use their units in such a way that hazardous dust or fumes are created. It is expected that such restricted dust would be created by activities such as sanding or painting.
- c. **Storage Restrictions:** Storage of toxic, flammable or explosive materials in the units is strictly forbidden.
- d. **Parking:** Owners may not park their vehicles or equipment in such a manner as to interfere with the entrance to another unit. An owner is not allowed to park any vehicles outside of their unit, except for when such owner is visiting his unit.
- e. **Storage Outside of Unit:** No owner shall store any vehicles, equipment, or other items outside of their unit. Owners shall be responsible to clean any garbage or debris that leaves their unit. Common Areas are to be kept clean at all times.
- f. **Offensive or Illegal Activity:** No offensive or illegal activity shall be carried on in any Unit or Common Area, nor shall anything be done therein which is or may become a nuisance or an unreasonable source of annoyance to other Owners or other lawful occupants of the Property, nor shall any activity which may in any way create a nuisance or public health or safety hazard, or obstruct or interfere with the rights of other Owners or occupants of the Property, or which could interfere with or prevent the normal operation, maintenance, use, enjoyment, alteration or further development of the Property.
- g. **Unit Rentals:** An owner may rent his or her unit so long as the renter agrees to be bound by this Declaration, the By-Laws of the Riverdale Business Park Phase 2 Condo's Owners Association, and any applicable CC&Rs. The owner will remain responsible for the association dues. Renters must sign an agreement stating that they understand all of the applicable documents and agree to be bound by such.
- h. **Business Use:** A business may store inventory and supplies in its unit(s).
- i. **Other Uses:** Any use of a unit or the common area, which unreasonably interferes with an owners'
- j. **Residential:** No residential uses of any sort are permitted on the Property.

- k. **Hazardous Substances:** No person shall maintain or store on the Property any substance which is combustible, a health hazard, toxic, or corrosive, or otherwise hazardous as identified on the Material Safety Data Sheet provided by the manufacturer of such substance.

SECTION VI: RULES FOR COMMON AREAS

- 32. **Exterior:** Parking of Owners' Vehicles Each Unit owner shall have one reserved parking place immediately in front of their Unit's roll up door. No vehicles, including trailers and recreational vehicles may be stored for longer than 24 hours in the exterior parking area of the Property.
- 33. The Owner's Association of Managers, at any meeting of the Owner's Association of Managers, may adopt administrative rules and regulations governing the operation and use of the common elements. Any administrative rules and regulations, adopted by the Owner's Association of Managers shall be provided to each owner and recorded with the county. The adopted rules and regulations may be rescinded by a majority vote of the unit owners at the annual meeting.

SECTION VI: ENFORCEMENT

- 34. **Enforcement:** The Owner's Association of Managers may take any steps as a reasonable to ensure enforcement of these restrictions. The Owner's Association of Managers may appoint an enforcement officer who is responsible for identifying and reporting violations to the Owner's Association of Managers.
- 35. **Special Assessments for Enforcement:** The Owner's Association of Managers may make a special assessment for the costs of any enforcement action taken by the Owner's Association including the costs of remedying the violation, any attorney fees, and any other costs or expenses incurred as a result of a violation of these bylaws, the Condominium Declaration, or any applicable statute or regulation.

SECTION V: I AMENDMENT TO BYLAWS

- 36. **Amendments:** The bylaws may be amended by an affirmative vote of fifty percent of the members voting at an annual meeting. The text of the proposed amendment must be included in the public notice announcing the time, date and place of the annual meeting. The amendment shall be binding upon every owner and every condominium whether the burdens thereon are increased or decreased thereby, and whether or not the owner of each and every condominium consents thereto.
- 37. **Statutory Requirements:** Each of the particular provisions set forth in Utah Code shall be contained in and remain in any amendment to the Bylaws. Any provisions set forth in these bylaws which are or may be contrary to Utah Code shall be severable and shall not affect validity of the remaining provisions of these bylaws.

This is to certify that the above bylaws were adopted by the Owner's Association of Managers at a meeting on the

_____ day of April 17, 2019.

President

Secretary

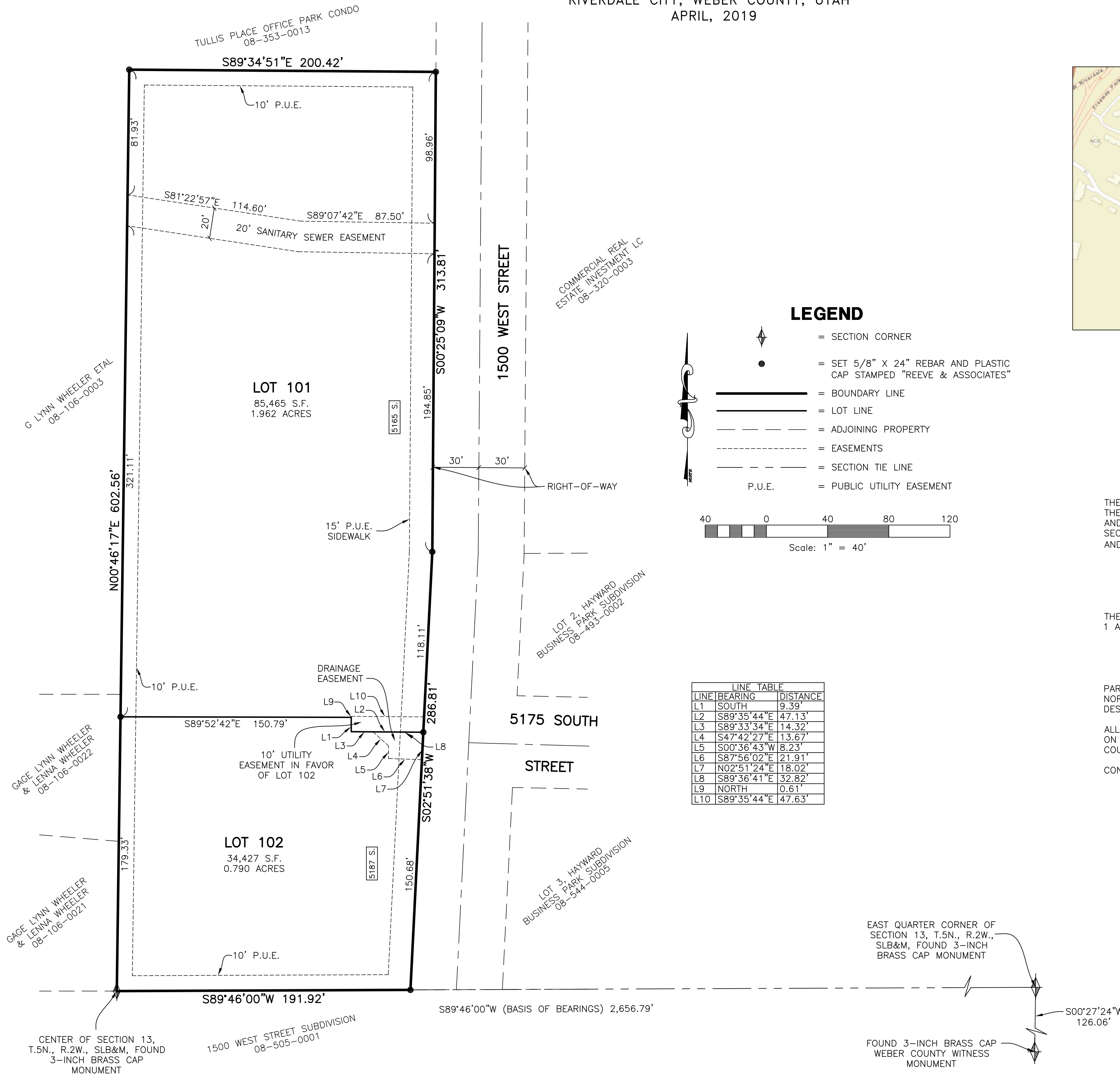
HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT

AMENDING LOT 1 AND LOT 4 OF HAYWARD BUSINESS PARK SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

RIVERDALE CITY, WEBER COUNTY, UTAH

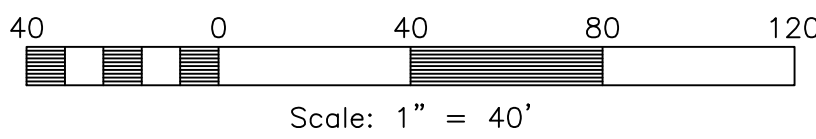
APRIL, 2019



VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND MONUMENT MARKING THE CENTER QUARTER OF SECTION 13 AND THE FOUND MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY. SHOWN HEREON AS: S89°46'00"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED PLAT OF LOT 1 AND LOT 4 OF HAYWARD BUSINESS PARK SUBDIVISION

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

ALL OF LOT 1 AND 4 OF THE HAYWARD BUSINESS PARK SUBDIVISION ON THE FILE AND RECORD IN THE OFFICE OF THE RECORDER, WEBER COUNTY.

CONTAINING 119,892 S.F. OR 2.752 ACRES

APPROVING AGENCY

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ATTORNEY

RIVERDALE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE DEDICATION PLAT HAS BEEN DULY RECEIVED AND APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS HEREON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HERewith, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ENGINEER

SURVEYOR'S CERTIFICATE

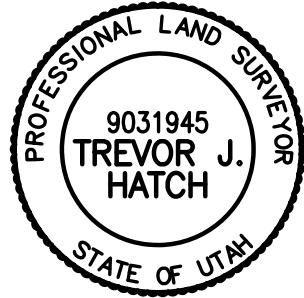
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT** IN **RIVERDALE CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **RIVERDALE CITY, WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT**, AND DO HEREBY UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS

SIGNED THIS _____ DAY OF _____, 20____.

PRESIDENT, PROPERTY OWNER'S ASSOCIATION

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH _____)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH

Designer: A. INABNIT

Begin Date: 2-14-19

Name: HAYWARD BUSINESS PARK

SUBD 1ST AMENDMENT

Number: 4671-09

Revision: 1"=40'

Checked: _____

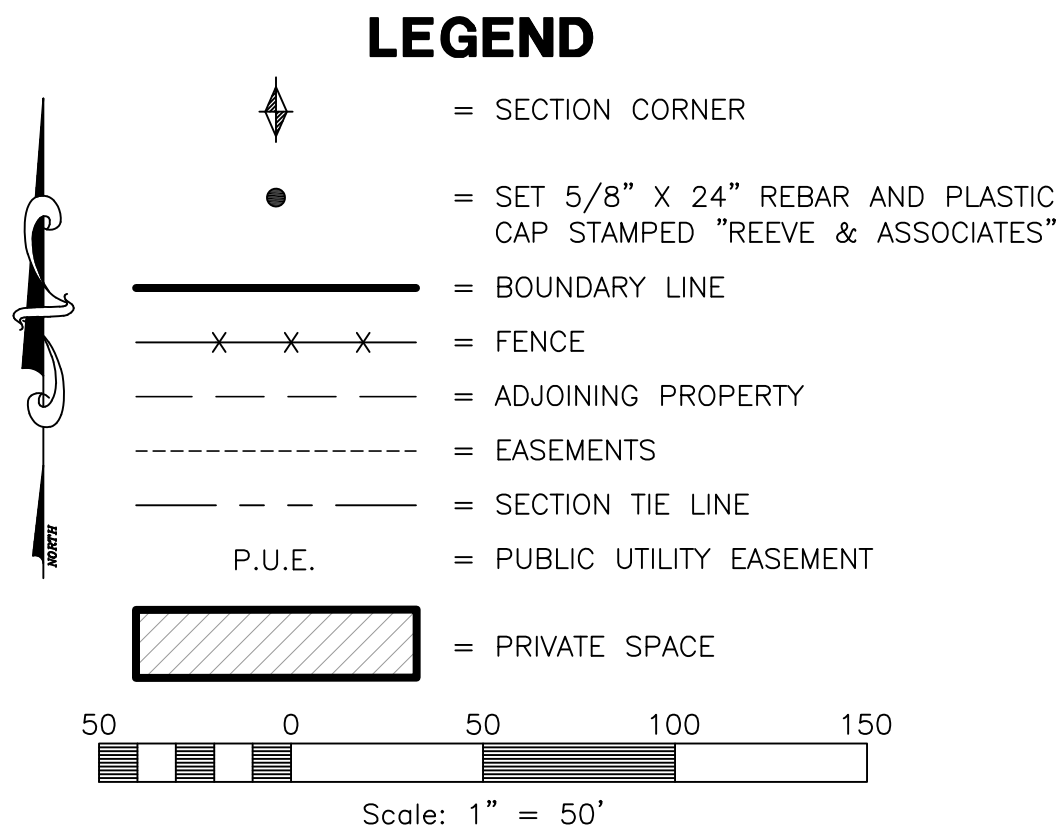
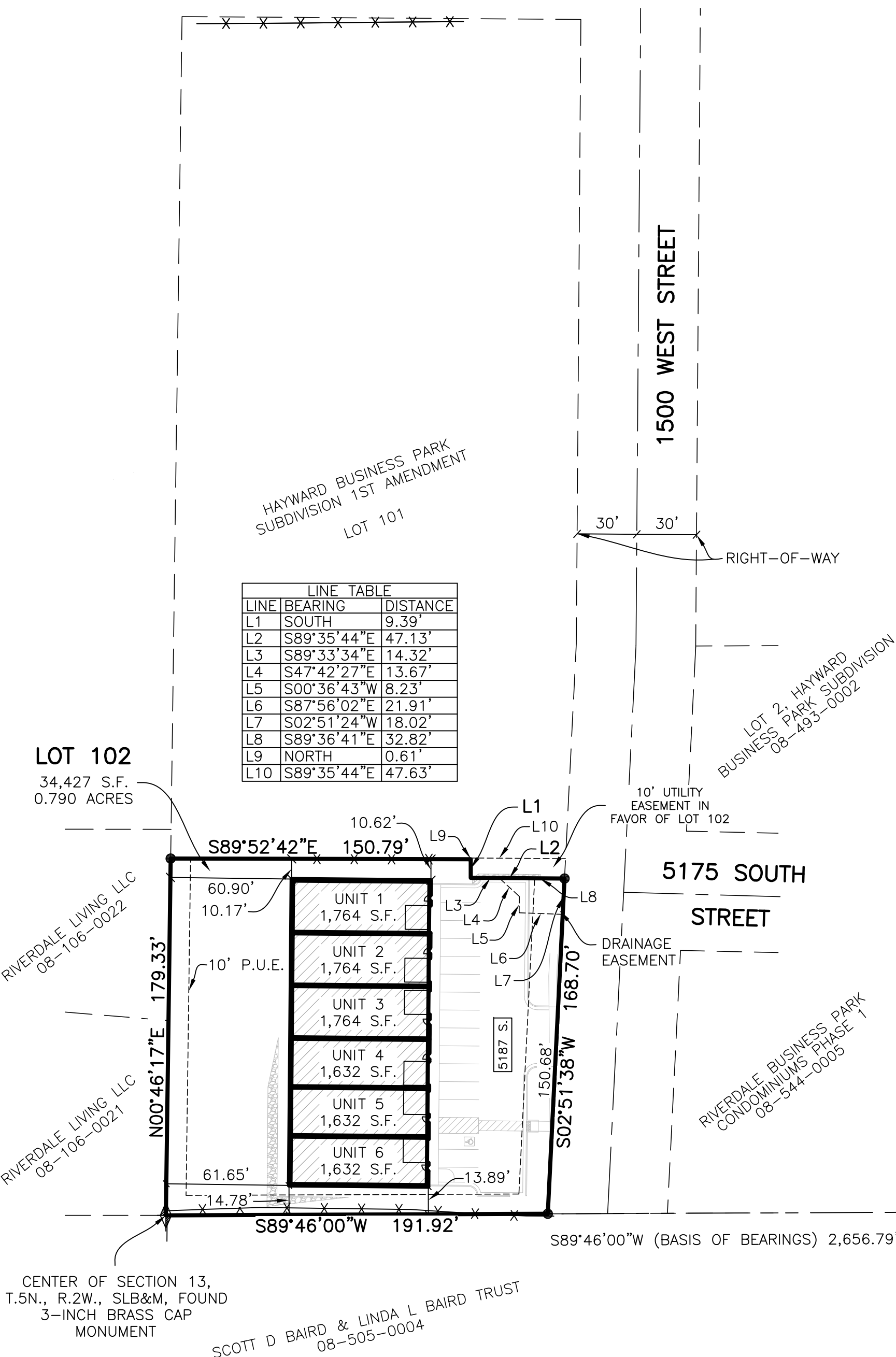


Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-ossco.com

RIVERDALE BUSINESS PARK CONDOMINIUMS PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL, 2019



- NOTES**
1. THE PURPOSE OF THIS PLAT IS TO CREATE A CONDOMINIUM PLAT AS SHOWN. ALL TIES TO BUILDINGS ARE PERPENDICULAR.
 2. THE PROPERTY OWNER'S ASSOCIATION WILL OWN AND MAINTAIN ALL COMMON AREA.
 3. THE PROPERTY OWNER'S ASSOCIATION WILL MAINTAIN ALL PARK STRIPS
 4. ALL AREA OUTSIDE OF BUILDINGS IS CONSIDERED COMMON AREA
 5. ALL COMMON AREA IS PUBLIC UTILITY EASEMENT
 6. ALL WALKWAYS, PARKING, AND PAVEMENT TO BE SHARED BETWEEN UNITS

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A CONDOMINIUM PLAT. THE SUBJECT LOT WAS DETERMINED BY RETRACING LOT 2 OF THE HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT, AND BY THE FOUND SECTION CORNER MONUMENTS SHOWN HEREON.



VICINITY MAP
NOT TO SCALE

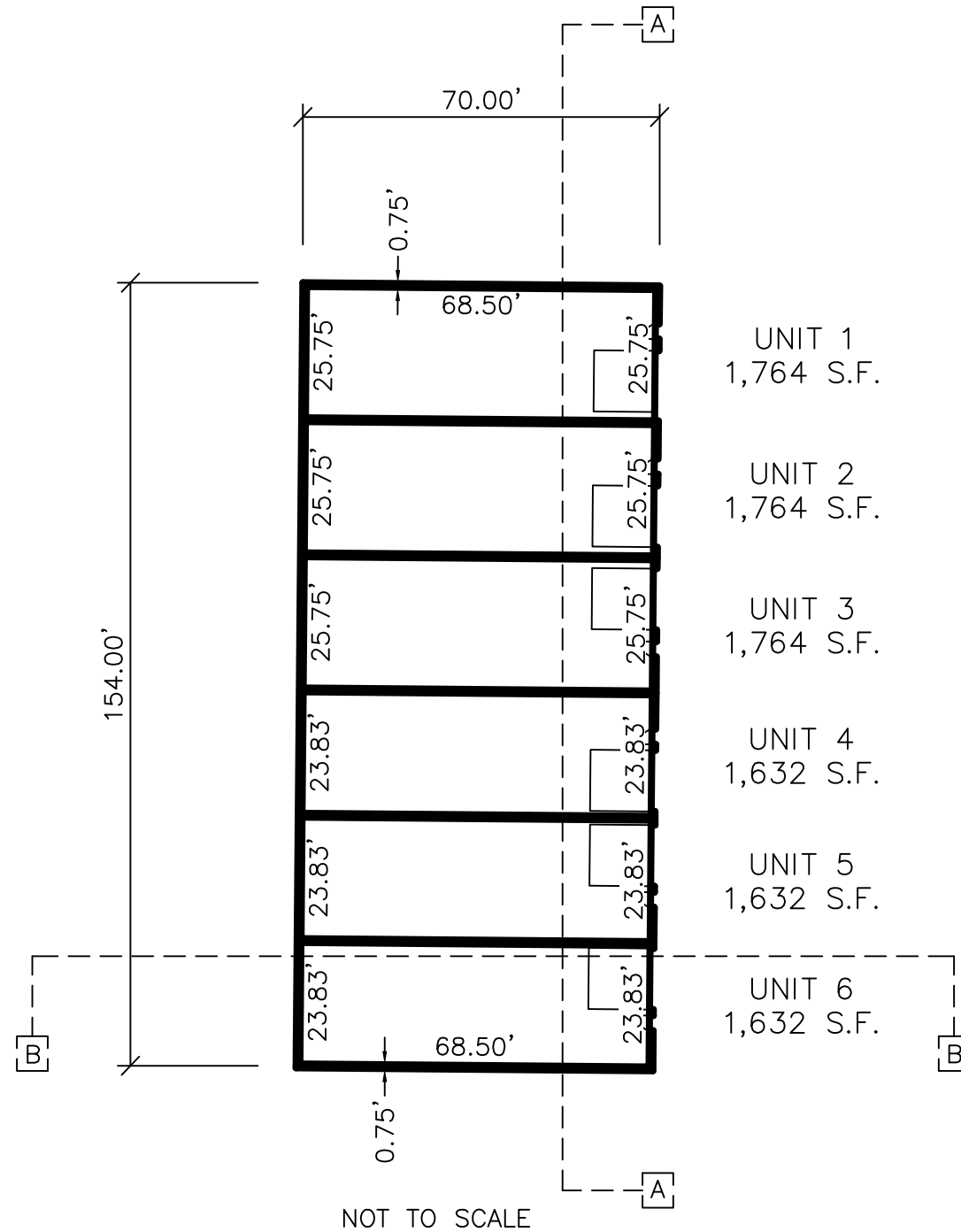
BOUNDARY DESCRIPTION

ALL OF LOT 102 OF THE HAYWARD BUSINESS PARK SUBDIVISION 1ST AMENDMENT ON FILE AND RECORD IN THE OFFICE OF THE RECORDER, WEBER COUNTY, BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS.

CONTAINING 34,427 S.F. OR 0.790 ACRES

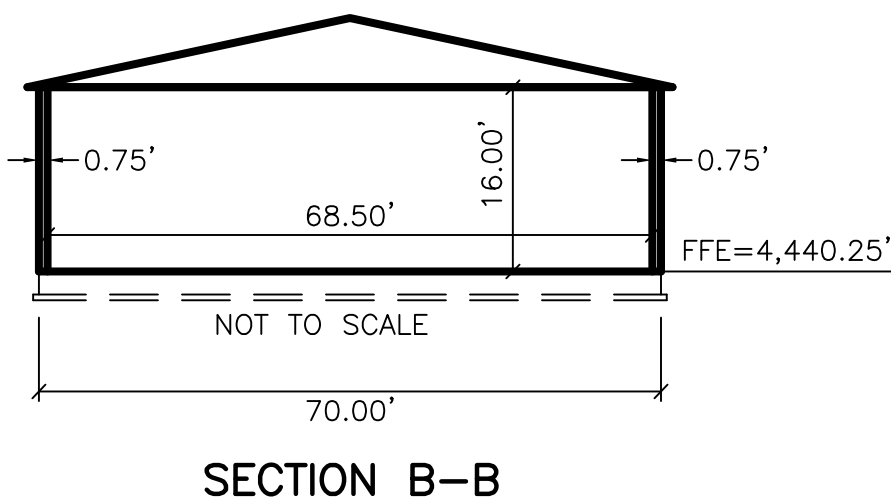
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND MONUMENT MARKING THE CENTER QUARTER OF SECTION 13 AND THE FOUND MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY. SHOWN HEREON AS: S89°46'00"W



APPROVING AGENCY

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405



RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ATTORNEY

RIVERDALE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE DEDICATION PLAT HAS BEEN DULY RECEIVED AND APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS HEREON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ENGINEER

Weber County Recorder

Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

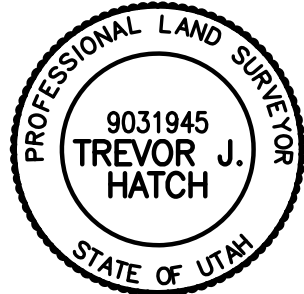
Deputy.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **RIVERDALE BUSINESS PARK CONDOMINIUMS PHASE 2** IN **RIVERDALE CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **RIVERDALE CITY, WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER **TREVOR J. HATCH**



OWNERS DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS **RIVERDALE BUSINESS PARK CONDOMINIUMS PHASE 2**, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY PLAT TO BE PREPARED, AND DOES HEREBY GIVE MY CONSENT TO THE RECORDATION OF THIS PLAT FOR THE PURPOSE TO CONDOMINUMIZE THE TRACT OF LAND DESCRIBED HEREON INTO UNITS IN ACCORDANCE WITH THIS PLAT. ALL COMMON AREA TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES.

SIGNED THIS _____ DAY OF _____, 20____.

MIKE FORD
PRESIDENT, PROPERTY OWNER'S ASSOCIATION

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **A. INABNIT**
Begin Date: **03-06-2019**
Name: **RIVERDALE BUSINESS PARK CONDO PHASE 2**
Number: **4671-14**
Revision: _____
Scale: **1"=50'**
Checked: _____

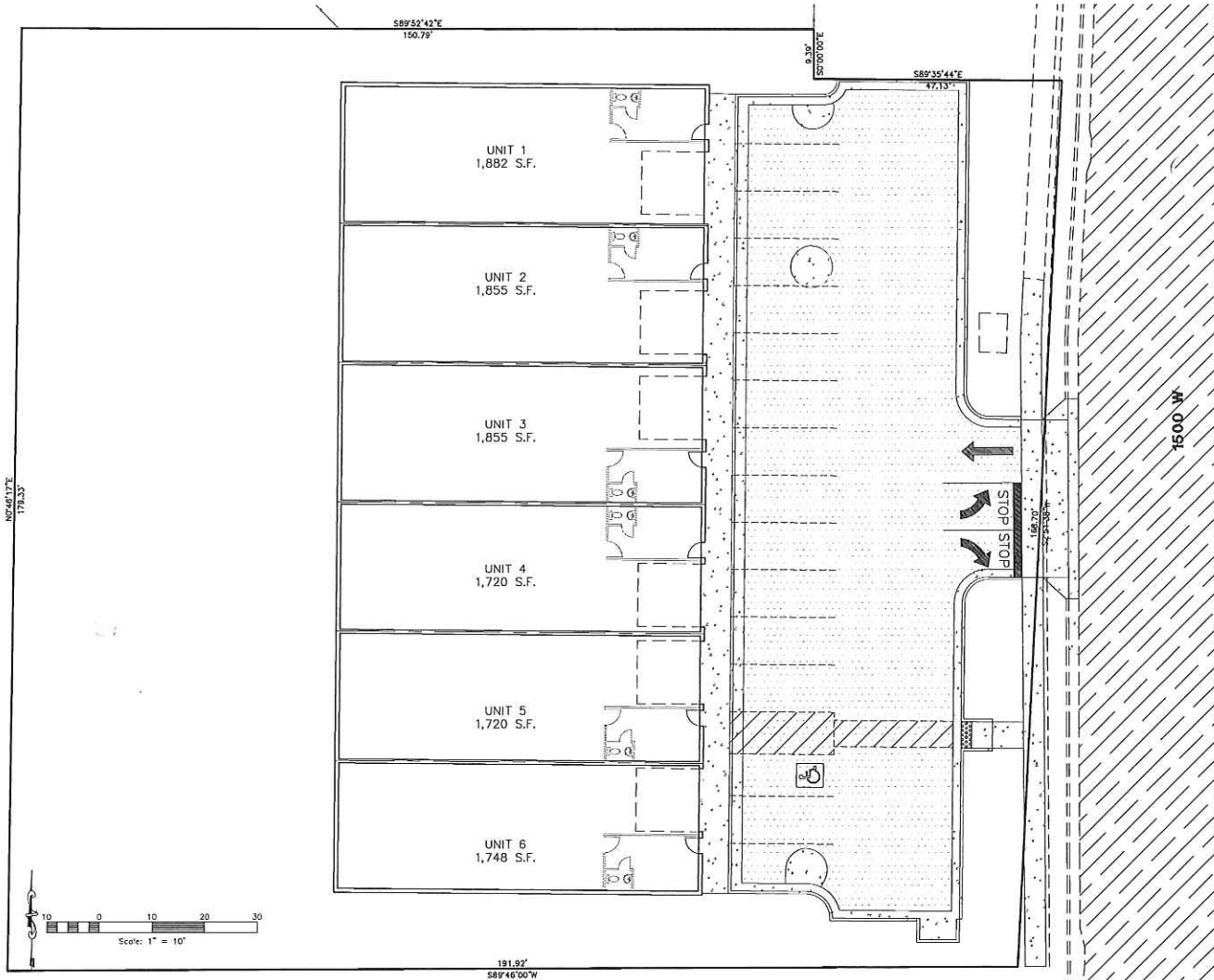


Project Narrative/Notes/Revisions

- 03/05/19 J.M. - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 04/02/19 J.M. - CITY COMMENTS.
- 04/22/19 J.M. - CITY COMMENTS.
- 04/25/19 J.M. - CITY COMMENTS.

Riverdale Business Park Ph 2 Improvement Plans

5187 S 1500 W
RIVERDALE CITY, WEBER COUNTY, UTAH
FEBRUARY 2019



SITE DATA

PARKING STALLS:	16 (1 A.D.A.)
PARCEL AREA:	34,877 S.F. (0.80 ACRES)
HARD SURFACE AREA:	8,408 S.F. 23.5%
BUILDING AREA:	10,780 S.F. 30.8%
LANDSCAPE AREA:	15,916 S.F. 45.7%

Sheet Index

- Sheet 1 - Cover/Index
- Sheet 2 - Notes/Legend
- Sheet 3 - Existing/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading Plan
- Sheet 6 - Utility Plan
- Sheet 7 - Civil Details
- Sheet 8 - Stormtech Details
- Sheet 9 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 10 - Storm Water Pollution Prevention Plan Details
- Sheet 11 - Building Elevations
- Sheet L1 - Landscape Plan
- Sheet L2 - Irrigation Plan

Approving Agency

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UTAH 84405

APPROVED

DATE



Know what's below.
Call before you dig.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Mike Ford
620 East 1700 South
Clearfield, UT 84015
PH: (801) 644-3100

Project Contact:

Project Manager:
Project Engineer: JEREMY DRAPER



REVISIONS	DESCRIPTION	DATE

Riverdale Business Park
Phase 2
RIVERDALE CITY, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer: J. HATE REEVE
Draftsman: J. VITTES
Begin Date: FEBRUARY 2019
Name: RIVERDALE BUSINESS PARK PHASE 2
Number: 4671-14

Sheet	11
1	Sheets

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY GOVERNING UTILITY MUNICIPALITY, CONVENING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL, PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BE RESPONSIBLE FOR THE DESIGN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN.
2. ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
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[illegible]

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY WATER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE DISTURBED AREA.

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAINTAINING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR REDEMPTION/REDOUBT IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE DOCUMENTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.

DEPOSITED SEDIMENTS SHOULD BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSIT/SEDIMENT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF BARRER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. DEPOSITIONS MUST BE SUITABLE TO THE TRACKED MATERIAL, PICKED UP, AND DEPOSITING IT TO A CONTAINED AREA.

PROPOSED SOLUTIONS:

ANY EXPOSED SOILS THAT WILL REMAIN UNPROTECTED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- 1) SPRAYING DISTURBED SOILS WITH A TACKIFIER VIA INTROSPECTED
- 2) LAYING DOWN NEW PERFORATING TO GLOVES
- 3) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT ON ANY LEVEL. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES AND/OR MUNICIPALITIES AT THE LOCATION OF THE UTILITIES AT THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

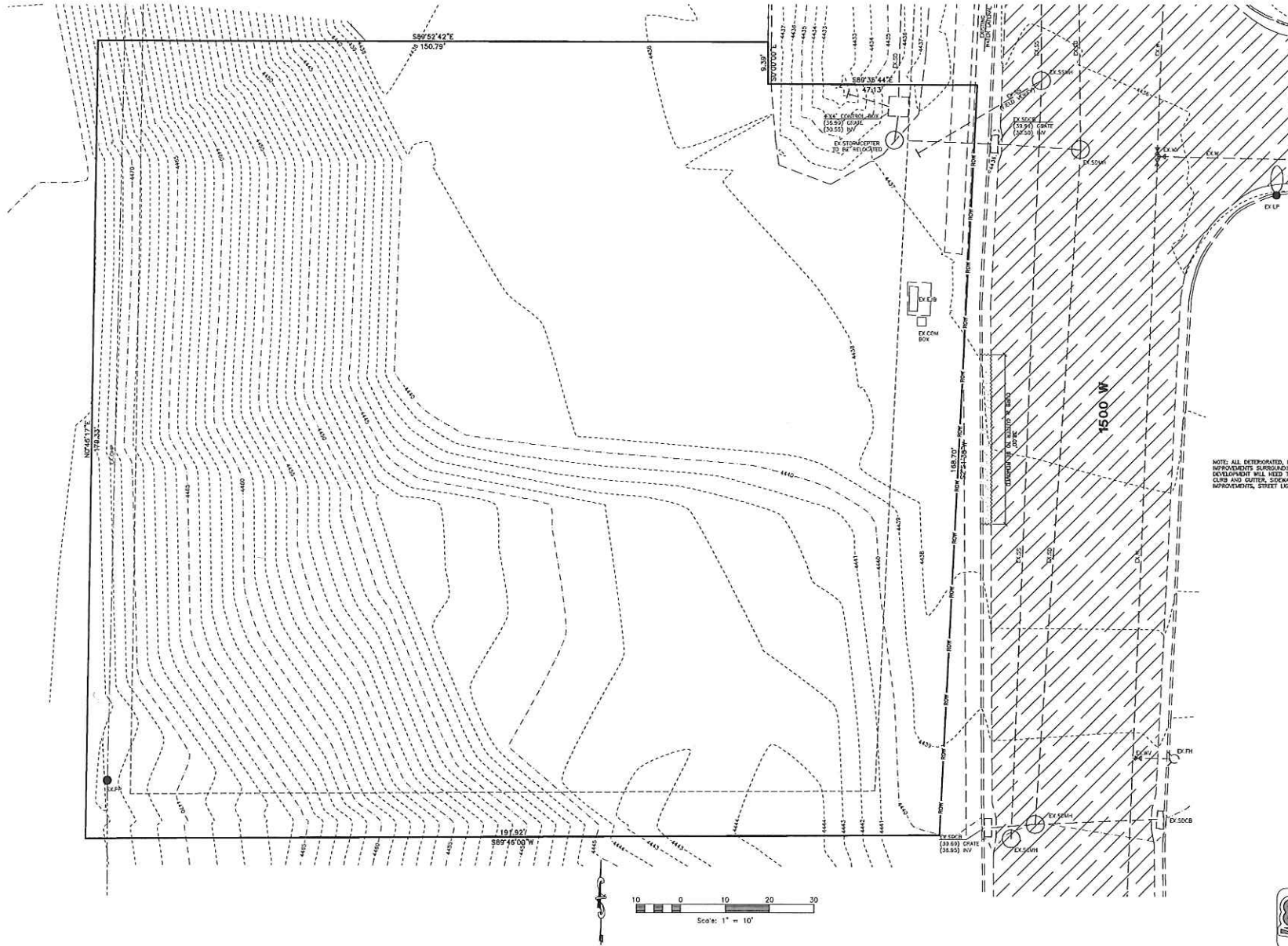
THE CONTRACTOR AGREES THAT THEY SHALL ASSUME, SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF ALL PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEYOR'S OWN SURVEY OR FROM AN EXISTING SURVEY. THE SURVEYOR SHALL ALSO VERIFY AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. THE SURVEYOR SHALL RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

—R.O.W.—	= RIGHT-OF-WAY LINE	FC	= FENCE CORNER
—W—	= PROPOSED CULINARY WATER LINE	FF	= FINISH FLOOR
—C.W.—	= EXISTING CULINARY WATER LINE	FFE	= FINISH FLOOR ELEVATION
—S.S.—	= PROPOSED SANITARY SEWER LINE	FG	= FINISHED GRADE
—E.S.—	= EXISTING SANITARY SEWER LINE	FH	= FIRE HYDRANT
—S.O.—	= PROPOSED STORM DRAIN LINE	FL	= FLOW LINE
—E.S.D.—	= EXISTING STORM DRAIN LINE	GB	= GRADE BREAK
—X—X—	= FENCE LINE	INV	= INVERT
⊙	= PROPOSED FIRE HYDRANT	L.F.	= LINEAK FEET
⊙	= EXISTING FIRE HYDRANT	NG	= NATURAL GRADE
⊙	= PROPOSED MANHOLE	PP	= POWER/UTILITY POLE
⊙	= EXISTING MANHOLE	P.U.E.	= PUBLIC UTILITY BASEMENT
•	= PROPOSED SEWER CLEAN-OUT	RCP	= REINFORCED CONCRETE PIPE
+	= PROPOSED GATE VALVE	RM	= RIM OF MANHOLE
+	= EXISTING GATE VALVE	R.O.W.	= RIGHT-OF-WAY
W	= PROPOSED WATER METER	SD	= STORM DRAIN
W	= EXISTING WATER METER	SS	= SANITARY SEWER
▢	= PROPOSED CATCH BASIN	TBC	= TOP BACK OF CURB
▢	= EXISTING CATCH BASIN	TOA	= TOP OF ASPHALT
⊠	= PLUG W/ 3" BLOW-OFF	TOC	= TOP OF CONCRETE
⊠	= PLUG & BLOCK	TOFF	= TOP OF FINISHED FLOOR
—	= STREET LIGHT	TOI	= TOP OF PUMP ISLAND
—	= SIGN	TSW	= TOP OF SIDEWALK
BLDG	= BUILDING	W	= CULINARY WATER
C&G	= CURB & GUTTER	WM	= WATER METER
CB	= CATCH BASIN		= EXISTING ROADWAY PAVEMENT
C.F.	= CUBIC FEET		= PROPOSED ASPHALT PAVEMENT
C.F.S.	= CUBIC FEET PER SECOND		

Riverdale Business Park Phase 2 RIVERDALE CITY, JEFFERSON COUNTY, UTAH		Notes/Legend	
Project Info. Engineer: NATE REUVE Drafter: J. METERS Begin Date: FEBRUARY 2019 Name: RIVERDALE BUSINESS PARK PHASE 2 Number: -4671-14			
SHEET NO. 2	TOTAL SHEETS 11		

Reeve & Associates, Inc.,
P.E.'s E. Anderson, P.C., S. Johnson V.P., C.R. Bull D.O.



NOTE: ALL DETEIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E. CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, STREET LIGHTS, FENCE, ETC.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



REVISION	DESCRIPTION
DATE	

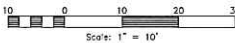
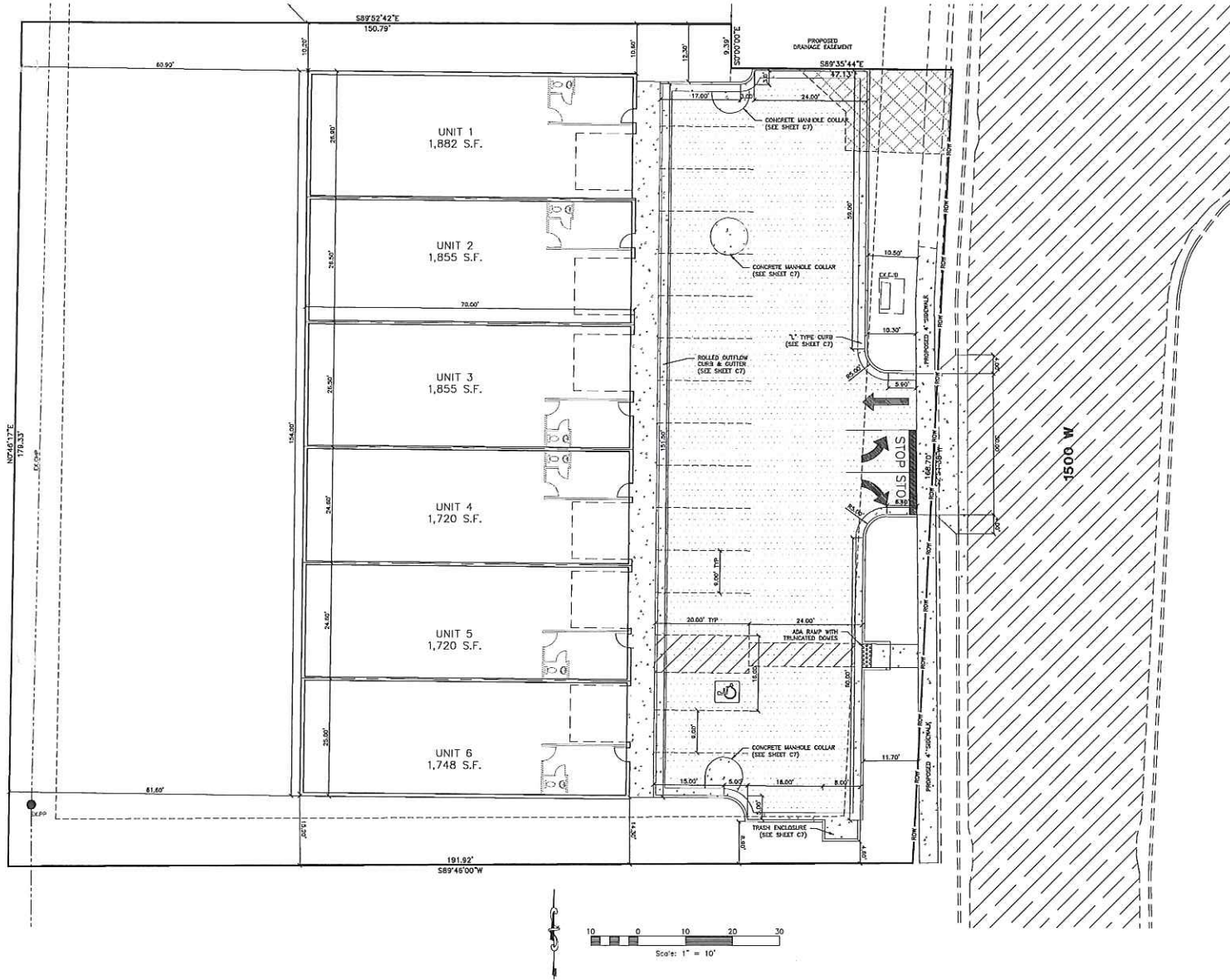
Riverdale Business Park Phase 2 RIVERDALE CITY, WEBER COUNTY, UTAH Existing/Demolition Plan



Project Info.
Engineer: J. H. HARRIS
Designer: J. MEYERS
Begin Date: FEBRUARY 2019
Name: RIVERDALE BUSINESS PARK PHASE 2
Number: 4871-14

Sheet **11**
3 Sheets





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Reeve & Associates, Inc. - Solutions You Can Build On



REVISIONS	DESCRIPTION
DATE	

**Riverdale Business Park
Phase 2**
RIVERDALE CITY, WEBER COUNTY, UTAH

Proposed Site Plan



Project Info.
Engineer: NATE REEVE
Drafter: J. MEYERS
Begin Date: FEBRUARY 2019
Name: RIVERDALE BUSINESS PARK PHASE 2
Number: 4671-14

Sheet **11**
4 Sheets

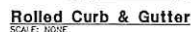


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**Riverdale Business Park
Phase 2**
RIVERDALE CITY, WEBER COUNTY, UTAH



Project Info.	
Engineer: J. NATE REEVE	
Draftsman: J. MEYERS	
Begin Date: FEBRUARY 2019	
Name: RIVERDALE BUSINESS PARK PHASE 2	
Number: 4671-14	
Sheet 5	11 Sheets



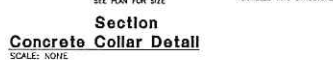
Payment Type	Asphalt (1a)	Unreated Road Base (1b)
Payments on existing site fill assuming 99% compaction.	3	11
Payments on existing fill if compaction is 90%.	3	0



	A =	2.48 inches ²	0.0172 ft ²
SUMMARY:	The required storage volume is	2,423	cubic feet
	Orifice size is	1.78	inches



Thrust Block Detail



Riverdale Business Phase 2
Riverdale

STORMTECH CHAMBER SPECIFICATIONS

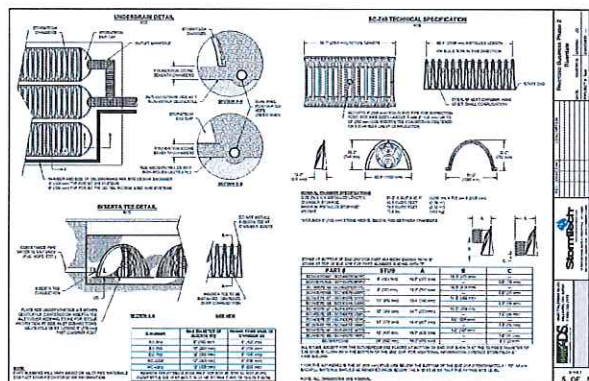
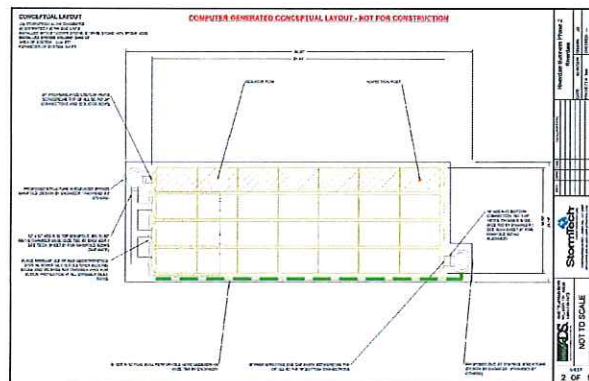
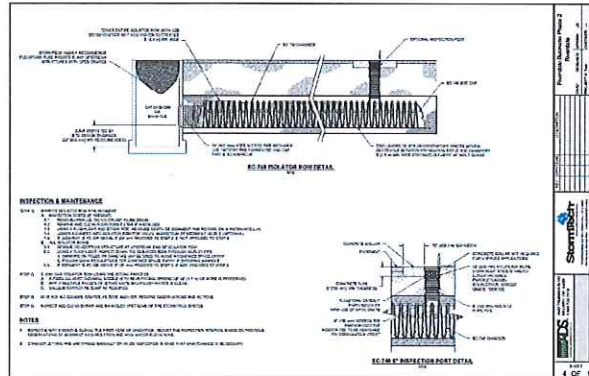
- [illegible]

IMPORTANT - NOTES FOR THE DESIGN AND INSTALLATION OF THE DC-240C-748 SYSTEM

1. **Explain the role of the following in the development of the world economy:**
 - a. **Trade:** Facilitates the exchange of goods and services between countries, leading to specialization and economic growth.
 - b. **Investment:** Provides capital for infrastructure development, technology adoption, and business expansion, driving economic growth.
 - c. **Migration:** Facilitates the movement of labor and skills across borders, contributing to economic development and cultural exchange.
2. **Discuss the impact of globalization on the world economy:**
 - a. **Positive impacts:** Increased trade, investment, and technological innovation, leading to economic growth and development.
 - b. **Negative impacts:** Increased inequality, environmental degradation, and loss of cultural identity.
3. **Explain the role of the following in the development of the world economy:**
 - a. **Trade:** Facilitates the exchange of goods and services between countries, leading to specialization and economic growth.
 - b. **Investment:** Provides capital for infrastructure development, technology adoption, and business expansion, driving economic growth.
 - c. **Migration:** Facilitates the movement of labor and skills across borders, contributing to economic development and cultural exchange.
4. **Discuss the impact of globalization on the world economy:**
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 - b. **Negative impacts:** Increased inequality, environmental degradation, and loss of cultural identity.
5. **Explain the role of the following in the development of the world economy:**
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 - c. **Migration:** Facilitates the movement of labor and skills across borders, contributing to economic development and cultural exchange.
6. **Discuss the impact of globalization on the world economy:**
 - a. **Positive impacts:** Increased trade, investment, and technological innovation, leading to economic growth and development.
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7. **Explain the role of the following in the development of the world economy:**
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 - c. **Migration:** Facilitates the movement of labor and skills across borders, contributing to economic development and cultural exchange.
8. **Discuss the impact of globalization on the world economy:**
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9. **Explain the role of the following in the development of the world economy:**
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 - b. **Negative impacts:** Increased inequality, environmental degradation, and loss of cultural identity.

NOTES FOR CONSTRUCTION SUBMITTAL

- [illegible]

[illegible]

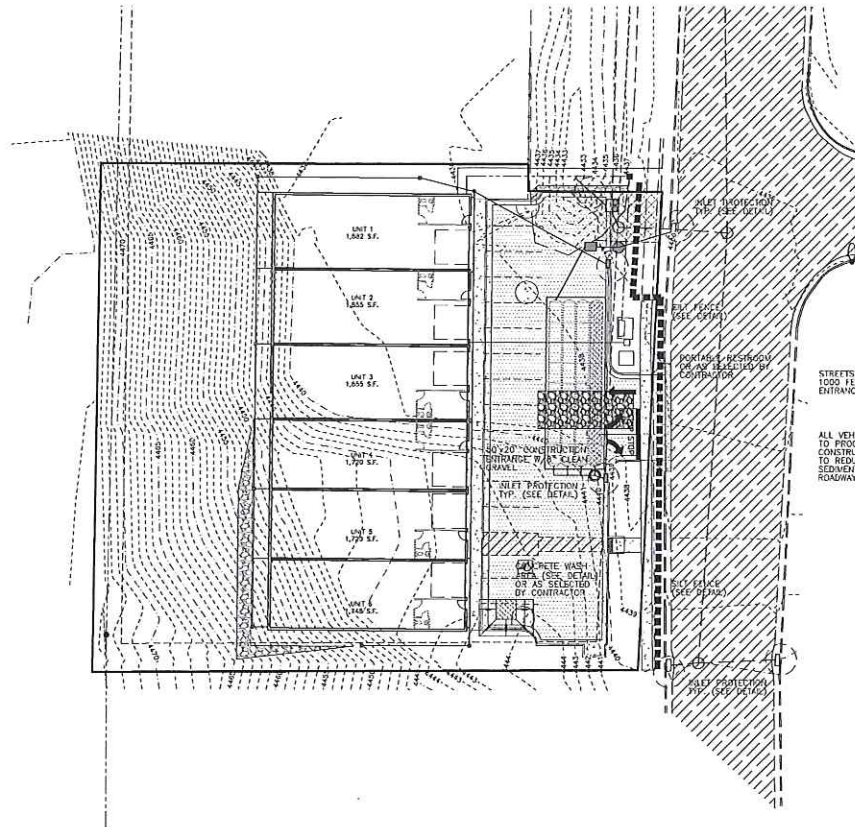
Riverdale Business Park Ph 2 Storm Water Pollution Prevention Plan Exhibit

5187 S 1500 W
RIVERDALE CITY, WEBER COUNTY, UTAH
FEBRUARY 2019

NOTE: PROJECT IS PART OF A SUBDIVISION.
CONTRACTOR IS REQUIRED TO SUBMIT AN
NOI PRIOR TO BEGINNING THE PROJECT.

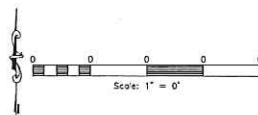


Vicinity Map
NOT TO SCALE



STREETS TO BE SAFT WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE ONLY IF NECESSARY

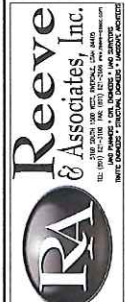
ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.



NOTE: PROJECT IS PART OF A SUBDIVISION.
CONTRACTOR IS REQUIRED TO SUBMIT AN
NOI PRIOR TO BEGINNING THE PROJECT.

Construction Activity Schedule

- PROJECT LOCATION: RIVERDALE CITY, WEBER COUNTY, UT
- PROJECT BEGINNING DATE: TBD
- BMP'S DEPLOYMENT DATE: TBD
- STORM WATER MANAGEMENT CONTACT / INSPECTOR: TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER



REVISIONS	DATE

Riverdale Business Park
Phase 2
RIVERDALE CITY, WEBER COUNTY, UTAH
Storm Water Pollution
Prevention Plan Exhibit

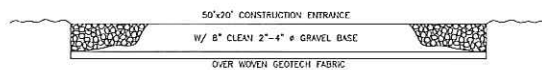


Project Info.
Engineer: J. NATE REEVE
Drafter: J. MYERS
Begin Date: FEBRUARY 2019
Name: RIVERDALE BUSINESS PARK PHASE 2
Number: 4671-14

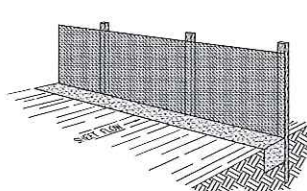
Sheet	11
9	Sheets

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
a. Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
b. Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
c. Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
d. Fueling areas:
To be performed in designated areas only and surrounded with silt fence.
e. Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
f. Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
g. Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
h. Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
i. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
j. Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stacks and site as needed to be watered regularly to eliminate / control wind erosion.
- Construction Vehicles and Equipment:
a. Maintenance:
- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on site.
- Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
b. Fueling:
- If fueling must occur on-site, use designated areas away from drainage.
- Create on-site fuel storage tanks within a bermed area designed to hold the tank volume.
- Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
c. Washing:
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
- If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
- Use phosphate-free, biodegradable soaps.
- Do not permit steam cleaning on-site.
- Spill Prevention and Control
a. Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
- Contain the spread of the spill.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
- If the spill occurs in cut areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff.
Record all steps taken to report and contain spill.
b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
a. Maintain good housekeeping practices.
b. Enclose or cover buying material storage areas.
c. Properly store materials such as paints and solvents.
d. Store dry and wet materials under cover, away from drainage areas.
e. Avoid mixing excess amounts of fresh concrete or cement on-site.
f. Perform washout of concrete trucks offsite or in designated areas only.
g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events.
c. Necessary materials shall be available on the site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
d. Erosion control devices shown on plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that has the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
e. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
f. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
g. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
h. All loose soil and debris, which may create a potential hazard to traffic properly, shall be removed from the site as directed by the engineer of record or the governing agency.
i. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
j. Dewatering basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
k. Erosion control devices will be modified as needed as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
a. Part II.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
b. Part I.D.4.D.4 identifies the minimum inspection report requirements.
c. Failure to complete and/or document storm water inspections is a violation of part II.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation where the flow of sediment is anticipated. Table 1 shows generally recommended maximum slope lengths (slope spacing between fences) of various size grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Wicks, 1991)		
Slope Steepness (%)	Max. Slope Length (ft)	Max. Slope Length (m)
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PRE-FABRICATED SILT FENCE ROLLS

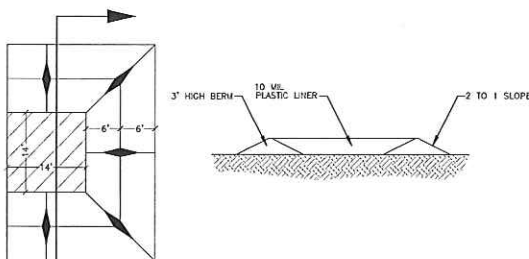
Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
Unroll the silt fence, positioning the post against the downstream wall of the trench.
Adjustment rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then cut the end posts to create a tight seal as shown in Figure 1.
Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
Thrust the loose geotextile at the bottom of the trench in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY

Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

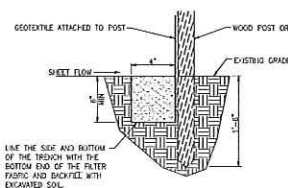
Silt Fence Detail

SCALE: NONE



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Section

should generally be less than three (3) times the height of the fence.
If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or long strings. Enter the mesh into the bottom of the trench.
The geotextile sheet then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during removal.

REMOVAL

Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

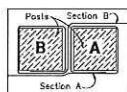
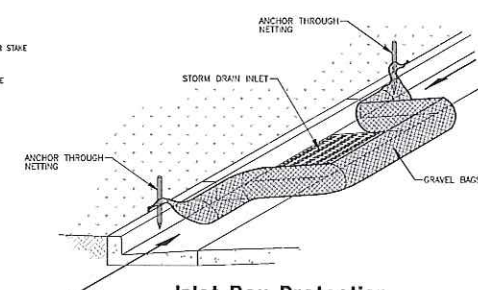
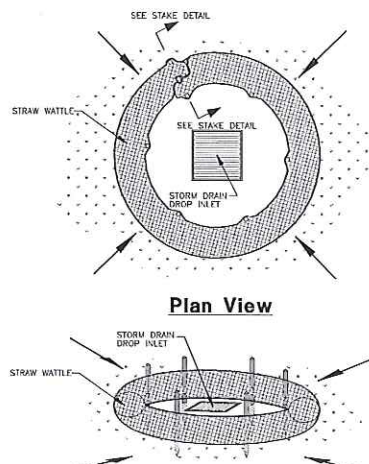


Figure 1:
Plan View of
Roll-in-Roll Connection

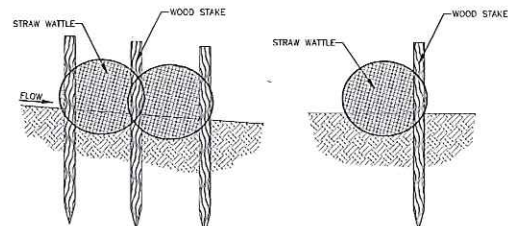


Inlet Box Protection



Plan View

Drop Inlet Protection



Stake Detail



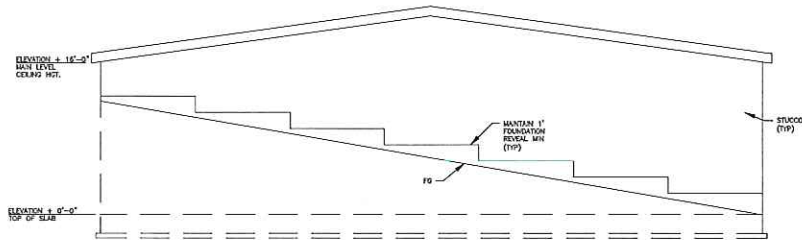
REVISIONS	DATE

Riverdale Business Park
Phase 2
RIVERDALE CITY, KANE COUNTY, UTAH
Storm Water Pollution
Prevention Plan Details



Project Info.
Engineer: NATE REEVE
Drafter: J. MYERS
Begin Date: FEBRUARY 2019
Name: RIVERDALE BUSINESS PARK PHASE 2
Number: 4571-14

Sheet 11
10 Sheets



Side Elevation
SCALE: none



Front Elevation
SCALE: none

COLOR SCHEDULE		
OBJECT		COLOR
GARAGE DOORS	SANDSTONE	
EXTERIOR MAN DOORS	SANDSTONE	
BRICK	CSK LAHOGGARY, 15% COAL	
STUCCO	PEBBLESTONE CLAY	
SHINGLES	BARKWOOD	
METAL ROOF	DARK BRONZE	
SOFFIT, FASCIA	DARK BRONZE	

**RIVERDALE CITY
CITY COUNCIL AGENDA
May 21, 2019**

AGENDA ITEM: G2b

SUBJECT: b. Consideration to approve the Development Agreement for the Riverdale Business Park Phase 2.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to approve

INFORMATION: [a. Development Agreement](#)

[BACK TO AGENDA](#)

**DEVELOPMENT AGREEMENT
RIVERDALE BUSINESS PARK
LOCATED AT 5187 SOUTH AND 1500 WEST
RIVERDALE CITY, UTAH**

This Development Agreement is entered into as of this ___ day of May, 2019 by and between MIKE FORD as the developer of a project known as “RIVERDALE BUSINESS PARK PHASE 2” (the “Project”), located at 5187 South 1500 West in the City of Riverdale, a municipality and political subdivision of the State of Utah, by and through its City Council (the “City”).

RECITALS:

A. Riverdale Business Park LLC is the developer of approximately .80 acres of real property located in the City of Riverdale, Weber County, Utah, known as the “RIVERDALE BUSINESS PARK PHASE 2” The property consists of approximately .80 acres, the legal descriptions and map are attached as Exhibit A, parcels of which are zoned CP-3.

B. Riverdale Business Park LLC is willing to design and develop the Project in a manner that is in harmony with, and intended to promote, the long-range policies; goals; and objectives of the City’s general plan, zoning and development regulations, as more fully set forth below.

C. The City, acting pursuant to its authority under *Utah Code Annotated*, § 10-9a-101, *et seq.*, and in furtherance of its land use policies; goals; objectives; ordinances; resolutions; and regulations, has made certain determinations with respect to the proposed Project and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and terms as more fully set forth below, Riverdale Business Park LLC and the City hereby agree as follows:

1. Approval of Overall Development Plan for Project.

1.1 Property Affected by This Agreement. It is the intention and understanding of the parties that the development will comply with all requirements of zoning. The legal description of the Property contained within the Project boundaries is Hayward Business Park Lot 3. No additional property may be added to this description for purposes of this Agreement, except by written amendment to this Agreement executed and approved by the parties hereto. In the event that circumstances change, the parties may agree to a deviation of the planned use and projected future phase site plans in a written amendment to this Agreement executed and approved by the parties hereto, with approval not unreasonably withheld.

1.2 Planned Uses. The planned uses in the Project, which have been approved

as a part of the final site plan, include the following. All uses which are substantially similar or incidental to those listed below shall be considered approved planned uses.

- a. Air conditioning, sales and service and similar uses;
- b. General Sales warehouse and distribution;
- c. Antique, import, or souvenir shop;
- d. Archery Shop and range, provided conducted within completely enclosed building;
- e. Bicycle Sales and service;
- f. Gymnasium;
- g. Store, excluding sale or repair of motor vehicle, motorboats or motors;
- h. Automobile parts sales;
- i. Bakery: manufacture of goods sent to other locations;
- j. Blueprinting or Photostatting;
- k. Building material sales;
- l. Candy: Manufacture or warehouse of surplus;
- m. Carpet Sales: including warehousing of surplus;
- n. Laboratory, dental, or medical;
- o. Data processing service and supplies;
- p. Detective agency or security;
- q. Electrical and heating appliances and fixture sales and service;
- r. Electronic equipment sales and service;
- s. Employment agency;
- t. Express and transfer parcel service: store and warehouse;
- u. Food service: catering operation and warehouse;
- v. Glass sales and service for home and auto;
- w. Household appliance sales and incidental service;
- x. Household cleaning and repair;
- y. Insurance Agency;
- z. Janitor service and supply;
- aa. Locksmith;
- bb. Office machines/supplies sales and service;
- cc. Pest control and extermination;
- dd. Photo Studio;
- ee. Printing, publishing, or reproduction sales and service;
- ff. Taxidermist;
- gg. HVAC equipment sales, service, and warehousing.

- 2. Reserved, not used.
- 3. The Developer represents to the City that the Plat for this proposed Development complies with all City, county, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations.

4. Specific Architectural and Design Standards. The Project shall comply with the specific architectural and design standards set forth below, in addition to the other applicable ordinances and regulations of Riverdale City.
- 4.1.1 Landscaping Requirements. Landscaping requirements shall include landscaping in the areas adjacent to 1500 West and 5175 South.
- 4.1.2 Approval shall include the conceptual landscaping as shown, which is attached hereto and incorporated by this reference. Enlarged copies will be on file with the City. This plan includes the following information:
Landscape Area: 20% Business/Commercial Areas within (including public right-of-ways; landscape to include all green planting; decorative hardscape; & xeriscape).
- 4.1.3 Final Landscaping Plan. The final landscaping plan shall be submitted for review and approval and shall include the following terms and conditions:
- a. The total area under development;
 - b. Designed by a registered Landscape Architect;
 - c. A list of plants and trees and their size and location.
- 4.2 Architectural Standards. The Project shall comply with the architectural standards, which are intended to ensure that the front, side and rear exterior treatment of the buildings shall be as depicted on the enlarged colored exhibits on file with the City.
- 4.3 Parking. The Project shall comply with the proposed parking on the site plan and which shall be depicted on the final engineering and building plans.
- 4.4 Reserved not used.
- 4.5 Signs. The Developer represents to the City that all signage for this proposed Development complies with all City, county, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, jurisdictional codes, and environmental regulations.
- 4.6 Utilities. Plans for water, sewer, streets, and storm drainage shall be reviewed and approved by the Design Review Committee. All utilities, including drainage systems; sewer; gas and water lines; electrical; telephone and communication wires and related equipment; irrigation ditches and/or pipes, shall, where possible, be installed and maintained underground. Developer shall, at developer's expense, prepare; grant; and deliver to the City, any and all necessary utility easements for any and all city owned utilities.
- 4.7 Equipment.

- a. Mechanical equipment (including, but not limited to components of plumbing, processing, heating, cooling, and ventilating systems) shall be appropriately screened as depicted on the approved site plan and related exhibits referenced herein or as otherwise approved by the Design Review Committee.
- b. Any necessary exterior components of such mechanical equipment shall be approved by the Design Review Committee and integrated to the extent reasonably possible as part of the architectural design features and colors.
- c. Equipment, mechanical devices, electric transformers, utility pads, cable television and telephone boxes shall be appropriately screened, where possible, by vegetation, walls, fences, or otherwise enclosed in a manner harmonious with the overall architectural theme and character of the Project.

- 4.8 Additional Use Restrictions. The property shall not be used in such a manner as to create a nuisance to any adjacent sites such as, but not limited to, vibration; sound; electro-mechanical disturbance and radiation; air or water pollution; dust; emissions of noxious matter; lighting impacts; building dilapidation; signage dilapidation; overgrown/unsightly landscaping; or placement, dumping or blowing refuse, paper or other garbage.
- a. The Developer shall provide adequate sound attenuation, in accordance with the requirements of the Design Review Committee.
 - b. Outside speakers, pagers and sound or music systems of any kind or nature whatsoever are strictly prohibited unless the sounds are inaudible from any residential zone.
 - c. No vending machines or newspaper racks will be permitted outside of the building overhang area.
 - d. Lighting may not spill over to nearby residential areas and LED lights that use less energy are encouraged. These will include both shielded and directed lighting.
 - e. The Developer and/or business owners' association is responsible for the perpetual maintenance of the common area landscaping, open space areas and common areas of the Plat and will provide that all landscaping (trees, plants, sod, etc.) within the Plat shall be maintained and remain alive and in good quality, and disease-free.
 - f. The Developer warrants all improvements required to be constructed by it pursuant to this Agreement against poor material and faulty workmanship.
 - g. The Developer will cause a business owners' association to be established for the control and maintenance of any common private areas of the Plat. Upon sale of any of the said properties, Developer will require that the new purchasing owner contracts with the business owners' association, through their CC&R's, to be

responsible for the perpetual maintenance of the building, landscaping, and signs.

4.9 Substructures, Storage/Refuse Collections, Flags and Flag Poles, Etc.

- a. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property. This screen shall be architecturally compatible with the buildings.
- b. No outdoor storage shall be permitted between a street and the building line. No outdoor storage shall be located within 100 feet of any residential use.
- c. Refuse removal, trash collection, and lot sweeping shall occur between the hours of 7:00 a.m. and 10:00 p.m.

5. Vested Rights and Reserved Legislative Powers.

5.1 Vested Rights. Subject to the provisions of this Agreement, RIVERDALE BUSINESS PARK LLC shall have the right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance with the other applicable ordinances and regulations of Riverdale City.

5.2 Reserved Legislative Powers. Nothing in this Agreement shall limit the City's future exercise of its police power in enacting generally applicable land use laws after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of RIVERDALE BUSINESS PARK LLC under this Agreement based upon policies; facts; and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the City and, unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public policy exception to the vested rights doctrine.

6. Design Review Committee.

6.1 The Design Review Committee shall meet on an as-needed basis to review final engineering and building plans for the Project. The Design Review Committee is authorized to grant building permit approval if the final engineering and building plans are in compliance with the provisions of this Agreement. In the event of a dispute between the Design Review Committee and the Developer, the issue (s) in dispute shall be submitted for a decision to the City Council. The Design Review Committee must

review all aspects of the Project to ensure that it meets the plans approved by the Planning Commission and City Council. The Developer shall pay for any additional professional review of the projects as necessary.

- 6.2 Design Review Committed Membership and Organization. Unless otherwise listed by code, the Design Review Committee shall be:
- a. Mayor (or his designee);
 - b. City Administrator;
 - c. Building & Zoning Official;
 - d. City Planner;
 - e. Planning Commission Chairman (or his designee);
 - f. Community Development Director; and
 - g. Public Works Director.

The mayor or in his absence, the City Administrator, shall serve as Chairman of the Design Review Committee. The City Building Official shall ensure developer compliance with all decisions of the Design Review Committee. The Design Review Committee may consult with other City staff and retain the services of other consultants (such as an architect, landscape architect, or traffic engineer) as necessary to review technical compliance with the provisions of this Agreement.

7. Successors and Assigns.

- 7.1 Binding Effect. This Agreement shall be binding on the successors and assigns of RIVERDALE BUSINESS PARK LLC in the ownership or development of any portion of the Project.
- 7.2 Assignment. Neither this Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual or entity without assigning the rights, as well as the responsibilities, under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Riverdale City and the prior written consent of the City may also be evidenced by letter from the City to RIVERDALE BUSINESS PARK LLC. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully improved, partially improved, or unimproved land by RIVERDALE BUSINESS PARK LLC prior to construction of building improvement on the parcels, with RIVERDALE BUSINESS PARK LLC retaining all rights and responsibilities under this Agreement. Upon completion of the development project, as defined herein, Developer shall not be required to seek approval for alienation of the project.

8. General Terms and Conditions.

- 8.1 Term of Agreement. The term of this Agreement shall be for a period of ten (10) years following the date of its adoption by the City Council, unless the Agreement is earlier terminated or its term modified by written amendment to this Agreement.
- 8.2 Agreement to Run With The Land. This Agreement shall be recorded in the office of the Weber County Recorder against the Property and is intended to, and shall be, deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property.
- 8.3 Construction of Agreement. This Agreement shall be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest, while providing reasonable assurances of continuing vested development rights.
- 8.4 State and Federal Law. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law, or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of this Agreement shall remain in full force and effect.
- 8.5 Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto nor any rights or benefits to third parties.
- 8.6 Laws of General Applicability. Where this Agreement refers to laws of general applicability to the Project, this Agreement shall be deemed to refer to other laws of Riverdale City.
- 8.7 Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto.
- 8.8 Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Utah.

9. Miscellaneous provisions.

- 9.1 City Storm-Water Management Plan. To the extent allowable under the applicable Development Regulations, stormwater entering the subject Development will be collected and transported into the existing public drainage system in accordance with those standards and conditions approved and accepted by the City.

9.1.1 Maintenance Agreement.

The Developer and/or business owners' association must execute an inspection and maintenance agreement that shall operate as a deed restriction binding on the current property owner and all subsequent property owners. The maintenance agreement shall:

- a. Assign responsibility for the maintenance and repair of the stormwater facility to the owner of the property upon which the facility is located and be recorded as such on the plat for the property by appropriate notation.
- b. Provide for a periodic inspection by the property owner for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this chapter. The property owner will arrange for this inspection to be conducted by a registered professional engineer licensed to practice in the state of Utah who will submit a sealed report of the inspection to the public works department. It shall also grant permission to the city to enter the property at reasonable times and to inspect the stormwater facility to ensure that it is being properly maintained.
- c. Provide that the minimum maintenance and repair needs include, but are not limited to, the removal of silt, litter and other debris, the cutting of grass, grass cutting and vegetation removal, and the replacement of landscape vegetation, in detention and retention basins, and inlets, and drainage pipes and any other stormwater facilities. It shall also provide that the owner shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the maintenance plan.
- d. Provide that the maintenance needs must be addressed in a timely manner, on a schedule to be determined by the public works department.
- e. Provide that if the property is not maintained or repaired within the prescribed schedule, the public works department shall have the maintenance and repair done at its expense and bill the same to the property owner. The maintenance agreement shall also provide that the public works department cost of performing the maintenance shall be a lien against the property.
- f. The City shall have the discretion to accept the dedication of any existing or future stormwater management facility, provided such facility meets the requirements of this chapter, and includes adequate and perpetual access and sufficient areas, by easements or otherwise, for inspection and regular maintenance. Any stormwater facility accepted by the municipality must

also meet the municipality's construction standards and any other standards and specifications that apply to the particular stormwater facility in question.

- 9.2 Development Site Clean Up. The Developer shall promptly clean up any and all dirt and debris deposited on public streets or public property as a result of construction activity on the Plat. If Developer fails to clean up such dirt and debris within twenty-four (24) hours of notification by the City, the City shall clean-up said dirt and debris and Developer agrees to pay the City's costs of such cleanup within thirty (30) days of billing.

10. Default.

10.1 Events of Default.

- 10.1.1 Upon the happening of one or more of the following events or conditions, Developer or City, as applicable, shall be in default ("Default") under this Agreement:
- a. A warranty, representation or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
 - b. A determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
 - c. Any other act or omission, either by City or Developer, which (i) violates the terms of this Agreement, or (ii) materially interferes with the intent and objectives of this Agreement.

10.2 Procedure Upon Default.

- 10.2.1. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty (30) days written notice specifying the nature of the alleged default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event that the Default cannot reasonably be cured within thirty (30) days, the defaulting party shall have such additional time as may be necessary to cure such default so long as the defaulting party takes action to begin curing such default within such thirty (30) day period and thereafter proceeds diligently to cure the default. After proper notice and expiration of said thirty (30) day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Section 8.10.

10.2.2. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, regulations, or controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform an obligation under this Agreement, shall excuse the performance of such obligation by such party for a period equal to the period during which any such event prevented, delayed or stopped any required performance or effort to cure a Default.

10.3 Breach of Agreement. Following the occurrence of a Default by Developer, after the expiration of all application notice and cure periods set forth above, City may declare Developer to be in breach of this Agreement and City (i) may elect to withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until Developer has cured such Default. In addition to such remedies, either City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

10.4 Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance, or by withholding building permits or any other lawful means. In the event Developer violates the rules, policies, regulations or ordinances of City applicable to the Property or otherwise violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, upon given thirty (30) days written notice to Developer specifying the nature of the alleged violation and, when appropriate, the manner in which said violation must be satisfactorily cured (or such longer period as may be reasonably required by Developer so long as Developer has commenced the cure of such violation within such thirty (30) day period and has thereafter diligently proceeded to cure such default), take such actions as shall be deemed appropriate under law until such violations have been rectified by Developer, including the withholding of building permits. City shall be free from any liability arising out of the proper exercise of its rights under this paragraph.

10.5 No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this

agreement, no officer, official or agent of City has the power to amend, modify or later this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.

- 10.6 Attorney's Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement, or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorney's fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

10.7 Notices.

All notices hereunder shall be given in writing by certified mail, postage prepaid, at the following addresses:

If to the City: Riverdale City Council
4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

With a copy to: Riverdale City Attorney
4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

If to Developer: Riverdale Business Park LLC
% Mike Ford
620 E 1700 S
Clearfield, Utah 84015

- 10.8 Effectiveness of Notice. Any notices sent by certified mail shall be effective on the date on which such notice is sent. Any party may change its address or notice by giving written notice to the other party in accordance with the provisions with this section.
- 10.9 Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

DATED as of the day and year first written above.

RIVERDALE BUSINESS PARK LLC

By _____
Its _____

RIVERDALE CITY

Attest:

City Recorder

By
Mayor

EXHIBIT A

(Attached Maps)