



# RIVERTON CITY REGULAR CITY COUNCIL MEETING AGENDA

August 20, 2013

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **6:30 p.m.** on **August 20, 2013** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

## 1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
  1. Recognition of Boy Scout Troops
4. Public Comments - A time for citizens to address issues to the City Council

## 2. PUBLIC HEARINGS – There are no Public Hearings scheduled

## 3. DISCUSSION/ACTION ITEMS

1. Site Plan, Renovations to City Park, 12800 South 1300 West (Approx.), proposed by Riverton City – *Jason Lethbridge, Planning Manager*
2. Site Plan, Public Safety Building and Civic Center Open Space Renovations, 12800 South Redwood, proposed by Riverton City - *Jason Lethbridge, Planning Manager*
3. Final Site Plan, South Valley Compounding Pharmacy, 3796 West 12600 South, C-R Zone, Marty Biljanic, Applicant - *Jason Lethbridge, Planning Manager*
4. Master Site Plan Amendment, Bangerter-Redwood Master Site Plan Fencing, 13728 South Redwood Road (Northwest corner of the intersection of Bangerter Highway and Redwood Road), C-G Zone, Howard Kent of Bangerter-Redwood LLC, Applicant - *Jason Lethbridge, Planning Manager*
5. Minor Subdivision, Two (2) lot minor Subdivision, Timothy Meadows,(Approx.) 13211 South 3600 West, RR 22 Zone, Presley Timothy, Applicant, - *Jason Lethbridge, Planning Manager*

## 4. CONSENT AGENDA

1. **Minutes:** RCCM 07-16-13, WS 08-06-13
2. **Bond Releases:**
  1. Beck Estates – 90% Performance
3. **Resolution No. 13-37** – Agreement for Architect Services for Riverton Precinct Building
4. **Resolution No. 13-38** – Agreement with Lyndon Jones for 1830 West Road Improvement Project
5. **Resolution No. 13-39** – Ratification of Mountain View Park Pavilion/Exercise Stations
6. **Resolution No. 13-40** – Surplus Vehicles

## 5. STAFF REPORTS

1. Lance Blackwood, City Manager
2. Safety Training – *Ryan Carter, City Attorney*

## 6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
2. Council Member Brent Johnson

3. Council Member Al Leavitt
4. Council Member Sheldon Stewart
5. Council Member Tracy Thaxton
6. Council Member Roy Tingey

## 7. UPCOMING MEETINGS

1. September 3, 2013 – Regular City Council Meeting – 6:30 p.m.
2. September 17, 2013 – Regular City Council Meeting – 6:30 p.m.
3. October 1, 2013 – Regular City Council Meeting – 6:30 p.m.

## 8. ADJOURN

Dated this 15<sup>th</sup> day of August 2013

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Joy Johnson, CMC  
Deputy Recorder

### **Public Comment Procedure**

At each Regular City Council Meeting any person wishing to comment on any item not otherwise on the Agenda may address the Governing Body during the Public Comment period. The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to no more than three (3) minutes, unless additional time is authorized by the Mayor. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. All comments shall be directed to the Mayor and City Council. No person addressing the Governing Body during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least 24 hours prior to the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

### **Certificate of Posting**

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing City Council Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at [www.rivertoncity.com](http://www.rivertoncity.com), and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 15<sup>th</sup> day of August 2013

Virginia Loader, MMC  
Recorder

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[vloader@rivertoncity.com](mailto:vloader@rivertoncity.com)



## Issue Paper

Item No. 3.1

<b>Presenter/Submitted By:</b>	Jason Lethbridge, Planning Manager	
<b>Subject:</b>  <b>SITE PLAN, RENOVATIONS TO CITY PARK,          12800 SOUTH 1300 WEST (APPROX.),          PROPOSED BY RIVERTON CITY.</b>	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> N/A	
	<b>Funding Source:</b> N/A	
<b>Background:</b>  <p>Riverton City has proposed significant renovations to its main park located at 12800 South 1300 West. The park currently consists of approximately 36 acres and includes sports and playground facilities, pavilion and stage areas, parking, the Riverton rodeo grounds, and the former City Hall building. Property along the west boundary of the park previously held the Riverton Public Works site, but those buildings were demolished following the completion of the new Public Works facility on the west side of town. The property is predominantly zoned Parks / Open Space, with the parcels where the Public Works site and the old City Hall building zoned Professional Office. The park use is conditional in C-PO zone, and so a conditional use permit was approved by the Planning Commission for those specific areas. The properties to the south, east, and west are residentially zoned, and the properties to the north, adjacent to 12600 South, are zoned with a mix of commercial and residential zones.</p>		
<b>Recommendation:</b>  <p>On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this final site plan application with the conditions outlined in the staff report.</p>		
<b>Proposed Motion</b>  <p>I move the City Council APPROVE the the Site Plan for the Riverton City the Main Park renovation, located at approximately 12800 South 1300 West, with the conditions outlined in the staff report.</p>		

**RIVERTON CITY  
MEMORANDUM**

**TO: Honorable Mayor and City Council**

**FROM: Planning Department**

**DATE: August 20, 2013**

**SUBJECT: SITE PLAN, RENOVATIONS TO CITY PARK, 12800 SOUTH 1300 WEST (APPROX.), PROPOSED BY RIVERTON CITY.**

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**On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this Site Plan. The Planning Commission included in their motion the recommendation that the Mayor and City Council give adequate time for residents to voice their concerns regarding ball parks and uses in the park. The Planning Commission recommended the following motion:**

I move the City Council APPROVE the the Site Plan for the Riverton City the Main Park renovation, located at approximately 12800 South 1300 West, with the following conditions;

1. Storm drainage systems, installation and easements shall comply with Engineering Department requirements and standards.
2. Existing trees within the park area should be maintained wherever feasible, with tree removal coordinated closely with the City.
3. Building architecture be as shown on the attached renderings.
4. Fencing along the canal be six foot solid masonry consistent with the existing fence design.

**BACKGROUND:**

Riverton City has proposed significant renovations to its main park located at 12800 South 1300 West. The park currently consists of approximately 36 acres and includes sports and playground facilities, pavilion and stage areas, parking, the Riverton rodeo grounds, and the former City Hall building. Property along the west boundary of the park previously held the Riverton Public Works site, but those buildings were demolished following the completion of the new Public Works facility on the west side of town. The property is predominantly zoned Parks / Open Space, with the parcels where the Public Works site and the old City Hall building zoned Professional Office. The park use is conditional in C-PO zone, and so a conditional use permit was approved by the Planning Commission for those specific areas. The properties to the south, east, and west are residentially zoned, and the properties to the north, adjacent to 12600 South, are zoned with a mix of commercial and residential zones.

The decision to renovate the park came as a result of several concerns with the existing park layout and design. One of the primary concerns has been with the age of the facilities. The restrooms, pavilion, and kitchen spaces were out of date and in need of significant upgrades to meet the City's needs, both for normal daily use and for events such as Town Days. The parking and circulation within the park were also out of date, in need of repair, and poorly laid out, with the parking areas occupying space in the center of the park. In addition, the irrigation system needed to be reworked throughout the park, and the park storm drainage system is insufficient to effectively manage stormwater and drainage within the park. The rodeo grounds are also in need of upgrades to

continue to serve the City and the public's needs for that facility.

The relocation of the Public Works site to the west side of the City opened up several acres of property along the west boundary of the park, which allowed that property to be incorporated into the park space. However, the existing roadway separates that property from the rest of the park area. In addition, the former City Hall building is now unoccupied, and the decision has been made to remove that building rather than continue its use as an office building. That space needs to be incorporated into the park as well.

In terms of uses within the park, there are several factors that have been considered. The City utilizes the park space for several of its most popular traditional annual activities, including Town Days events, the Riverton Rodeo, the Easter Egg Hunt, and others. Providing space to better accommodate these events now and as the City continues to grow is a priority for the City. The City is also striving to provide recreation space and activities for the City as a whole, both for active and passive recreation. The City has reviewed information collected in surveys both by Riverton City and Salt Lake County relative to park use as well as demographic profiles of the City, and there is an increasing demand for more passive, unprogrammed park space, and for smaller scale recreational uses such as small and large pavilions, walking/jogging/exercise courses, game courts, and play spaces. A copy of Salt Lake County's recent survey in the southwest valley area, as well as comments from past surveys by Riverton City, is included below.

A great deal of concern has been expressed regarding the removal of existing baseball and softball diamonds from this park. However, Riverton City remains committed to its sports programs including baseball and softball. The City constructed the multi-million dollar C.R. Hamilton Sports Park, located at 3600 West and 13800 South, which includes 6 baseball diamonds and accommodates others sports uses as well. The City also has the Centennial Park complex, which includes 3 baseball diamonds and other sports fields, and much of the other larger parks throughout the City have a majority of the open spaces utilized for programmable sports. Sports such as baseball, softball, football, soccer, lacrosse, etc, will always remain a significant part of Riverton City's recreation programs. However, Riverton City also has an obligation to provide parks and programs for all its citizens, and to provide space that will accommodate a diverse range of uses, including unprogrammed open space.

The proposed renovated layout and design for the park is attached below. The existing buildings will be removed, and a new major outdoor pavilion with kitchen facilities will be constructed. The park will also include smaller pavilions and restrooms as shown. In addition, an indoor pavilion, constructed to resemble the historic Domed Church that once occupied land near the current Civic Center, will be available for public and private events. The architecture of the buildings will be consistent throughout the park, as shown on the attached renderings. The parking and access drives has been moved to the perimeter of the park space, maximizing the park areas as well as the available parking. The access and circulation within the park has been improved, which will help to minimize congestion while providing close parking to all of the provided facilities.

The existing playground equipment located in the southwest corner of the park will remain and will be integrated into the overall park design. Two additional playground structures will be included in the park, as well as a splash-pad play area. All of the facilities will be interconnected with walking paths and sidewalks, and these paths will include distance indicators for those exercising or otherwise measuring the distances walked or jogged. Historic information such as plaques, markers, and monuments will be included around the indoor pavilion and throughout the park.

Several new sports courts are included also. These include tennis courts, pickle-ball courts, sand volley ball, and basketball courts, in addition to the existing skate park facility, which will remain in its current location. A new ticketing and concessions building will be constructed for the rodeo arena,

which will also create a more formal entry to that site. Better surfacing will be installed along with new bleachers, which will also make the facility more accessible and safer. Solid fencing will be installed around the rodeo arena and staging areas to provide screening from the roadways and from the main park areas. A new maintenance building will be constructed on the north end of the rodeo staging area, which will serve the park as a whole. The existing memorial on the south end of the park adjacent to the old City Hall will remain, with the parking area configured around that site.

The plan includes a complete upgrade to the irrigation and storm water management systems within the park. The primary detention pond will be located in the northeast corner of the park, adjacent to the new Unified Fire Station, and separated from the main body of the park by the 1300 West access drive. The pond will be landscaped but will not be used for activities. The irrigation system will include a sophisticated sprinkler control system that will help conserve water, as well as a drip system for the trees throughout the park.

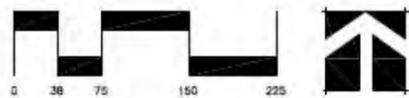
Riverton City has always supported organized sports programs, and has made significant investments to insure that such programs can be accommodated in the City. The renovations to this park will allow the City to meet the needs of a broader range of parks and open space users, to expand the types of facilities available to our residents, and to preserve traditions such as Town Days and the Riverton Rodeo in facilities that enhance those activities. Staff is recommending APPROVAL of this Site Plan for the renovated main park design.

**ATTACHMENTS:**

The following items are attached:

1. A copy of the Zoning Map
2. A copy of the Aerial View
3. A copy of the site plan drawings.
4. A copy of survey information regarding park use from Riverton City and Salt Lake County.

# **Site Plans and Building Elevations**

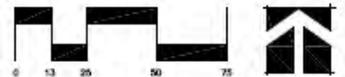


546 Total Parking Spaces

# Riverton City Park

12600 South & 1300 West, Riverton, Utah



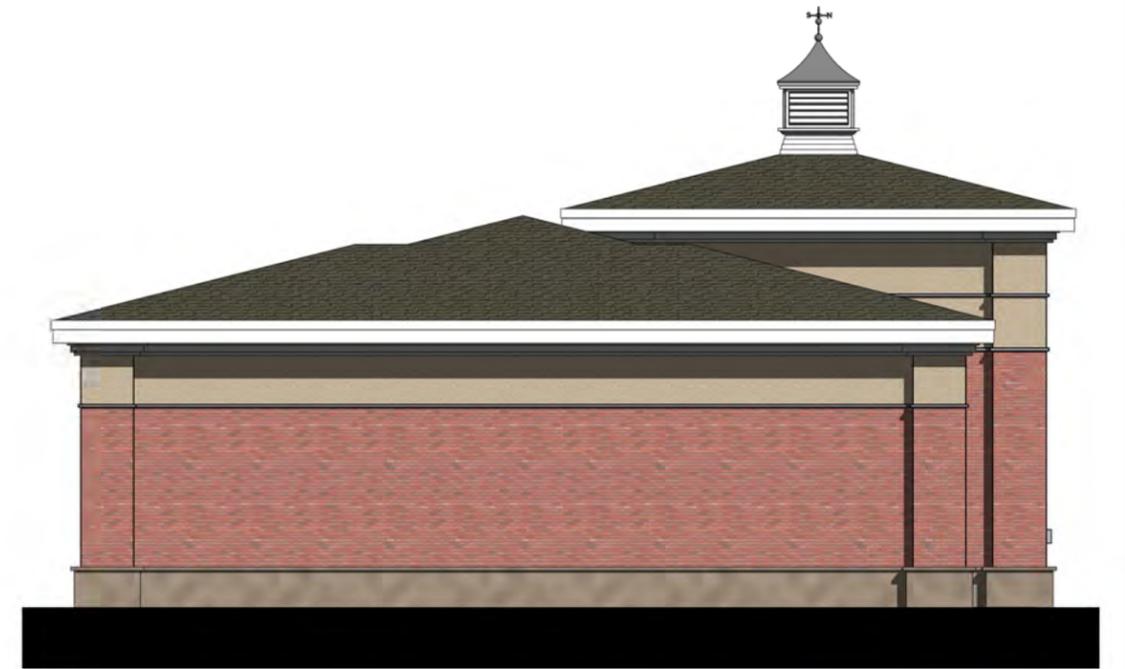


# Riverton Park Rodeo



SOUTH ELEVATION  
1/4" = 1'-0"

1  
A3.2



EAST ELEVATION  
1/4" = 1'-0"

2  
A3.2



NORTH ELEVATION  
1/4" = 1'-0"

3  
A3.2



WEST ELEVATION  
1/4" = 1'-0"

4  
A3.2

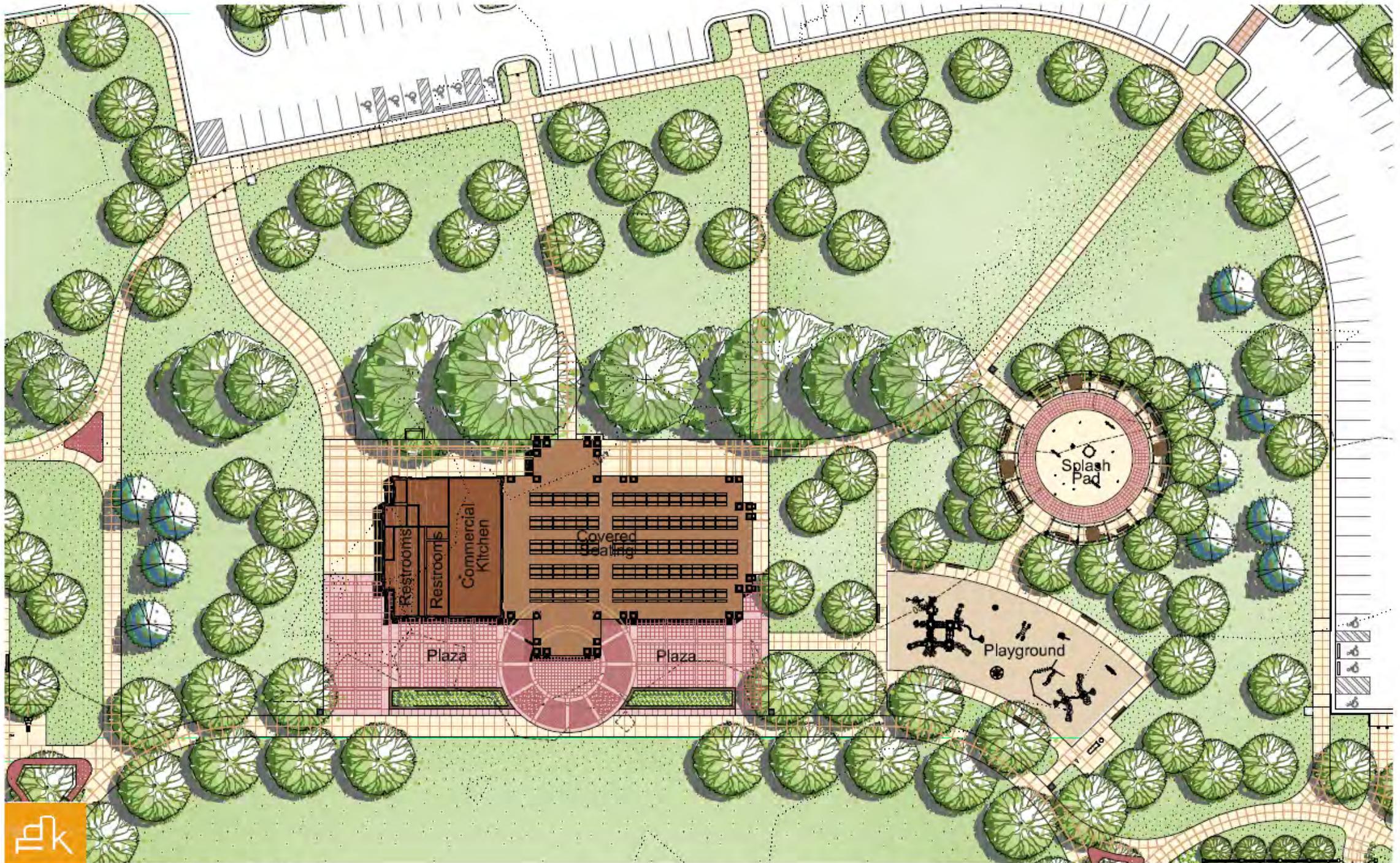
EXTERIOR ELEVATIONS A3.2



RIVERTON CITY MAIN PARK CONCESSION STAND  
RIVERTON CITY, UTAH

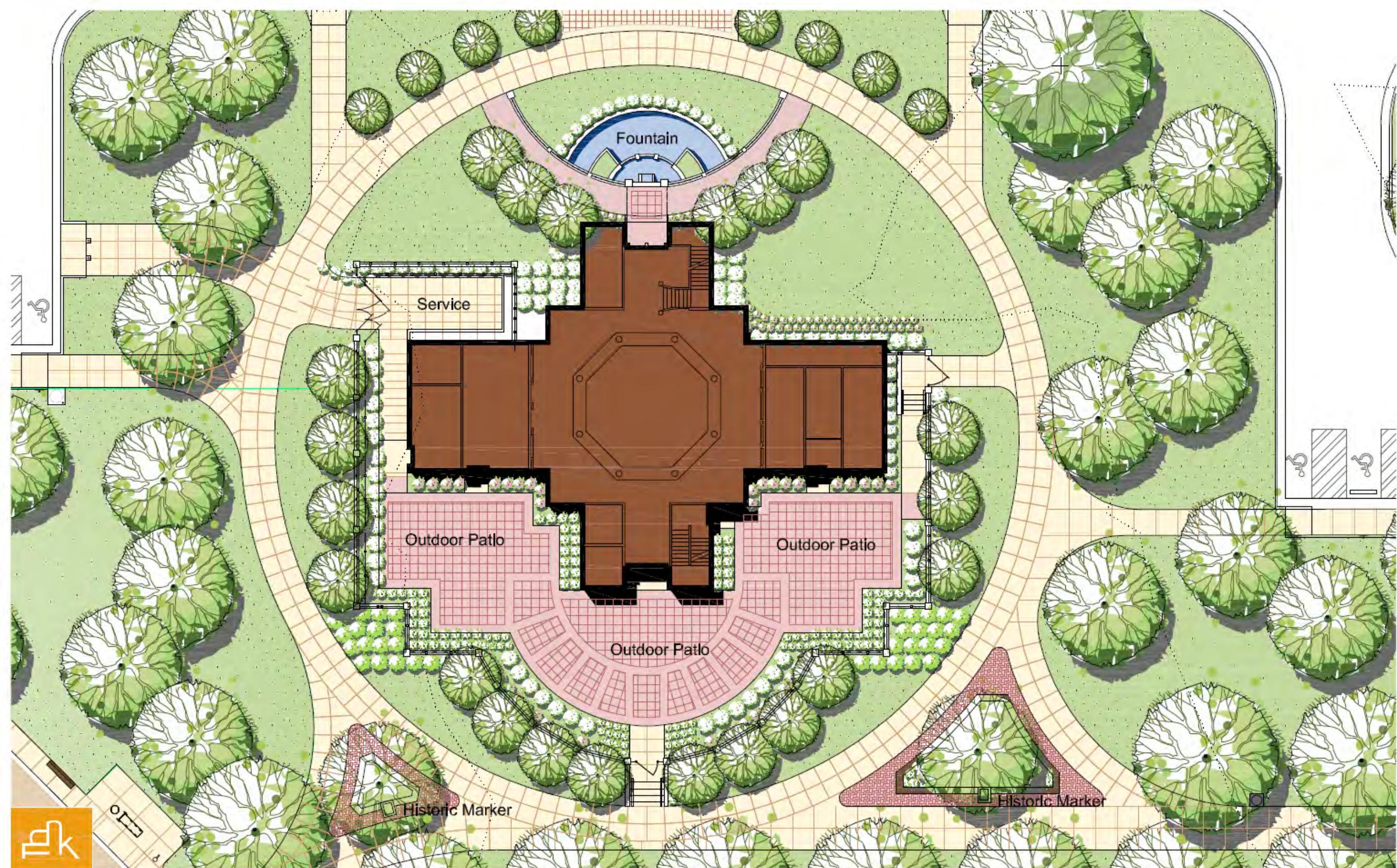
Date 02.21.13

Plot Date: 3/5/2013 8:36:44 AM





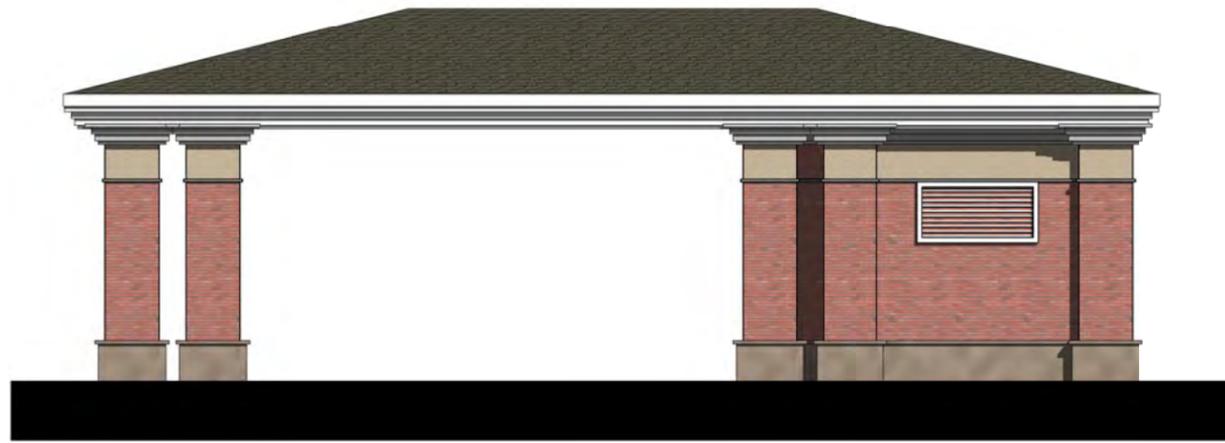
Riverton City Main Park Outdoor Pavilion  
Colored Elevation  
02.11.13



# Riverton Park Indoor Pavilion



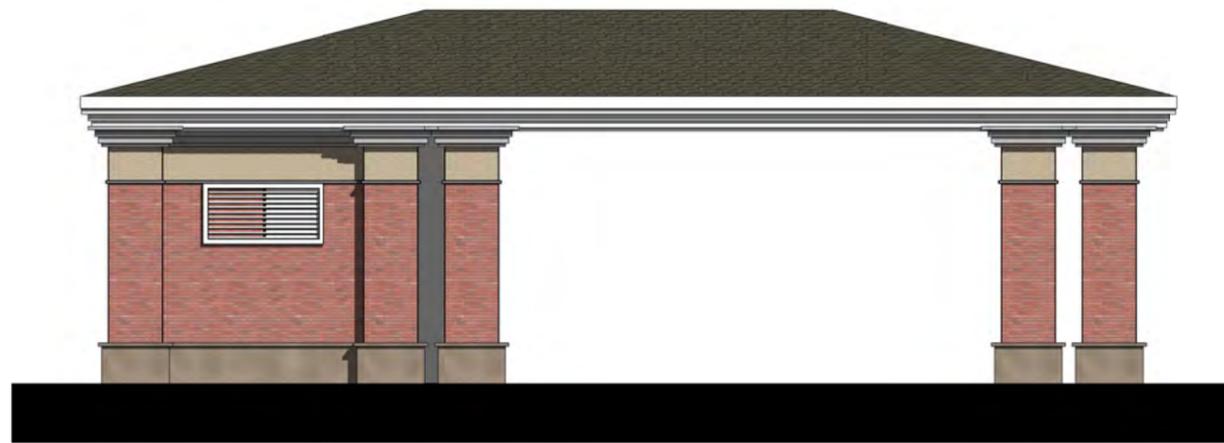
Riverton City Main Park Indoor Pavilion  
Colored Elevation  
02.11.13



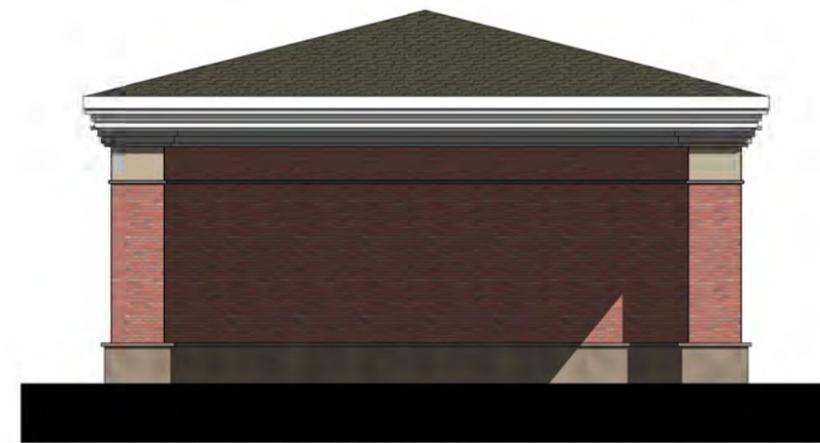
SOUTH ELEVATION  
1/4" = 1'-0" (3) A3.1



EAST ELEVATION  
1/4" = 1'-0" (4) A3.1



NORTH ELEVATION  
1/4" = 1'-0" (1) A3.1

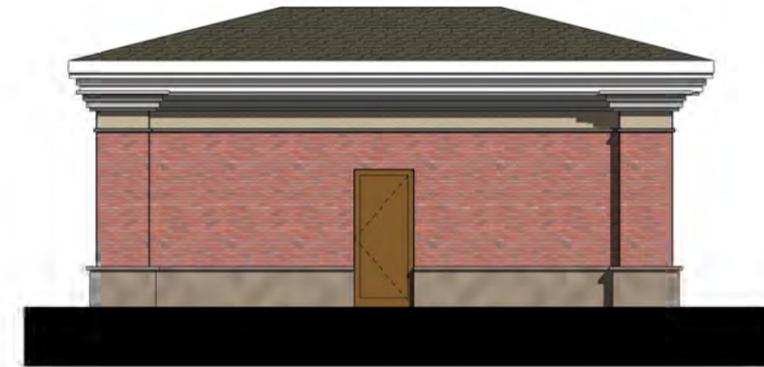


WEST ELEVATION  
1/4" = 1'-0" (2) A3.1



SOUTH ELEVATION  
1/4" = 1'-0"

3  
A3.1



EAST ELEVATION  
1/4" = 1'-0"

4  
A3.1



NORTH ELEVATION  
1/4" = 1'-0"

1  
A3.1



WEST ELEVATION  
1/4" = 1'-0"

2  
A3.1

**Salt Lake County Survey  
(Riverton Residents Included)**

# Southwest Regional Park

4/20/2011

Random sample within 3 mile radius of the park from about 18,000 households

## Questionnaire Final Results

Number of questionnaires sent out	5,099
Number returned	984
Number Tabulated to date	984
Return Rate	19.3%

Note: Return rate represents a statistically accurate sample

	# Responded	% Based on Question Total Responded
Gender		
Female	618	63.4%
Male	356	36.6%
<b>Total Responded</b>	<b>974</b>	

Children Living at Home	# Responded	% Based on Question Total Responded
No children at home	323	32.8%
Less than 5 yrs. Old	364	27.3%
6 - 11 yrs. Old	347	26.0%
12 - 17 yrs. Old	301	22.5%
<b>Total Responded</b>	<b>1335</b>	

Respondents Ages	# Responded	% Based on Question Total Responded
65+ years	90	9.1%
55-64 years	124	12.6%
45-54 years	215	21.8%
35-44 years	296	30.1%
25-34 years	235	23.9%
18-24 years	17	1.7%
0-17 yrs old	7	0.7%
<b>Total Responded</b>	<b>984</b>	

How often do you visit public parks?	# Responded	% Responded
Weekly (1-3 times a week)	309	50.7%
Monthly (2-4 times a month)	350	57.5%
Yearly (1-4 times a year)	260	42.7%
Never	21	3.4%
<b>Total Responded</b>	<b>940</b>	

Don't Use Park, Why?	# Responded	% Responded
Didn't know about it	108	17.7%
Don't have features I'm interested in	266	43.7%
Don't feel safe	25	4.1%
Disability or age	21	3.4%
Lack of transportation	7	1.1%
Distance from Home /Inconvenience	132	21.7%
Belong to a private club	27	4.4%
Not enough parking	23	3.8%
<b>Total Responded</b>	<b>609</b>	

Notes:

Respondents were asked to rank each category by Not, Low, Medium or High priority.

A "not" vote received "0" points, "low" = 1 point, "medium" = 2 points, and "high" = 3 points

The overall priority score represents the aggregate score for each category.

<b>Category</b>	<b>Priority Score</b>
Restroom	34.80
Benches	32.53
Parking	32.19
Playground, Traditional	31.94
Picnic Facility/Group Pavilion (small, 40 people)	31.31
Picnic Table, Single	30.56
Walking/Jogging Paths - Hard Surface	30.25
Walking/Jogging Paths - Soft Surface	30.23
Water Play Splash Pad	29.14
Unprogrammed Open Lawn Area	28.83
Playground, Nontraditional Natural Freeplay	27.38
Picnic Facility/Group Pavilion (large, 100 people)	26.33
Basketball Court	25.79
Bike Racks	25.75
Outdoor Exercise Stations	25.31
Disabled Access	24.99
Tennis Courts	24.95
Natural Habitat Area	24.23
Fishing Pond	24.20
Sand Volleyball Court	22.77
Soccer Fields	22.14
Community Garden	22.04
Horse Shoe Pits	21.46
Amphitheatre	21.13
Baseball Diamonds	20.98
Softball Diamonds	20.89
Football Fields	20.24
Game Courts (i.e. Bocce, Pickle Ball, Futsal)	19.78
Ball Diamond Backstop (for pickup games)	19.52
Disc Golf Course	18.91
Skateboard Park	17.75
Equestrian Trail	17.34
Lacrosse Field	16.25
Rugby Field	15.11

Note: Respondents were asked to pick their top 5 priorities from among all the categories.

<b>Top 5 Priorities</b>	<b>Total Count</b>
Restroom	470
Playground, Traditional	335
Water Play Splash Pad	295
Walking/Jogging Paths - Hard Surface	273
Walking/Jogging Paths - Soft Surface	239
Picnic Facility/Group Pavilion (small, 40 people)	194
Parking	193
Benches	187
Fishing Pond	146
Picnic Table, Single	139
Tennis Courts	139
Unprogrammed Open Lawn Area	124
Natural Habitat Area	114
Playground, Nontraditional Natural Freeplay	111
Picnic Facility/Group Pavilion (large, 100 people)	110
Basketball Court	102
Amphitheatre	99
Outdoor Exercise Stations	90
Community Garden	73
Disc Golf Course	65
Disabled Access	59
Sand Volleyball Court	57
Soccer Fields	53
Equestrian Trail	49
Baseball Diamonds	47
Skateboard Park	38
Softball Diamonds	35
Bike Racks	34
Football Fields	33
Game Courts (i.e. Bocce, Pickle Ball, Futsal)	28
Horse Shoe Pits	23
Ball Diamond Backstop (for pickup games)	20
Lacrosse Field	11
Rugby Field	11

**Riverton City**  
**Survey Comments**  
**(2003)**

## Comments on Survey 2003

- ◆ My priority is based on availability – so 5 because we have no rec. courts where as we have other fields, etc.
- ◆ Playground equipment should be in every park in all subdivisions.
- ◆ Xeroscape garden-active for citizens to learn & participate
- ◆ Open fields can be used for soccer, lacrosse, etc.
- ◆ Please put a playground in Foothills Park! We've been waiting for years!!
- ◆ We could get the skateboarders out of the parking lots if we had a nice skateboard park.
- ◆ Everyone has different interests. Make something more than one interest can use.
- ◆ We live across from football fields & during the season we can't even park/drive down our street!
- ◆ Let big leisure & shopping malls so we have tax base to do all this. People are not shopping in Riverton. We all go to Jordan Landing now. GET ON THE BALL. Or we will be left behind. People can not afford higher property taxes. Keep jobs in Riverton for our people to work at & play.
- ◆ Thanks for concern of Riverton residents!
- ◆ Skateboard park great idea!
- ◆ Very, Very High Priority. I feel we need a Large Fitness Center a lot like West Valley Fitness Center.
- ◆ Youth Activities are very Important and Family outing keep kids safe & out of trouble.
- ◆ Need playground equipment at Park (Rosecreek Area)
- ◆ Love the chance to offer input!
- ◆ Football & clubs should stay with schools. Mtn. Biking too much upkeep & noise.
- ◆ Riverton needs a Skate Park! Those kids need a place to skate.
- ◆ NO religion in Youth Facilities
- ◆ Baseball & Softball have enough already – work on other areas
- ◆ Most listed above are summer recreation. We need some winter activities. Indoor rink. Closest one is in Murray. (Ice Skating Rink)
- ◆ Finish Jordan Parkway. Bike trail down to Utah Lake.
- ◆ We need a Rec. Center such as Dimple Dell.
- ◆ I favor planning for the future. (archery range & moto-cross stadium)
- ◆ We are in desperate need for a Rec. Center. Marv Jenson cannot facilitate all of us. Please budget this!
- ◆ Bowling Alley
- ◆ Recreation Center
- ◆ We have ballparks now. The most important is area's that everyone can use, without being on teams.
- ◆ We need somewhere to work-out & the kids need somewhere besides 7-11 to hang out
- ◆ No trails No trails Less trails No trails No more Trails No trails.
- ◆ We need a skate-park....& soon

- ◆ PLEASE: An outdoor amphitheater for music & plays!!!!
- ◆ Turn the golf course into a sledding area in winter. Make it safe.
- ◆ Any park or open space should be a priority for a resident.
- ◆ A recreation center like Dimple Dell Rec. Center.
- ◆ We would rather have more recreation area than houses, people and traffic.
- ◆ We are very disappointed with the choice of stores being brought to Riverton. We need a Walmart, Shopko or Target. Walgreens is not going to meet our needs and the city is losing lots of money because people go elsewhere.
- ◆ Biking trails as possible alternate transportation most important-can't be "just added" when lost
- ◆ We urgently need more trails. These trails need to be connected into a regional network, including the Jordan Parkway and Herriman's trails.
- ◆ We need a rec. center like Dimple Dale, West Valley Fitness Center or Oquirrh Park
- ◆ Please don't forget that people love Riverton for its rural atmosphere. Please don't completely eliminate it!!
- ◆ Most important to keep Riverton semi-rural as possible.
- ◆ Off-leash Dog Park
- ◆ Family consensus, ages 42, 40, 12, 10, 10, 7, 5(Petting Zoo)
- ◆ Since we're so short of water, build nothing that involves using some
- ◆ Need to take better care of parks-especially soccer field at Centennial-an embarrassment
- ◆ Swimming center-rec. center
- ◆ We need a Rec. Center with inside swimming pool
- ◆ We need more parking at Centennial Park. Our neighborhood is innondated with vehicles during football games!
- ◆ Many of these areas can/should be combined: baseball & football & frisbee & soccer & softball, etc.
- ◆ There needs to be something available that you don't have to sign up for!
- ◆ Need tennis courts in existing park off 13<sup>th</sup> West, closest courts are at RHS-too far for kids to ride bikes to.
- ◆ Give these kids somewhere to use their skateboards!
- ◆ Seems like most fields could interchange-We need a theater
- ◆ Playgrounds are most important
- ◆ Swimming pool for water aerobics
- ◆ Several swimming pools. (1)Swim lessons year round (2)indoor with water slide & stuff like Kearns (3)kiddie pool (4)outside with slides & stuff like Kearns
- ◆ Skateboard Park would be wonderful!
- ◆ The city needs family park space. Places for quiet meditation where nature can be appreciated. Sports and entertainment have been a priority for too long. Every park in the city to this point has been developed around some kind of sport. We need space away from this where life itself is emphasized and can be appreciated.
- ◆ All the black dotted (basketball courts, jogging/fitness/walking trails, racquetball/handball courts, rock climbing, roller hockey, tennis courts, volleyball courts & weight lifting facility) I feel this could be all worked together for a recreation center. The youth center could include adults for the rec. center.

- ◆ Bicycle lanes in all roads is a must for everyone's safety.
- ◆ All of these are already great programs-now what???
- ◆ Well-maintained fields can sustain multi-use activities if correct scheduling is used.
- ◆ Please get these kids a skateboard park!
- ◆ Family fitness & rec. center could accommodate a lot of the above, but at affordable rates. Riverton is lacking quality parks-(playground equipment). They need to get some updated playground equipment/get rid of sand!
- ◆ A park with a splashing pool or water shooting up like at Gateway Mall. Utah gets hot in the summer.
- ◆ PLEASE...give us our own GYM!!
- ◆ Swimming Pool
- ◆ Need indoor county recreation swim-fitness (like Gene Fullmer)
- ◆ Medical Center
- ◆ A recreation center similar to Orem Community Recreation Center!
- ◆ An indoor pool playground like Gene Fullmer or West Valley Rec. Center has would be wonderful & well used by our many families!
- ◆ Indoor swimming pool near High School.
- ◆ Please include trails for walking & biking!! People will use them! Let's give people some alternatives to driving everywhere!!
- ◆ We would love more facilities in Riverton, but we'd like to see our parks taken care of better before anything else is added. The landscaping maintenance is of very poor quality. Especially the miniparks in many of the neighborhoods. We've lived in Riverton for 16 years, and it's been this way ever since moving here. We have three boys that have played soccer for about ten years. We've traveled from Park City to Tooele and from Logan to Provo to games and have not found any parks in worse condition than ours here in Riverton. We hope this letter makes a difference in future landscaping maintenance. Our parks should be as beautiful as any other park in the valley because Riverton is a beautiful place to live. We believe we should be able to take care of what we have before acquiring more. Sincerely, Ken & Dorthy Rigby & Family 254-1982
- ◆ Community Pool
- ◆ Recreation Center or a Lifestyles Center would be fantastic.
- ◆ We need a fitness center real bad around here.
- ◆ Skate Park is needed, to keep kids away from front of bus.
- ◆ Ice Skating Rink would be nice.
- ◆ Foothill Park on 4800 W. & 14000 S. needs playground equipment. 300 kids in area at least!
- ◆ S. Jordan has a great facility that we can use. Save our Tax Dollars. Wait, I'll save my tax dollars.
- ◆ Lower the water rates and taxes.
- ◆ Safe locations for our citizens to play & exercise are of top priority & put playgrounds & bike lanes first.
- ◆ We need a city or county recreation center like Cottonwood, Dimple Dell or Taylorsville.

- ◆ The city needs to maintain the playground equipment already in place before it has to be replaced again.
- ◆ Most of the above activities could be put into a Rec. Center-don't forget a swimming pool (indoor)
- ◆ Many recreation facilities could be included in a Rec. Center (like Dimple Dell or Gene Fullmer)
- ◆ Community Center as promised & as "voted" upon already.
- ◆ Riverton Arts needs a place for plays and other entertainment facilities.
- ◆ I would love a fitness/recreation facility like Dimple Dell on 10<sup>th</sup> E. & 106<sup>th</sup> S. Not Marv Jensen.
- ◆ Need more recreational facilities. You have enough baseball & rodeo.
- ◆ Rec. Center should be full fitness center & include weight lifting, youth center, rock climbing, racquetball/handball courts, etc.
- ◆ Secondary water is too high for what you get.
- ◆ Soccer has more youth than Baseball in the Riverton area-lets get us more grass to accommodate the youth.
- ◆ More things for Young Adults.
- ◆ We love the Jordan River Parkway!
- ◆ Skateboard Park is needed!
- ◆ If a sledding area is made, make it adequate not wimpy & boring.
- ◆ Keep any structure to a minimum. They cost too much, require constant upkeep-maintenance-subject to vandalism.
- ◆ This is a great idea. I applaud your planning!
- ◆ Indoor track
- ◆ Soccer, rugby, lacrosse & football fields can be used the same & roller-blading, bike lanes-same
- ◆ Please build a skateboard park. This would get the kids off the streets.
- ◆ Cover South County Pool to be year round use for lessons, scouts, & RHS swim team, water aerobics, etc.
- ◆ Trap & skeet field
- ◆ Almost all other cities have a Rec. Facility with weights, various courts, aerobic rooms, etc. I would rather put my \$\$\$ into the city than a private gym.
- ◆ Sheril Garn does a tremendous job!!
- ◆ Riverton is Horse country, please-Let's keep it this way by providing trails!
- ◆ A county rec. center (like Gene Fullmer or Dimple Dell) would accommodate many of the above items, plus swimming
- ◆ A nice skate park would be nice.
- ◆ PLAYGROUNDS, ASAP!!
- ◆ Ideal location for Rec. Center is 12600 S. between 2200 W./1980 W. behind McDonald's.
- ◆ These are all frivolous-nice but not necessary-do necessities FIRST!
- ◆ Please really look into a new horse arena. Ours is really bad, we need a new one.
- ◆ Riverton is a great place to live! And raise children.

- ◆ Trails, natural open space, JORDAN RIVER OPEN SPACE! Equestrian uses are declining-Admit it and move on!
- ◆ A place to hold continuing education classes especially aerobic classes.
- ◆ Cover the Riverton Pool (South County) so it can be used year round—indoor
- ◆ A place for BMX bikers, jumps, etc. allow BMX on park with skateboards.
- ◆ I think Riverton really needs a Fitness/Rec. Center like Gene Fullmer or West Valley's Fitness center
- ◆ Not a facility but a very needed activity as trying to get into our post office.
- ◆ Senior Center with gym equipment.
- ◆ Nice restaurant.
- ◆ Recreation Center with swimming pool-waterslide, etc. Like Dimple Dell/Gene Fullmer, Oquirrh Park.
- ◆ Thanks for asking!
- ◆ Riverton is great for cycling because of it's rural areas, but most roads have little to no shoulder area.
- ◆ Riverton treats its senior citizens with "benign neglect". The sr. center offers fewer activities than most others in the valley. Many of us are not ready to "man the rocking chair" and play bingo and paint knick knacks the rest of our lives. It might be helpful to look at the activities offered at the Heritage Center in Murray, or at the offering in Sandy, South Jordan, and the various Salt Lake City senior centers. I realize that plans are to move the senior center to the community center building at some point, but those of us who remain vital, active members of the community should be given options more challenging and interesting than those presently offered. Lectures and seminars by health care professionals, CPR and first aid, exercise programs, and other similar activities could be offered at little cost and would be a welcome addition for those of us who would welcome diversity at the center.
- ◆



## Issue Paper

Item No. 3.2

<b>Presenter/Submitted By:</b>	Jason Lethbridge, Planning Manager	
<b>Subject:</b>  <b>SITE PLAN, PUBLIC SAFETY BUILDING &amp; CIVIC CENTER OPEN SPACE RENOVATIONS, 12800 SOUTH REDWOOD ROAD, PROPOSED BY RIVERTON CITY.</b>	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> N/A	
	<b>Funding Source:</b> N/A	
<b>Background:</b>  <p>Riverton City is proposing the construction of a new Public Safety building just north of the existing Civic Center building at the intersection of 12800 South and Redwood Road. In addition, the City is proposing renovation of the existing open space at that location. The building and renovations to the open space require site plan approval.</p> <p>The building and associated parking will be for the Salt Lake Valley Law Enforcement Service Area, which provides police services to Riverton City. SLVLESA currently occupy space in a commercial development off 1300 West which is insufficient for their needs. This building will provide the space and parking necessary for SLVLESA, and will help to incorporate public safety services into the overall Civic Center campus. The building has been designed to match the architecture of the existing Civic Center, and will be constructed with additional parking just north that building. An architectural rendering of the building is included below. The parking area for the building will be enclosed with a wrought iron fence, and will not be available for public use. The building will utilize the existing access points on Park Avenue and Redwood Road.</p>		
<b>Recommendation:</b>  <p>On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this site plan application with the conditions outlined in the staff report.</p>		
<b>Proposed Motion</b>  <p>I move City Council APPROVE the Site Plan for the SLVLESA Public Safety Building and Civic Center open space renovations, located at approximately 12800 South Redwood Road West, with the conditions outlined in the staff report.</p>		

**RIVERTON CITY  
MEMORANDUM**

**TO: Honorable Mayor and City Council**

**FROM: Development Review Committee**

**DATE: August 20, 2013**

**SUBJECT: SITE PLAN, PUBLIC SAFETY BUILDING & CIVIC CENTER OPEN SPACE RENOVATIONS, 12800 SOUTH REDWOOD ROAD, PROPOSED BY RIVERTON CITY.**

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**On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this Site Plan application. The Planning Commission recommended the following motion:**

I move City Council APPROVE the Site Plan for the SLVLESA Public Safety Building and Civic Center open space renovations, located at approximately 12800 South Redwood Road West, with the following conditions;

1. Storm drainage systems, installation and easements shall comply with Engineering Department requirements and standards.
2. Building architecture for the public safety building be as shown on the attached renderings.
3. Final architectural design of the proposed plaza structure be reviewed and approved prior to construction.
4. All rooftop mechanical equipment be screened from view.
5. The site and structures shall comply with any and all applicable standards and ordinances, including the International Building and Fire Codes.

**BACKGROUND:**

Riverton City is proposing the construction of a new Public Safety building just north of the existing Civic Center building at the intersection of 12800 South and Redwood Road. In addition, the City is proposing renovation of the existing open space at that location. The building and renovations to the open space require site plan approval.

The building and associated parking will be for the Salt Lake Valley Law Enforcement Service Area, which provides police services to Riverton City. SLVLESA currently occupy space in a commercial development off 1300 West which is insufficient for their needs. This building will provide the space and parking necessary for SLVLESA, and will help to incorporate public safety services into the overall Civic Center campus. The building has been designed to match the architecture of the existing Civic Center, and will be constructed with additional parking just north that building. An architectural rendering of the building is included below. The parking area for the building will be enclosed with a wrought iron fence, and will not be available for public use. The building will utilize the existing access points on Park Avenue and Redwood Road.

The City is also proposing the construction of restroom, picnic pavilions and new parking for the existing playground and park area just west of the Civic Center. Currently, parking for this open space and playground is in the informal paved area behind the Civic Center. Access to this area is limited and does not comply with access management standards. The proposed plan would

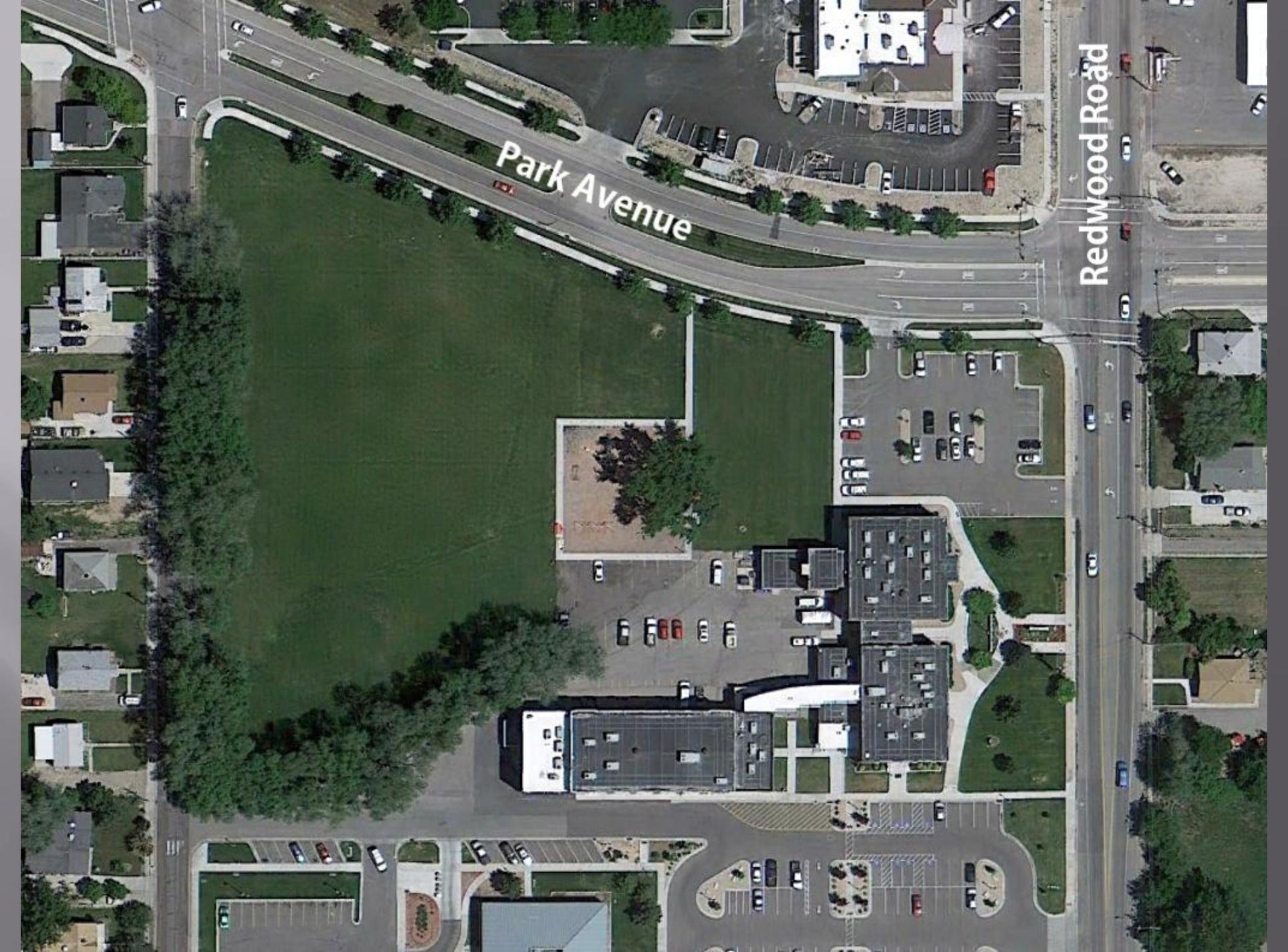
incorporate this area into the Civic Center open space, creating additional green space, walking paths, and small plaza area. The parking will be relocated to a new parking lot constructed adjacent to Park Avenue and accessed from that roadway. Additional parking will be included along the south side of the open space areas.

Staff is recommending APPROVAL of the Site Plan for the SLVLESA Public Safety Building and the renovated open space design.

**ATTACHMENTS:**

The following items are attached:

1. A copy of the Zoning Map
2. A copy of the Aerial View
3. A copy of the site plan and architectural drawings.



Park Avenue

Redwood Road



Park Avenue

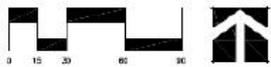
Redwood Road



50001251 BASE OF BOARDING MAP 281731 RECORD MAP 2017.17 MEASURED



2 August 2013



# Riverton City Hall Park

12800 South & Redwood Road, Riverton, Utah

Existing Library



**Secured  
Parking Area**  
30 Spaces

**Existing  
playground**

**Prop  
Public  
Safety**

Bike Rack

Bike Rack

ter



**UNIFIED POLICE RIVERTON**  
RIVERTON, UTAH







**RIVERTON CITY  
MEMORANDUM**

**TO:** Honorable Mayor and City Council

**FROM:** Development Review Committee

**DATE:** August 20, 2013

**SUBJECT:** FINAL SITE PLAN, SOUTH VALLEY COMPOUNDING PHARMACY, 3796 WEST 12600 SOUTH, C-R ZONE, MARTY BILJANIC REPRESENTING SOUTH VALLEY COMPOUNDING PHARMACY, APPLICANT.

**PL NO.:** 13-8001 – SOUTH VALLEY COMPOUNDING PHARMACY FINAL SITE PLAN

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**On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this final site plan application with the conditions outlined below. The Commission recommended the following motion**

I move the City Council APPROVE the South Valley Compounding Pharmacy Final Site Plan, application number PL-13-8001, located at 3796 West 12600 South with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. Any and all rooftop mechanical equipment be fully screened from street view.
4. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

**BACKGROUND:**

Marty Biljanic representing the South Valley Compounding Pharmacy has submitted an application for final site plan approval for a commercial parcel located at 3796 West 12600 South. The property is currently zoned C-R (Regional Commercial) and is currently vacant. To the east property is zoned C-R and is occupied by an existing but currently vacant bank structure with the Granite Credit Union located just north of that. Property to the north is zoned C-R and is vacant. Property the west is also zoned C-R and is vacant. It should be noted that an application to develop this property has been submitted and is currently under review. To the south property is zoned C-R and is occupied by the IHC Riverton Hospital.

The applicant is proposing to construct a retail building that will include the pharmacy business as well as additional retail commercial spaces. The parcel is lot #8 of the previously approved Riverton Meadows Commercial Development and is 28,284 square feet in size. The proposed layout of the property places the new building at the north end of the parcel with the building fronting south towards 12600 south. The back of the building will be at the north adjacent to and existing privately owned and maintained access road.

Access to this site will be gained from both Creek Meadow Road just east of the bank structures and Rhetski Lane, a privately owned and maintained street that provides limited right-in right-out access to 12600 South. Creek Meadow Road is a signalized full access intersection.

Parking areas for the building will be located south of the building and west of the building. The building requires 25 parking stalls and the site plan shows that 27 parking stalls are being provided.

Landscaping on the site is slightly less than the 20% overall site landscaping required by code. This site is showing only 15% of the site as being landscaped area. This would be unacceptable as a stand alone commercial parcel, however, this is a pad site in a larger commercial development. In this case this over all commercial development is required to maintain the 20% landscaping requirement, not the individual pad sites. Therefore, the 5% landscaping deficiency present on this lot must be accounted for through additional landscaping elsewhere in the development. The applicant has included data that indicates the Texas Roadhouse and Jimmy John's development were both had excess landscaping that easily accounts for the 5% landscaping lacking on this site, thus maintaining the overall 20% landscaping requirement.

Building architecture for the site is very similar to the existing Five Guys – Jimmy Johns building located just west of Rhetski Lane. The proposed architecture provides a building with varying roof line, upper walls composed of EIFS Stucco paneling of different colors. Columns with cultured stone veneer break up large expanses of stucco on the east, west and north facades and provide excellent visual relief on the south side of the structure. A split face CMU block wainscot surrounds the base of the building. This building meets the architectural requirements of the C-R zone and closely resembles previous buildings constructed in this development.

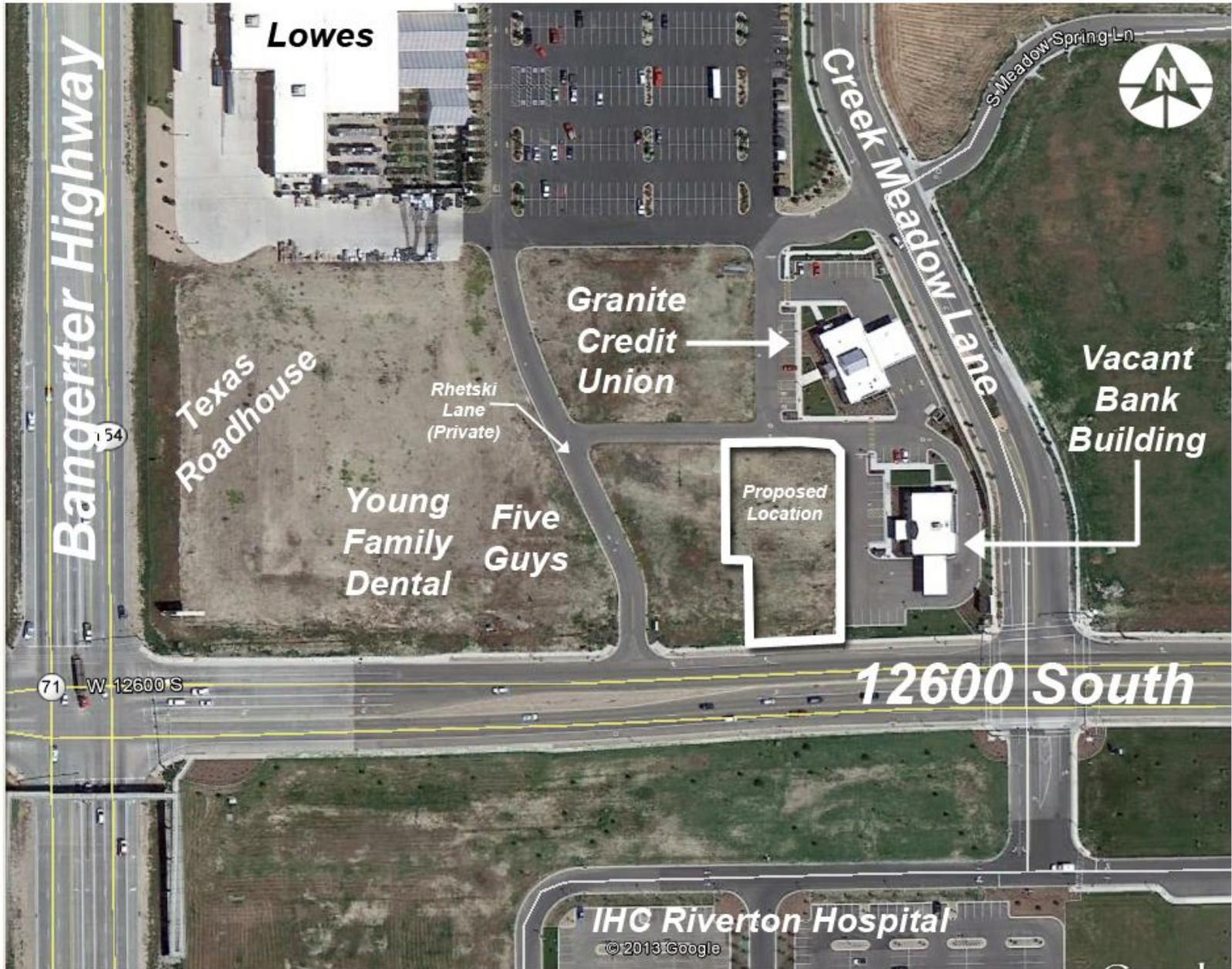
Riverton City's Planning, Engineering and Water Divisions have reviewed this site plan application and are recommending approval. The Unified Fire Authority has also reviewed this application and is also recommending approval. Therefore, Staff is recommending approval of this application with the basic conditions listed above.

#### **ATTACHMENTS:**

The following items are attached for your review:

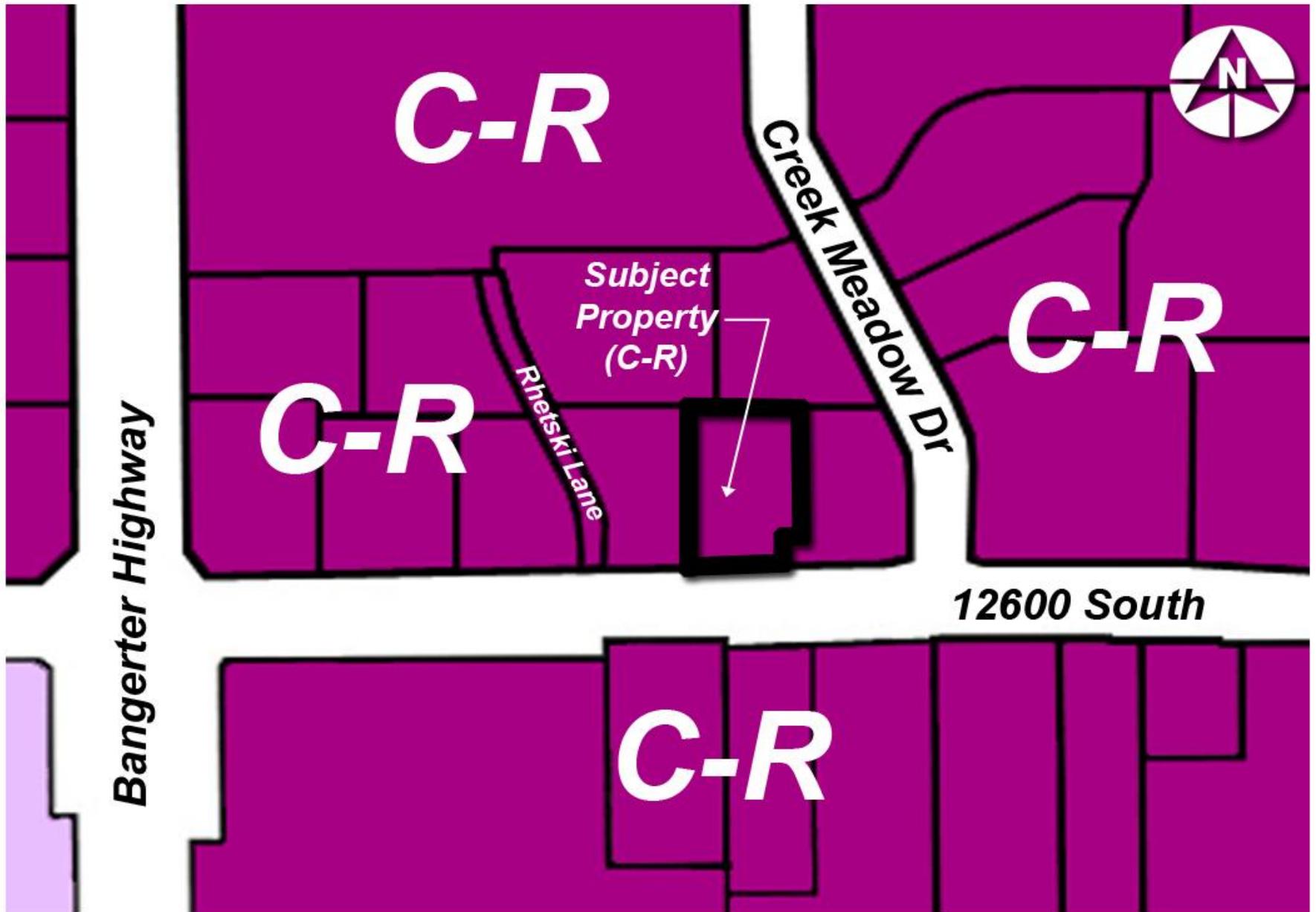
1. A copy of the Site Plan application
2. An 8½"x11" copy of the Zoning Map
3. An 8 ½ "x11" copy of the Aerial Views
4. An 11"x17" copy of the Master Site Plan.
5. An 11"x17" copy of the Site Plan and Landscape Plans.
6. An 11"x17" copy of the building elevations

# South Valley Compounding Pharmacy Final Site Plan

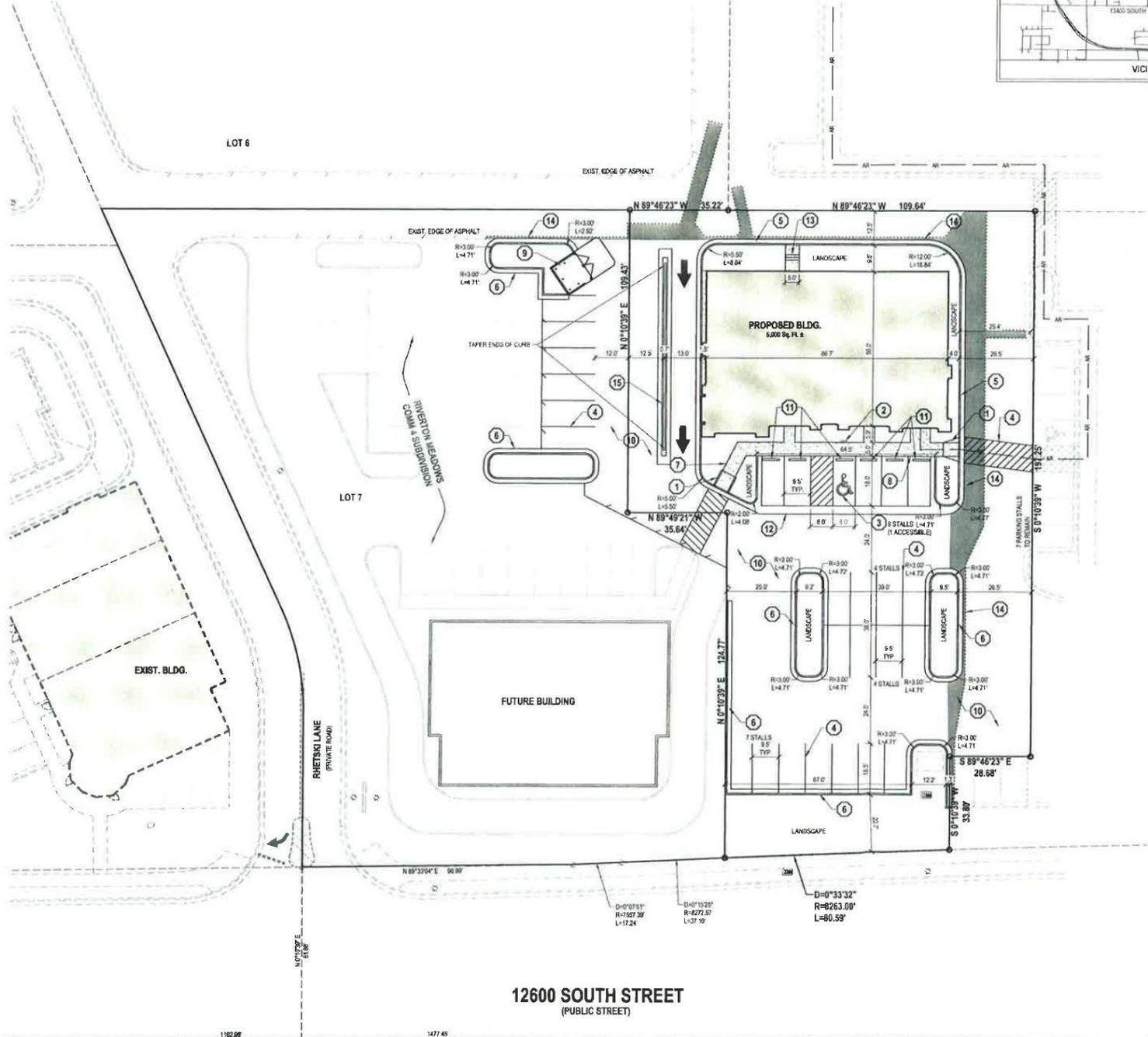
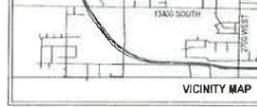


**Aerial View**

**South Valley Compounding Pharmacy Final Site Plan**



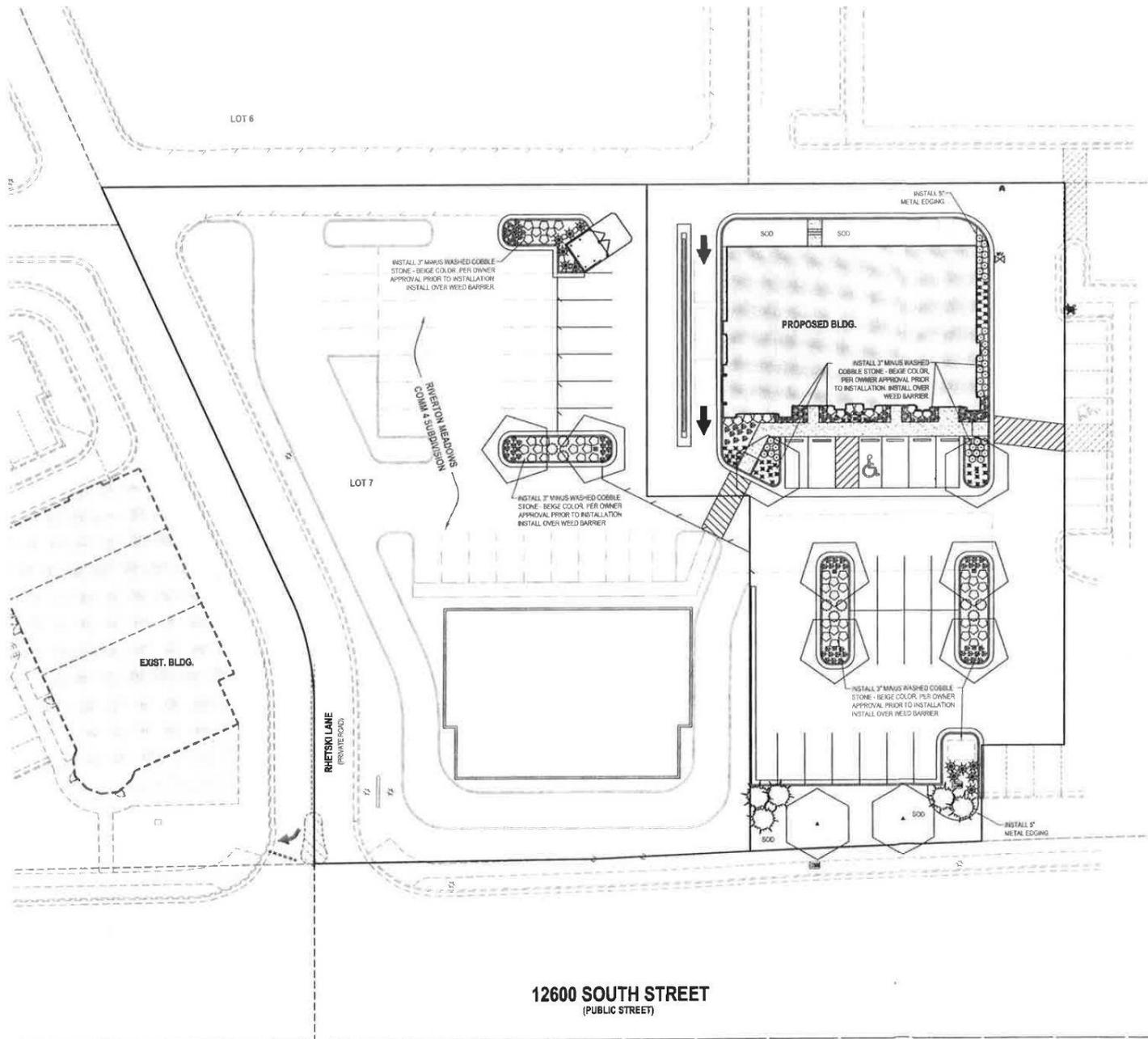
**Zoning Map**



**12600 SOUTH STREET**  
(PUBLIC STREET)

1182.06' 1477.45'  
 S 89°42'21" E 2840.01' BASIS OF BEARING  
 (S 89°26'50" W 2630.75' A.R.P.)  
 J14 WEST CORNER SECTION 29  
 T14N R33S W02E  
 T. LAKE BASE AND MERIDIAN  
 1/4" = 3" BRASS CAP

SOUTH QUARTER CORNER SECTION 29  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND 3" BRASS CAP



LOT 6

LOT 7

EXST. BLDG.

PROPOSED BLDG.

RHETSKI LANE  
(PRIVATE ROAD)

RIPPRAP MEDIANS  
CURB & SUBSIDION

INSTALL 3" MINUS WASHED COBBLE  
STONE - BEIGE COLOR PER OWNER  
APPROVAL PRIOR TO INSTALLATION  
INSTALL OVER WEED BARRIER

INSTALL 3" MINUS WASHED COBBLE  
STONE - BEIGE COLOR PER OWNER  
APPROVAL PRIOR TO INSTALLATION  
INSTALL OVER WEED BARRIER

INSTALL 3" MINUS WASHED  
COBBLE STONE - BEIGE COLOR  
PER OWNER APPROVAL PRIOR  
TO INSTALLATION. INSTALL OVER  
WEED BARRIER

INSTALL 3" MINUS WASHED COBBLE  
STONE - BEIGE COLOR PER OWNER  
APPROVAL PRIOR TO INSTALLATION  
INSTALL OVER WEED BARRIER

INSTALL 5"  
METAL EDGING

INSTALL 5"  
METAL EDGING

12600 SOUTH STREET  
(PUBLIC STREET)



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**COLOR LEGEND:**

- (A) CULTURED STONE VENEER
- (B) SPLIT-FACED CMU
- (C) BLACK FABRIC WRIND FABRIC
- (D) EPS - STUCCO SYSTEM
- (E) PARAPET COPING/STANDING SEAM ROOFING
- (F) STEEL CANOPY BEAMS AND TRUSS
- (G) ALUMINUM STOREFRONT SYSTEM
- (H) DECORATIVE WALL SCOFF



**Issue Paper**

**Item No. 3.3**

<b>Presenter/Submitted By:</b>	Jason Lethbridge, Planning Manager	
<b>Subject:</b>  <b>FINAL SITE PLAN, SOUTH VALLEY COMPOUNDING PHARMACY, 3796 WEST 12600 SOUTH, C-R ZONE, MARTY BILJANIC REPRESENTING SOUTH VALLEY COMPOUNDING PHARMACY, APPLICANT.</b>	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> N/A	
	<b>Funding Source:</b> N/A	
<p><b>Background:</b></p> <p>Marty Biljanic representing the South Valley Compounding Pharmacy has submitted an application for final site plan approval for a commercial parcel located at 3796 West 12600 South. The property is currently zoned C-R (Regional Commercial) and is currently vacant. To the east property is zoned C-R and is occupied by an existing but currently vacant bank structure with the Granite Credit Union located just north of that. Property to the north is zoned C-R and is vacant. Property the west is also zoned C-R and is vacant. It should be noted that an application to develop this property has been submitted and is currently under review. To the south property is zoned C-R and is occupied by the IHC Riverton Hospital.</p> <p>The applicant is proposing to construct a retail building that will include the pharmacy business as well as additional retail commercial spaces. The parcel is lot #8 of the previously approved Riverton Meadows Commercial Development and is 28,284 square feet in size. The proposed layout of the property places the new building at the north end of the parcel with the building fronting south towards 12600 south. The back of the building will be at the north adjacent to and existing privately owned and maintained access road.</p>		
<p><b>Recommendation:</b></p> <p>On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this final site plan application with the conditions outlined in the staff report.</p>		
<p><b>Proposed Motion</b></p> <p>I move the City Council APPROVE the South Valley Compounding Pharmacy Final Site Plan, application number PL-13-8001, located at 3796 West 12600 South with the conditions outlined in the staff report.</p>		

**RIVERTON CITY  
MEMORANDUM**

**TO:** Honorable Mayor and City Council

**FROM:** Planning Department

**DATE:** August 20, 2013

**SUBJECT:** MASTER SITE PLAN AMENDMENT, BANGERTER-REDWOOD MASTER SITE PLAN FENCING, 13728 SOUTH REDWOOD ROAD (NORTHWEST CORNER OF THE INTERSECTION OF BANGERTER HIGHWAY AND REDWOOD ROAD), C-G ZONE, HOWARD KENT OF BANGERTER-REDWOOD LLC, APPLICANT

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**On August 20, 2013 the Planning Commission voted to recommend APPROVAL of this fencing amendment to the master site plan. The Planning Commission recommended the following motion:**

I move the City Council APPROVE the Amendment to the Fencing Requirement of the Bangerter/Redwood Master Site Plan located at 13728 South Redwood Road with the following conditions:

1. Fencing along the north property line be vinyl where adjacent to existing commercial zoning.
2. Fencing along the west property line be installed prior to issuance of a building permit for any pad site or building on the western half of the property.

**BACKGROUND:**

This is an application for and amendment to the fencing requirement of the Commercial Master Site Plan for a 6-lot commercial development located at the northwest corner of the intersection of Bangerter Highway and Redwood Road. The property is zoned C-G (Gateway Commercial). Properties directly north of the subject parcel are zoned R-3 (Residential 1/3 acre lots) and C-G. To the west properties are zoned R-4 (Residential 1/4 acre lots) and RR-22 (Rural Residential 1/2 acre lots). South is the Bangerter Highway and Bluffdale City and to the east is Redwood Road with property beyond zoned C-G and R-1 (Residential 1 acre lots).

The site plan was approved in 2009, and the developer has recently begun construction of the approved Burt Brother's Tire Store on the property. In 2009, the Planning Commission recommended approval of the site with a requirement for solid vinyl fencing along the north property line, where the development is adjacent to future commercial development. The City Council, however, in their action on the Master Site Plan, required an eight (8) foot solid masonry fence along that north property line. The applicant is requesting an amendment to the original approval allowing a solid vinyl fence along that property line. Also, the applicant is requesting the installation of fencing along the west property line be required once development of the western half of the property occurs.

The concern with fencing type along the north property line stems from the potential

development of that property. The majority of the property is commercially zoned, but is residentially used, with single-family homes on the properties. Should that property develop commercially, the City will require cross connection between the properties, and solid masonry fencing typically is not used between commercial sites. However, it is unclear to what extent the properties to the north will develop commercially, and when such development may occur.

The Planning Commission recommended vinyl fencing adjacent to existing commercial zoning on the north property line, and that fencing along the west property line be installed prior to the issuance of a building permit for any development on the west half of the property.

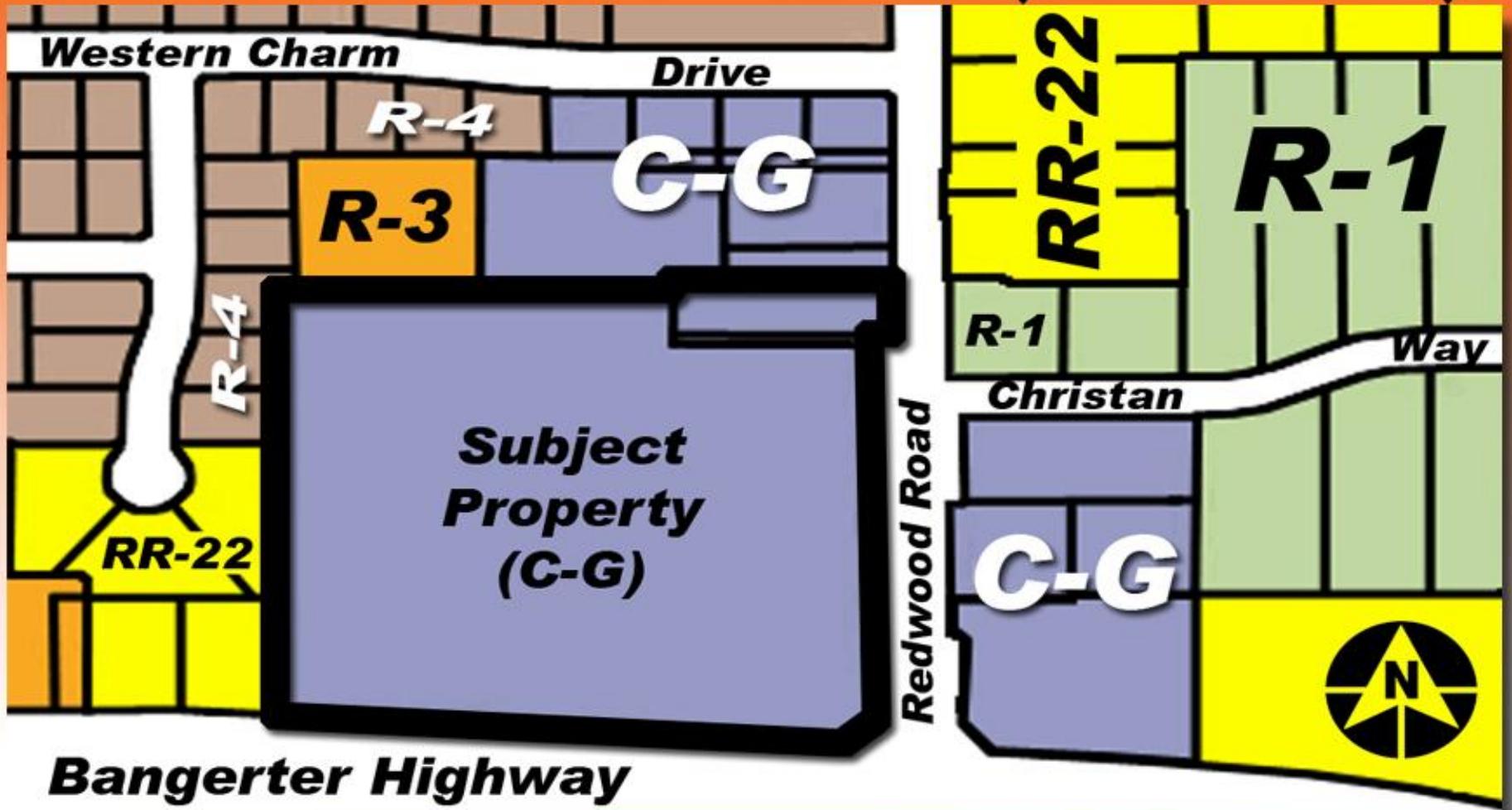
**ATTACHMENTS:**

The following items are attached for your review:

1. A copy of the Site Plan application
2. An 8½"x11" copy of the Zoning Map
3. An 8 ½ "x11" copy of the Aerial Views
4. An 11"x17" copy of the Site Plan

# Bangerter-Redwood Master Site Plan

Zoning Map













## Issue Paper

Item No. 3.4

<b>Presenter/Submitted By:</b>	Jason Lethbridge, Planning Manager	
<b>Subject:</b>  <b>MASTER SITE PLAN AMENDMENT,          BANGERTER-REDWOOD MASTER SITE PLAN          FENCING, 13728 SOUTH REDWOOD ROAD          (NORTHWEST CORNER OF THE INTERSECTION          OF BANGERTER HIGHWAY AND REDWOOD          ROAD), C-G ZONE, HOWARD KENT OF          BANGERTER-REDWOOD LLC, APPLICANT</b>	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> N/A	
	<b>Funding Source:</b> N/A	
<b>Background:</b>  <p>This is an application for and amendment to the fencing requirement of the Commercial Master Site Plan for a 6-lot commercial development located at the northwest corner of the intersection of Bangerter Highway and Redwood Road. The property is zoned C-G (Gateway Commercial). Properties directly north of the subject parcel are zoned R-3 (Residential 1/3 acre lots) and C-G. To the west properties are zoned R-4 (Residential ¼ acre lots) and RR-22 (Rural Residential ½ acre lots). South is the Bangerter Highway and Bluffdale City and to the east is Redwood Road with property beyond zoned C-G and R-1 (Residential 1 acre lots).</p> <p>The site plan was approved in 2009, and the developer has recently begun construction of the approved Burt Brother's Tire Store on the property. In 2009, the Planning Commission recommended approval of the site with a requirement for solid vinyl fencing along the north property line, where the development is adjacent to future commercial development. The City Council, however, in their action on the Master Site Plan, required an eight (8) foot solid masonry fence along that north property line. The applicant is requesting an amendment to the original approval allowing a solid vinyl fence along that property line. Also, the applicant is requesting the installation of fencing along the west property line be required once development of the western half of the property occurs.</p>		
<b>Recommendation:</b>  <p>On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this master site plan amendment application with the conditions outlined in the staff report.</p>		
<b>Proposed Motion</b>  <p>I move the City Council APPROVE the Amendment to the Fencing Requirement of the Bangerter/Redwood Master Site Plan located at 13728 South Redwood Road with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Fencing along the north property line be vinyl where adjacent to existing commercial zoning.</li> <li>2. Fencing along the west property line be installed prior to issuance of a building permit for any pad site or building on the western half of the property.</li> </ol>		



## Issue Paper

Item No. 3.5

<b>Presenter/Submitted By:</b>	Jason Lethbridge, Planning Manager	
<b>Subject:</b>  <b>MINOR SUBDIVISION, TWO (2) LOT MINOR SUBDIVISION, TIMOTHY MEADOWS MINOR SUBDIVISION, 13211 SOUTH 3600 WEST, RR-22 ZONE, PRESLEY TIMOTHY, APPLICANT..</b>	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> N/A	
	<b>Funding Source:</b> N/A	
<b>Background:</b>  <p>Presley Timothy has submitted an application to subdivide an existing 1.25 acre parcel into two single family residential lots. The property is located at 13211 South 3600 West and is zoned RR-22 (Rural Residential ½ acre lots). The property is currently occupied by one single-family residential dwelling. Surrounding properties on the north, east and south are all zoned RR-22 and are all of similar single-family residential uses. To the west, on the adjacent side of 3600 West property is zoned C-R (Commercial Regional) and C-PO (Commercial Professional Office).</p> <p>The property as it currently exists accesses a private lane that extends east from 3600 West and provides access to 3 additional properties. The existing home sits on the eastern half of the property thus enabling the applicant to split the lot into two parcels. It is proposed that the parcel be divided into two wedge shaped parcels. Lot 1 will front onto 3600 West and will be 21,796 square feet or ½ acre. Lot 2 will retain the house and will be 32,656 square feet or slightly larger than ¾ acre. The new property line that will split the lot will provide a new side yard setback to the existing home of eighteen (18) feet, far exceeding the minimum required by ordinance of eight (8) feet. Both new lots exceed the minimum lot size of 21,780 square feet as required by the RR-22 zone.</p>		
<b>Recommendation:</b>  <p>On August 8, 2013, the Planning Commission voted to recommend APPROVAL of this minor subdivision application with the conditions outlined in the staff report.</p>		
<b>Proposed Motion</b>  <p>I move the City Council APPROVE PL-13-1005, the Timothy Meadows Subdivision, located at 13211 South 3600 West, with the conditions outlined in the staff report.</p>		

**RIVERTON CITY  
MEMORANDUM**

**TO:** Honorable Mayor and City Council

**FROM:** Development Review Committee

**DATE:** August 20, 2013

**SUBJECT:** MINOR SUBDIVISION, TWO (2) LOT MINOR SUBDIVISION, TIMOTHY MEADOWS MINOR SUBDIVISION, 13211 SOUTH 3600 WEST, RR-22 ZONE, PRESLEY TIMOTHY, APPLICANT.

**PL NO.:** 13-1005 – TIMOTHY MEADOWS MINOR SUBDIVISION

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**On August 8, 2013 the Planning Commission voted to recommend APPROVAL of this Minor Subdivision application. The Planning Commission recommended the following motion:**

I move the City Council APPROVE PL-13-1005, the Timothy Meadows Subdivision, located at 13211 South 3600 West, with the following conditions:

1. Storm drainage systems, installation and easements shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches on or adjacent to the property be piped and/or moved, with size and design of any proposed ditch or pipe such matching the existing system.
3. The subdivision comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

**BACKGROUND:**

Presley Timothy has submitted an application to subdivide an existing 1.25 acre parcel into two single family residential lots. The property is located at 13211 South 3600 West and is zoned RR-22 (Rural Residential ½ acre lots). The property is currently occupied by one single-family residential dwelling. Surrounding properties on the north, east and south are all zoned RR-22 and are all of similar single-family residential uses. To the west, on the adjacent side of 3600 West property is zoned C-R (Commercial Regional) and C-PO (Commercial Professional Office).

The property as it currently exists accesses a private lane that extends east from 3600 West and provides access to 3 additional properties. The existing home sits on the eastern half of the property thus enabling the applicant to split the lot into two parcels. It is proposed that the parcel be divided into two wedge shaped parcels. Lot 1 will front onto 3600 West and will be 21,796 square feet or ½ acre. Lot 2 will retain the house and will be 32,656 square feet or slightly larger than ¾ acre. The new property line that will split the lot will provide a new side yard setback to the existing home of eighteen (18) feet, far exceeding the minimum required by ordinance of eight (8) feet. Both new lots exceed the minimum lot size of 21,780 square feet as required by the RR-22 zone.

Lot 2 will retain its access to the existing private lane. It is proposed by the applicant that the new home on lot 1 will access 3600 West. The Engineering Department has approved the layout and design, including the access point on 3600 West, which meets the spacing requirements from area intersections. However, as it is illustrated on the plan, the new lot will still retain a portion of lot 1 within its boundaries and could therefore access the private lane in the future. The Planning Commission approved a Conditional Use Permit allowing the additional lot on a private lane, and so a home building will have the option of access either on 3600 West or the private lane.

Staff is recommending approval of this Minor Subdivision with the conditions outlined above.

**ATTACHMENTS:**

The following items are attached:

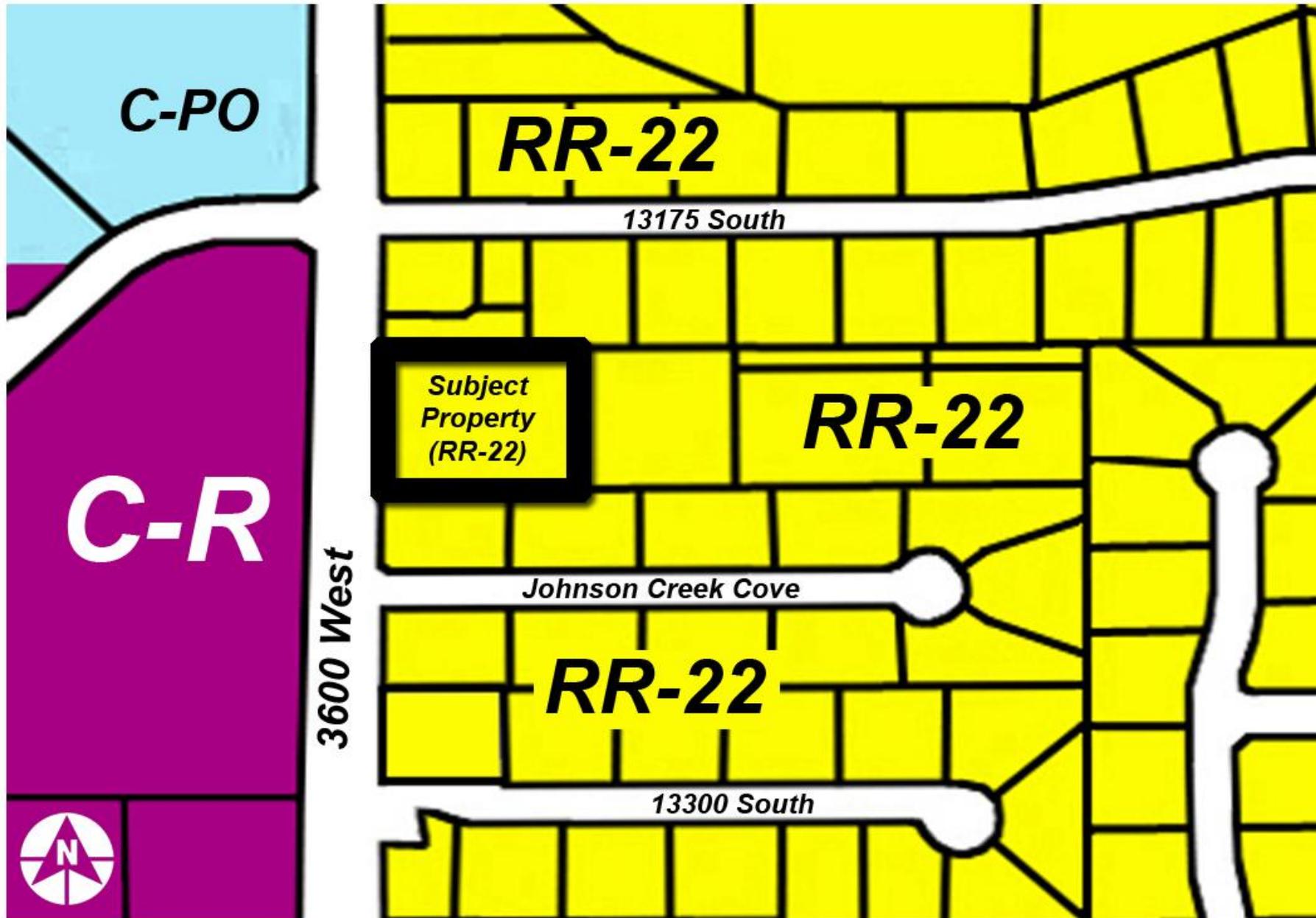
1. An 8-½" x 11" copy of the Zoning Map
2. An 8-½" x 11" copy of the Aerial View
3. An 8-½" x 11" copy of the Subdivision Plat.

**Timothy Meadows Minor Subdivision**



**Aerial View**

**Timothy Meadows Minor Subdivision**



**Zoning Map**

FOUND NAIL IN ASPHALT  
CENTER 1/4 CORNER SEC. 32  
T3S, R1W, SLM

# Timothy Meadows Subdivision

Located in the West Half of the Southeast Quarter of Section 32, Township 3 South, Range 1 West,  
Salt Lake Base and Meridian, Riverton City, Salt Lake County, State of Utah.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

Joseph & Su/a Bearden  
3893 W. 13175 S.  
27-32-402-003

Colo & Lynne Jullen  
3649 W. 13175 S.  
27-32-402-004

existing fire hydrant

S89°52'59"E 265.84'

218.21'

30' Access Easement & Private Lane

47.63'

10' PUE & Drainage

10' PUE & Drainage

existing fire hydrant

0' Setback

25' Setback

10' Setback

Lot 1  
21,796 sqft

Address: 13207 S. 3600 W.

Lot 2  
32,656 sqft

Address: 13211 S. 3600 W.

N29°39'40"W 235.95'

8' PUE & Drainage

N0°14'24"E 204.83'

10' PUE & Drainage

S0°14'24"W 204.83'

8' PUE & Drainage

Max & Fay Sluga  
13231 S. 3600 W.  
27-32-481-001

VICINITY



25' Setback

10' Setback

25' Setback

10' Setback

10' PUE & Drainage

10' PUE & Drainage

100.65'

33.00' (TIE)

N89°52'59"W 265.84'

Joah & Sam Meidel  
3894 W. Johnson Creek  
27-32-451-054

Todeja Home Inc.  
3648 W. Johnson Creek  
27-32-451-065

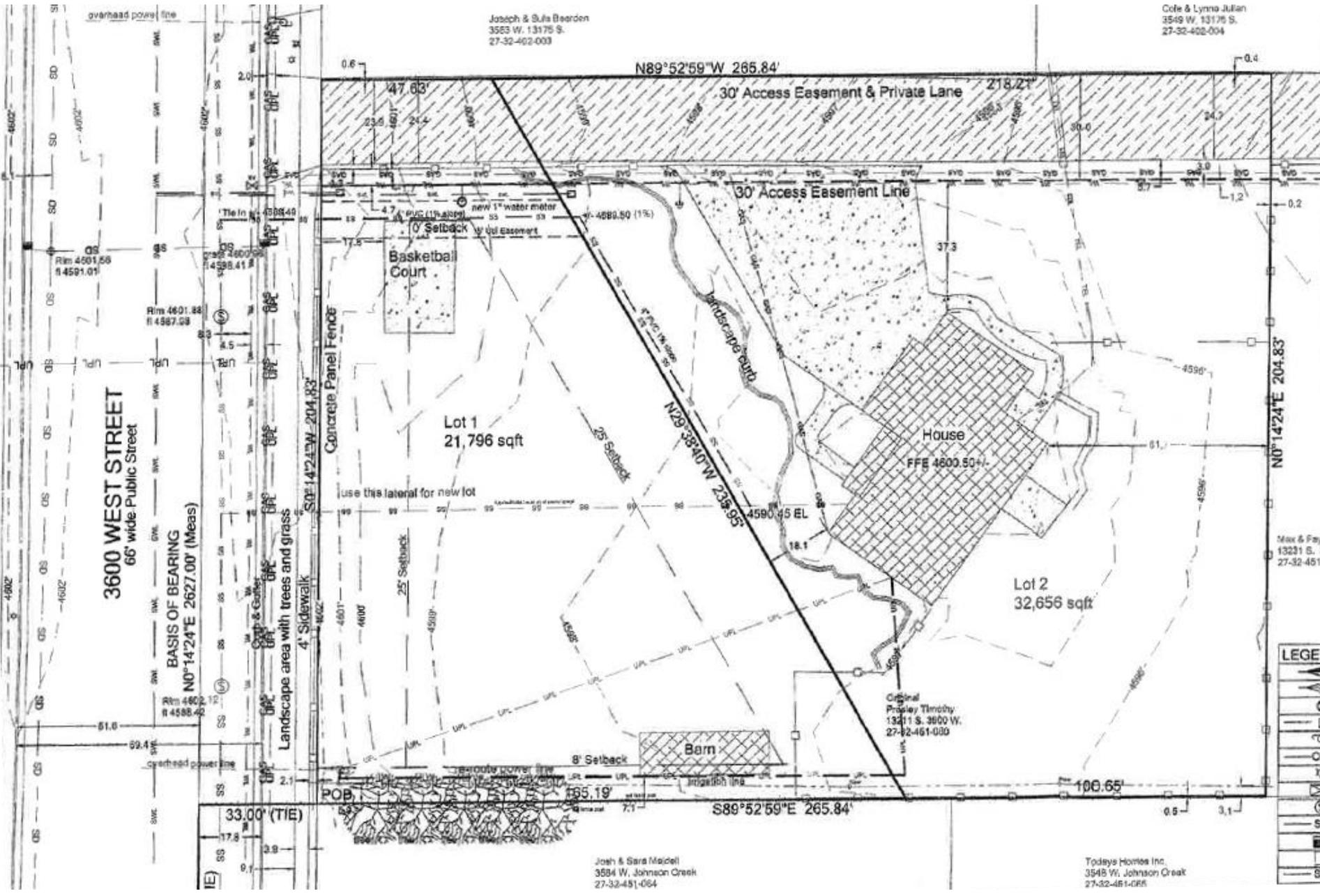
3600 WEST STREET  
66' wide Public Street

BASIS OF BEARING  
N0°14'24"E 2627.00' (Meas)

176.80' (TIE)

Cole & Lynn Julian  
3549 W. 13175 S.  
27-32-402-004

Joseph & Sula Bearden  
3553 W. 13175 S.  
27-32-402-003



3600 WEST STREET  
66' wide Public Street

BASIS OF BEARING  
N0°14'24"E 2627.00' (Meas)

33.00' (TIE)

Lot 1  
21,796 sqft

House  
FFE 4600.50+/-

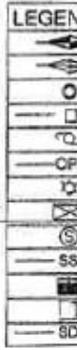
Lot 2  
32,656 sqft

Barn

Central  
Pringley Timothy  
13211 S. 3600 W.  
27-32-461-030

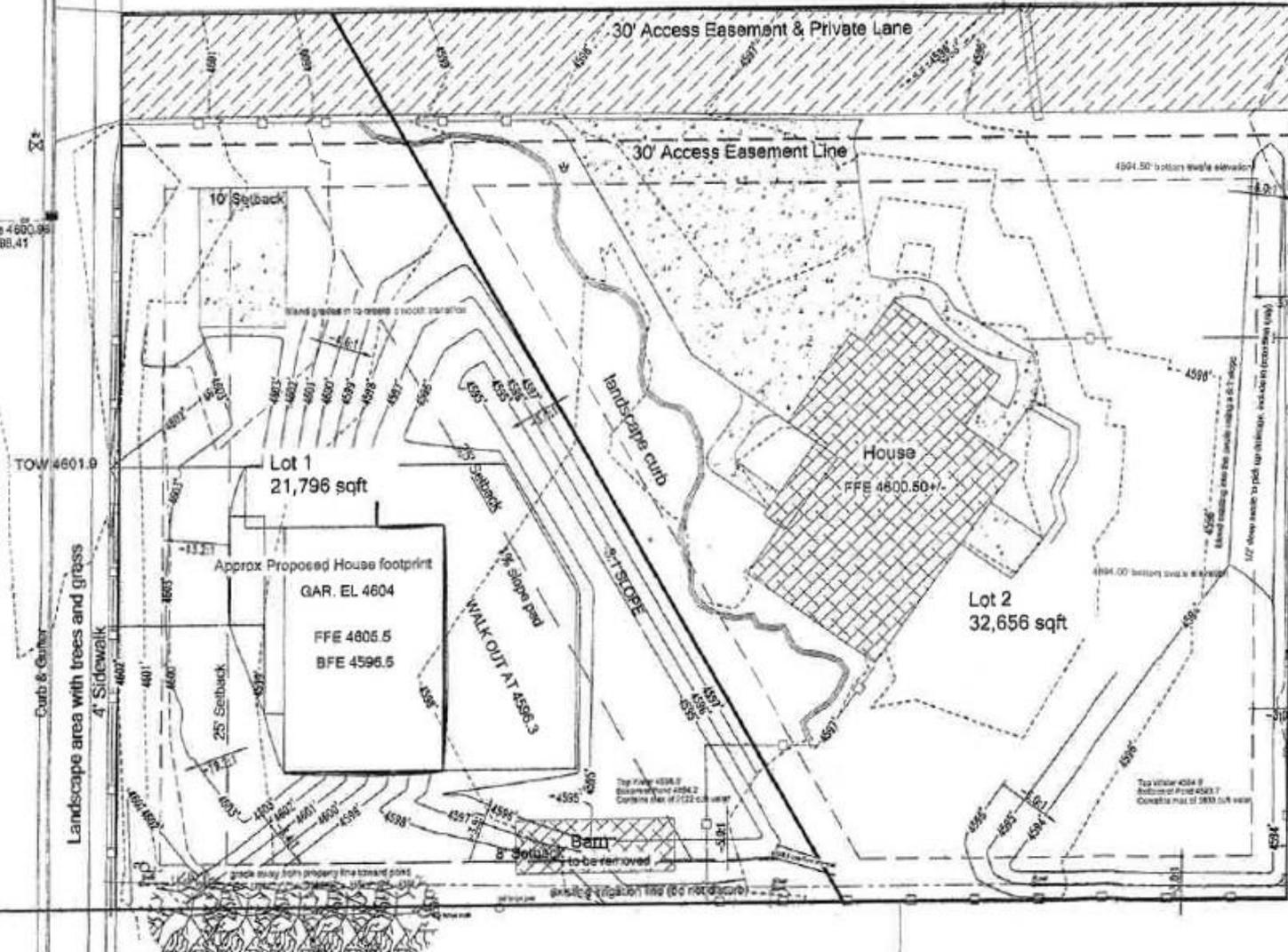
Josh & Sara Maidell  
3584 W. Johnson Creek  
27-32-481-064

Today's Homes Inc.  
3548 W. Johnson Creek  
27-32-461-065



Max & Fay I  
13231 S. 31  
27-32-461-1

**3600 WEST STREET**  
66' wide Public Street



Point 4601.56  
Point 4598.41  
Point 4600.95  
Point 4598.41

TOW 4601.0

Landscape area with trees and grass  
4" Sidewalk  
Curb & Gutter

10' Setback

25' Setback

Lot 1  
21,796 sqft

Approx Proposed House footprint  
GAR. EL. 4604  
FFE 4805.5  
BFE 4596.5

WALK OUT AT 4596.3

3' SETBACK

landscape curb

30' Access Easement & Private Lane

30' Access Easement Line

House  
FFE 4600.50+

Lot 2  
32,656 sqft

Barn  
to be removed

4594.50 bottom wall's elevation

4594.00 bottom wall's elevation

To finish 4596.0  
Bottom of Post 4593.7  
Concrete max of 3600' 0" high

10' deep access to pick up driveway, include in driveway (10')

Josh & Sara Meidell  
3584 W. Johnson Creek  
27-32-451-064

Today's Home Inc.  
3548 W. Johnson Creek  
27-32-451-065

Max & Fay Slugs  
13231 S. 3600 W.  
27-32-451-061

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**Riverton City**  
**REGULAR CITY COUNCIL MEETING**  
**Minutes**  
**Tuesday, July 16, 2013**

**Riverton City Hall**  
**12830 South 1700 West**  
**Riverton, Utah 84065**

---

10 **Attendance:**

11  
12 Mayor William R. Applegarth

13  
14 **Council Members:**

15 Council Member Brent Johnson  
16 Council Member Al Leavitt  
17 Council Member Sheldon Stewart  
18 Council Member Tracy Thaxton  
19 Council Member Roy Tingey

20  
21 **City Staff:**

Lance Blackwood, City Manager  
Ryan Carter, City Attorney  
Virginia Loader, Recorder  
Trace Robinson, Public Works Director  
Clint Johnson, UPD Officer

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**Citizens:** Michael Johnson, Wyoma Darlington, Randy Smith, Blair, Newman, Peter Christensen, Carl Johnson, Sara Johnson, Scott Reid, Jeremy Kearns, Dennis Page, Heidi Christensen, Derrick Brooks, Jami Christensen, Tamara Bills, Mitch Curtis, Scott Sauer, Byron Warr, Barbara Winberg, Ralph Winger, Isaac Diederich, Paul Wayman.

**GENERAL BUSINESS**

[6:28:24 PM](#)

**Call to Order and Roll Call** - Mayor Applegarth called the meeting to order at 6:30 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Leavitt, Stewart, Thaxton and Tingey were present.

**Pledge of Allegiance** – City Manager Lance Blackwood directed the Pledge of Allegiance.

**PUBLIC COMMENTS**

Mayor Applegarth explained the public comment procedure and welcomed public comments.

**Jan Vosberg**, resident, said he is concerned that there are left turn traffic lines are not clearly marked in certain areas of the City.

[6:33:29 PM](#) **Derrick Brooks** said he was opposed to the format of the meeting and felt that the meeting should have been moved to a larger location.

[6:34:14 PM](#) **Blaine Page** presented a proposed Business Interconnectivity Plan to reduce congestion along the 12000 South business district. He said his plan would reduce possible

1 accidents and improve convenience. Mr. Page said he would meet with the Planning  
2 Commission to present a proposal for business interconnectivity. He requested that connectivity  
3 be a requirement of development. This item was referred to the City Manager.

4  
5 [6:38:42 PM](#) **Representative Dan McKay** reported on legislative affairs relating to education  
6 funding bonds in the amount of 930 million dollars for the Jordan School District.

7  
8 [6:39:53 PM](#) **Steve Brooks** stated that Utah needs to impose a raw materials tax like the states of  
9 Wyoming and New Mexico. Both of those states have excess funding for education as a result of  
10 charging taxes for exporting minerals and raw materials.

11  
12 There were no further public comments and Mayor Applegarth closed the Public Comment  
13 period.

## 14 **PUBLIC HEARINGS**

### 15 **1. Public Hearing – Regarding (a) the issuance of the Series 2013 Bonds and (b) any** 16 **potential economic impact that the Project to be financed with the proceeds of the Series** 17 **2013 Bonds may have on the private sector**

18  
19 [6:41:11 PM](#) Laura Lewis, Financial Advisor, said that on June 18, 2013 at a regularly scheduled  
20 City Council Meeting, the Riverton City Council issued a parameters resolution authorizing the  
21 initial aggregate principal amount of the 2013 bond issuance not to exceed \$18,000,000. She said  
22 the 2013 Bonds would mature in not more than thirty (30) years from their date or dates of  
23 issuance and the interest rate applied to repayment of the bond shall not exceed 6% percent.  
24 Also, the issuance of the Series 2013 Bonds shall be subject to the final approval of Bond  
25 Counsel and to the approval of the City Attorney. Ms. Lewis also explained that the City  
26 published a notice of its intent to issue Series 2013 Bonds and to hold a public hearing to receive  
27 input from the public with respect to the issuance of the Series 2013 Bonds.

28  
29  
30  
31 Mayor Applegarth opened a Public Hearing and called for public comments.

32  
33 [6:46:53 PM](#) **Heidi Christensen**, Riverton resident, spoke in favor of renovating the Main Park  
34 but wants to have a voice in its design. She felt that ample notice was not given regarding the  
35 plans for renovation. She felt that the City Council should step back and hold Open Houses  
36 presenting two to three options for the proposed renovations. She spoke of the City's 2003 and  
37 the 2010 public surveys, along with the citizen's advisory committee, and said that insufficient  
38 feedback was given. She requested that the Council give more consideration to public input.

39  
40 [6:50:11 PM](#) **Jeff Nokes**, Riverton resident, gave tribute to old Riverton ball fields. He said that  
41 for 55 years three generations of men and boys and a hand full of girls had enjoyed the baseball  
42 fields. Brick clay dust had been brought in for the infields and volunteers worked on the fields  
43 for many years. He discussed the lessons learned when a player had to pick themselves up and  
44 dust off after a bad call had been made. He saluted the men who made the fields. He felt that the  
45 Mayor, Council and Staff have "blown the call" on the situation; however, he said he was willing  
46 to pick himself up and make the most of the situation.

47

1 [6:53:12 PM](#) **Steve Brooks**, resident, stated that the City has lost the people who donated their  
2 time for the ball fields. He said that he was President of the Lyons Club when the ball fields were  
3 built. His wife's Grandfather bought the land the fields were on until the City could afford to pay  
4 him for them. He said that in Budapest they tear things down and have no regard for heritage. He  
5 said no one has walked this town more than he has and he feels that moving to City Council  
6 Districts ruined the City.

7  
8 [6:55:48 PM](#) **Peter Christensen**, Riverton resident, thanked the Council for serving the City and  
9 for the difficult job they have to do. He feels the issue over the park has created hard feelings and  
10 that citizens feel dis-enfranchised. He said there is no doubt that the park needs to be renovated;  
11 however, he would like to keep the traditional feel in the presence of real baseball fields as well  
12 as passive amenities in the park. He asked the Council to consider a resolution to consider more  
13 input in the park design.

14  
15 [6:58:22 PM](#) **Derrick Brooks** said he is angry that the Crane house couldn't be saved for  
16 \$60,000. He stated that the park does not need to be finished by the City's 150 year anniversary.  
17 He said the Council could put the public into a forum if they desire.

18  
19 [6:59:07 PM](#) **Scott Reid** requested that more power distributions be included in the park  
20 renovation plans. Public safety is always an issue when generators for power are brought in. He  
21 also stated that the natural process of older trees is to thin and break, which is becoming a serious  
22 safety issue in the park. He said the older trees need to be examined and taken care of. Mayor  
23 Applegarth requested that he make an appointment with the City Manager regarding his sound  
24 expertise.

25  
26 [7:01:05 PM](#) **Shirley Newman**, resident, spoke in favor of the Riverton City Park and said she  
27 served on the committee. She stated that the doors were always open and the City has done their  
28 best to make it serviceable for everyone. She said the City should be allowed to move forward  
29 with the recommendations for the renovations; the City has worked for over one year trying to  
30 make the park something special and make it the best park.

31  
32 [7:02:49 PM](#) **Alyssa Anderson**, resident, said she is not against the new park but they do want a  
33 vote and a say because the needs of the people have changed since 2010. She requested the City  
34 to relook at the issue again and stated that baseball is a tradition in Riverton.

35  
36 [7:04:41 PM](#) **Mitch Curtis**, resident, asked that the City Council consider reconstructing the  
37 baseball fields at the Riverton City Park and look at alternative architectural designs that would  
38 allow all the desired amenities, including base ball fields.

39  
40 [7:06:52 PM](#) **Teveka Melanson**, resident, thanked the City Council for allowing the public to  
41 speak about the issue. She clarified that, "it is not we against you;" she wants "us". She said she  
42 is not opposed to the bond, she feels beautifying the park is good. She would like to have the  
43 opportunity right now to build the best park in Utah and let the people vote. She said the only  
44 reason they were heading their petition was because they do not feel that they have been given  
45 ample opportunity to take part in the renovation of the Main Park. She said she would like the  
46 citizens of Riverton to vote if they want a passive park or not; and, if the citizens of Riverton  
47 only want a passive park, she would be fine with that.

48

1 [7:12:05 PM Brock](#) said he would like to see an upgrade to the park but would like some baseball  
2 diamonds to practice on with his family and team.

3  
4 [7:13:05 PM Brian Del Beckstead](#), resident, said he feels that all are in agreement and that a new  
5 park is needed. He said he has been talking to people and business leaders; everyone wants a new  
6 park. He said that with or without a park Riverton would still be the gem of this state. He spoke  
7 of boys crying on the news programs because they didn't have a ball field to play on. He then  
8 said that his concern was with the bond. He stated he had been a business owner and had met  
9 payroll obligations and talked about the sales tax and the tax base. He said that he has a business  
10 background and knows what he can bring to the City. He stated he is running as a write in  
11 candidate against the Mayor and he plans to win because he feels the City needs new direction,  
12 leadership and youth; someone with a business sense that can do some good stuff for our city.

13  
14 **Zachary Boska**, resident, stated that he is 23 and he was representing his age group. He said he  
15 has never played baseball, by his choice, and feels the Council does not have the right to make  
16 that decision for him or the youth. He said he is the Campaign Manager for Brian Dell  
17 Beckstead.

18  
19 **Cole**, a young South Jordan resident, stated the Riverton baseball fields are his favorite fields. He  
20 said they are "awesome I kind of want them back".

21  
22 [7:18:43 PM Mark Defendahl](#), resident said he came to discuss another issue; however, he said  
23 he supports the proposed design for the park.

24  
25 [7:19:24 PM Larry Price](#), resident, said he has coached Riverton baseball teams for 25 years and  
26 he has a different perspective. He said that as he looks around at all the youth dressed in ball  
27 uniforms in attendance, he cannot see one single Riverton baseball uniform. He said he would  
28 like to see the C.R. Hamilton Sports Park used for Riverton baseball with football and soccer  
29 moved to the newly renovated Main Park. Mr. Price said he would like to see tradition preserved  
30 by having the Riverton kids play on the Riverton baseball teams.

31  
32 [7:21:45 PM Eileen Brooks](#) asked the citizens why the ball diamonds were more important to  
33 them than the rodeo grounds. She said the rodeo grounds are not well used and are dormant  
34 during the winter months. She recommended that the 19 million dollar bond be an election item.

35  
36 [7:23:40 PM Scott Jacobsen](#), resident, said that he is a baseball guy and said that if there was  
37 further discussion regarding baseball parks, he would like to be a part of it as he has an  
38 understanding of what the needs are. Mr. Jacobsen referred to the June 2013 Newsletter and the  
39 time table that was proposed regarding demolition. He said that it was a wrong choice to  
40 demolish in July and not wait until September. Mr. Jacobsen said that the people who rallied 60  
41 years ago to build the park and the people present at the meeting both have the same vision.

42  
43 [7:26:39 PM Michael Johnson](#), resident, said that he has been attending City Council Meetings  
44 since 2006 and in the last seven years that he has attended he has not seen anyone that came to a  
45 City Council Meeting to support baseball. He said that most of the meetings he has attended have  
46 had only two people in the audience; once the Scouts and Special Awards people leave there is  
47 only one other person besides himself who stays to hear the business items of the City discussed.  
48 He remarked that if people are so interested they should attend every week and speak up. Mr.

1 Johnson said the citizens need to get together and support the Council and Mayor and stop being  
2 “Cry Babies.”

3  
4 [7:27:49 PM](#) **Cody**, young baseball player, said he wants the baseball fields back because he likes  
5 to play with his super league team and other super league teams.

6  
7 [7:28:18 PM](#) **Blair Newman**, resident, said the rodeo arena needs to be relocated and the  
8 proposed renovations to the park have too much crammed in. He said it would not do justice to  
9 the Park; he would like to see it done the right way. He said that moving or relocating the Rodeo  
10 Arena has been talked about for many years; the renovation needs to be thought out not rushed in  
11 to. He was upset that the softball fields were removed to expand the parking lot for the rodeo  
12 arena. He agreed with Mr. Johnson that the citizens need to be more involved in the community  
13 government and take care of all the special interest people in the community. Mr. Newman said  
14 feels that this issue has divided the community, and that is not Riverton; Riverton is better when  
15 the citizens are united.

16  
17 [7:31:05 PM](#) **Kristen Jaggard**, resident, said she was sick to see fields demolished and she didn't  
18 think it would really happen. She agreed that the citizens should be more involved. She said the  
19 ball fields were used so much and she didn't understand why they were demolished.

20  
21 [7:33:02 PM](#) **Carol Jensen** said she knew there was an open door policy but didn't know there  
22 was a door. She said she reads the newsletters but didn't know the renovation was happening  
23 until the 4<sup>th</sup> of July when she saw the plan. She also stated that she didn't understand the big  
24 picture; her kids grew up on the fields and she feels it is heartbreaking.

25  
26 [7:33:48 PM](#) **Matt Dixon**, South Jordan resident, stated he is not sure the popular vote has voted  
27 in favor of the bond issue. He said that baseball and non baseball people could come together to  
28 provide a solution for the park. Mr. Dixon said when the baseball fields came down and the  
29 fences came down, then apathy stopped and they now have to get 20% of the residents to sign a  
30 petition to put it to the voters to make it an election item. He feels that the City does not have  
31 enough parks staff to take care of what it is currently in place.

32  
33 [7:36:12 PM](#) **Chase Everton**, Utah Taxpayers Association, urged the Council to look at a 10-15  
34 year term for the bond rather than 30 years.

35  
36 [7:37:10 PM](#) **Nate Tebbs**, Herriman resident, said he feels the fields needed to come down and he  
37 spoke in favor of a renovation with input of the people.

38  
39 [7:38:25 PM](#) **Sarah Johnson**, resident, said she feels blindsided by the park proposal. She did not  
40 see the detailed description of the renovation until the 4<sup>th</sup> of July. She said she loved the ball  
41 fields in Riverton and wished the new park design would include ball diamonds for the kids.

42  
43 [7:39:25 PM](#) **Cody Bearden**, resident, stated that the voters in attendance do not want a gateway  
44 style park; they want a park with ball fields. He said it was a good thing it is an election year  
45 because Council needs to pay attention to what the voters want. He feels the ball fields were a  
46 land mark and could have been remodeled. He said that sales tax dollars were being thrown out  
47 the window and that citizens don't want water features and artsy stuff in the parks.

1 [7:40:52 PM](#) **Gary Young**, resident said he recalled this issue being brought to the City Council  
2 three years ago. He said that baseball is deeply rooted in Riverton and what transpired in the last  
3 week in Riverton was shameful. He said that if the opportunity was available for one or more  
4 baseball diamonds in the renovation, he would like to be a part of that committee. He stated that  
5 baseball is now beyond the average or mediocre.

6  
7 [7:43:07 PM](#) **Merilee Withers**, resident, said she helped build the first park by baking cakes and  
8 raising money for it 50 years ago. Her husband helped level the fields and hauled gravel with his  
9 own truck. She said at least 22 kids are on the field every time a ball game is played as opposed  
10 to four on a tennis court. She recalled that when the County Swimming Pool was built it was so  
11 crowded and it was hard to get the kids out. She also spoke of the Riverton Rough Riders and the  
12 rodeo grounds and said she is opposed to removing the rodeo grounds and she is disappointed  
13 that the softball fields were demolished. She also stated that the plans for the new park are  
14 useless and not workable for the little town of Riverton.

15  
16 [7:46:55 PM](#) **Tamara Bills**, resident, stated that she had been on a bicycle ride when she noticed  
17 the ball fields had been demolished and said, “what the blank?” She also said that she had not  
18 attended City Council Meetings because she had been taking care of aging parents for the past 10  
19 years. She said she would like the Council to reconsider having some baseball fields in the park  
20 for kids and grandkids to play on.

21  
22 [7:48:23 PM](#) **Troy Slaymaker**, resident, said, as he looked around the room, that he could see  
23 former team mates and players and that he had been involved in baseball at the south end of the  
24 valley for 35 years. He had seen boys that he once coached that now have their children playing.  
25 He said “when you say we can’t compete on a national level” that last week the Salt Lake Side  
26 Winders won the Cooperstown Tournament; it was amazing, with more than 100 plus teams  
27 participating. He said the citizens may not have been active in the past, but at least for a while,  
28 they will be.

29  
30 [7:50:16 PM](#) **Bill Jorgensen**, resident, said the east side of Riverton had supported the recent west  
31 side growth and development. He thanked Al Leavitt for being his Council District  
32 Representative and said Al was the best member on the Council. He said that the park design  
33 should include both baseball or softball fields and asked Mr. Leavitt to reconsider that option.

34  
35 [7:51:54 PM](#) **Jan Vosberg**, resident who has recently returned to Riverton, said she was looking  
36 forward to watching the kids play ball in the park when she moved back into town. She moved  
37 back from Florida, where she has served on a town council, and stated that citizens there do not  
38 get involved either.

39  
40 [7:52:54 PM](#) **Karen Huntsman**, Taylorsville resident, said that baseball is important in all the  
41 cities in the Salt Lake area, in Utah and throughout our country. She said she feels that Babe  
42 Ruth would that baseball is America’s national pastime; the children need baseball to teach them  
43 sportsmanship. She said that all the people in attendance would be happy to volunteer time and  
44 resources to help with the park. She would like to see a gorgeous ball field included in the new  
45 park.

46  
47 [7:56:15 PM](#) **Mike Rentmeister**, resident, said it’s not all about the baseball fields; he  
48 participated in 4-H in the Rodeo Arenas as well as in the ball fields. He said Riverton has

1 changed and grown over the years and is no longer the small town “Mayberry” it used to be. The  
2 baseball fields were one of the very few things that were left in the City of original landmarks.  
3 Mr. Rentmeister said he was coached as a kid in those ball fields; he has coached his sons on  
4 those ball fields and feels that it was the last piece standing of “Old Riverton.”  
5

6 [7:58:50 PM Darlene Alldredge](#), resident, said there are other fields for the kids to play on but  
7 they are not Riverton fields. People who were born and raised in Riverton have been raised on  
8 baseball their whole life. She said she would like the people to have a say of what may or may  
9 not go in that park.  
10

11 [7:59:36 PM Brett Casson](#), resident, said he has coached his sons and grandsons on the Riverton  
12 fields, the CR Hamilton fields are busy every night and there is a need for more fields. He said  
13 rained out ball games are scheduled for 7 am. He then asked the Council to consider reviewing  
14 the plans to include ball fields in the new park renovation.  
15

16 [8:01:08 PM Chris Anderson](#), resident, said that his sons played on the Riverton teams before  
17 they were offered opportunities on the accelerated teams, which he felt offered more  
18 opportunities for improvement as baseball players. Mr. Anderson said Riverton is a baseball  
19 town and cities such as Spanish Fork and Salem encourage and support baseball; he would like  
20 to see Riverton have that same type of feel.  
21

22 [8:02:55 PM](#) Mayor Applegarth stated that before he closed the Public Hearing he stated that he  
23 knows this has been a very emotional issue. He said very good dialogue occurred in the meeting  
24 and people allowed one another to speak and state how they felt. He complimented the audience  
25 on their courtesy in allowing residents and visitors alike to speak. Mayor Applegarth thanked the  
26 audience for attending and closed the Public Hearing.  
27

## 28 **CONSENT AGENDA**

29  
30 Mayor Applegarth presented the following Consent Agenda:  
31

1. **Minutes:** RCCM 06-18-13
2. **Bond Releases:**
  1. Utah Sports Lodge, LLC – 100% Warranty Release
  2. Young Family Dental – 90% Performance Release
3. **Resolution No. 13-35** – Authorizing the execution of an Amendment to the Interlocal Cooperation Agreement between Salt Lake County and Riverton City for Animal Services
4. **Resolution No. 13-36** – Authorizing the execution of an Interlocal Cooperation Agreement between Riverton City and Salt Lake County regarding the Salt Lake Valley Council of Governments Homeless Services Fund Program

32  
33 Council Member Sheldon Stewart **MOVED to approve the Consent Agenda as presented.**  
34 Council Member Tracy Thaxton **SECONDED** the motion. Mayor Applegarth called for  
35 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as  
36 follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion**  
37 **passed unanimously.**

1 **ELECTED OFFICIAL REPORTS**

2  
3 **Mayor Bill Applegarth –**

4  
5 **Council Member Roy Tingey – [8:13:45 PM](#)** commented on the recently approved budget for  
6 trees and/or issues related to parks. He reported on a problem with rodents in the parks chewing  
7 on roots of trees and spreading into neighboring resident’s yards. It was suggested that the rodent  
8 issue be included in the Parks Maintenance Agreement.

9  
10 **Council Member Sheldon Stewart – [8:09:16 PM](#)** reported that the Mountain View Park was  
11 looking very good and the residents in the area are getting excited for an opening date. He also  
12 expressed appreciation for the way residents conducted themselves during the Public Hearing.  
13 He then reported on an accident that recently occurred on 13400 South and Bangerter Highway.

14  
15 UPD Officer Clint Johnson briefly reported on the accident, which was currently under  
16 investigation.

17  
18 Trace Robinson, Public Works Director, said he would follow up on the accident with UDOT.

19  
20 Council Member Stewart thanked the City for replanting some trees at Western Spring Park and  
21 for the volunteer efforts from residents to water the new trees. He also mentioned some of the  
22 trees on the County’s portion of Western Springs that need to be fixed or replanted trees.

23  
24 **Council Member Tracy Thaxton – [8:12:47 PM](#)** reported dead trees on the street near Southhills  
25 Elementary that needed to be removed. He reminded residents about the “Night Out Against  
26 Crime” activities planned for Roi Hardy Park on August 6 and Centennial Park on August 7.

27  
28 **Council Member Brent Johnson – [8:05:17 PM](#)** thanked the public for the manner in which they  
29 conducted themselves during the meeting. He thanked those who contacted him personally and  
30 those who took time to call or visit with him, which is the type of input Council needs.

31  
32 **Council Member Al Leavitt – [8:07:49 PM](#)** said he was also very pleased with the controlled  
33 manner of the meeting. Mr. Leavitt asked City Manager Blackwood to keep him updated  
34 regarding Reeves Lane. He asked about the improvements on 1300 West and the possible August  
35 1, start date for that project.

36  
37 **UPCOMING MEETINGS**

38  
39 Mayor Applegarth reviewed the following tentative upcoming meetings:

- 40
1. August 6, 2013 – Regular City Council Meeting & Work Session – 5:30 p.m.–7:00 p.m.  
August 6, 2013 - Night Out Against Crime – 7:00 p.m.
  2. August 20, 2013 – Regular City Council Meeting – 6:30 p.m.
  3. September 3, 2013 – Regular City Council Meeting – 6:30 p.m.

41  
42  
43  
44

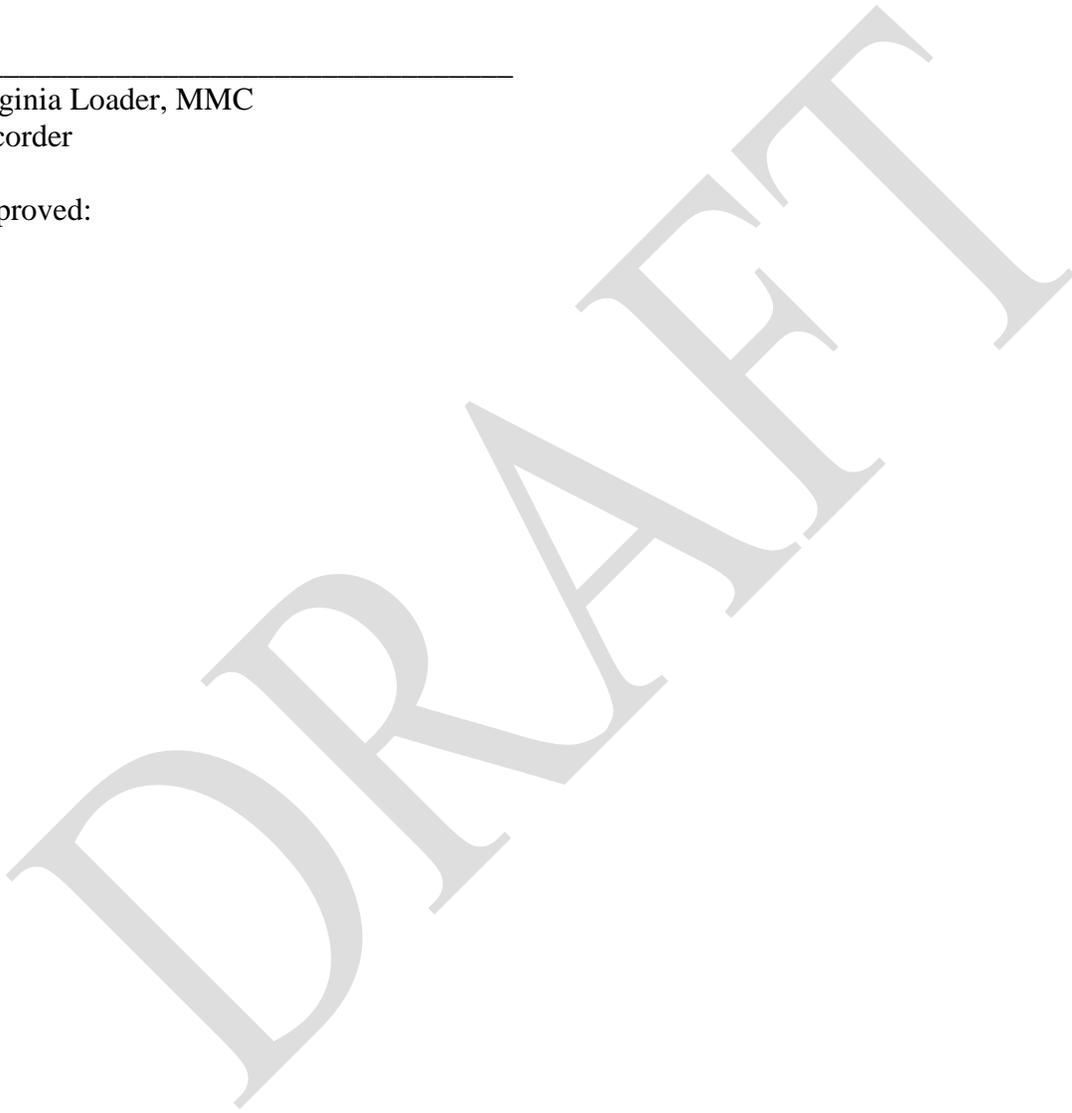
1 **ADJOURN**

2  
3 [8:16:04 PM](#) Council Member Roy Tingey **MOVED to adjourn**. Council Member Tracy  
4 Thaxton **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there  
5 being none, he called for a vote. The vote was as follows: Council Member Johnson-Yes,  
6 Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**  
7 The City Council Meeting adjourned at 8:16 p.m.

8  
9  
10  
11  
12  
13  
14  
15

---

Virginia Loader, MMC  
Recorder  
Approved:



**Riverton City**  
**CITY COUNCIL WORK SESSION**  
**Minutes**  
**August 6, 2013**

**Riverton City Hall**  
**12830 South 1700 West**  
**Riverton, Utah 84065**

---

**Attendance:**

Mayor William R. Applegarth

**Council Members:**

Council Member Brent Johnson  
Council Member Al Leavitt  
Council Member Sheldon Stewart  
Council Member Tracy Thaxton  
Council Member Roy Tingey

**City Staff:**

Lance Blackwood, City Manager  
Ryan Carter, City Attorney  
Virginia Loader, City Recorder  
Jeff Hawker, Asst. City Manager  
Trace Robinson, Public Works Director  
Jason Lethbridge, Planning Manager

**Citizens:** Douglas R. Winters, Barbara S. Winters, Clyde Page, Larry Brown, Neil and Linda Love, Paul Wayman, Patrick Scott, Rebecca Akester, Trent Staggs, Paul Wayman, Norma Bench, Merillee Booren

**1. GENERAL BUSINESS**

**1. Call to Order and Roll Call**

Mayor Applegarth called the meeting to order at 5:30 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Leavitt, Stewart, and Tingey were present.

**2. Discussion of Riverton City General Plan**

Jason Lethbridge explained that Riverton City has recently initiated a review of the Riverton City General Plan, Land Use Element, which is a map showing proposed future land uses for properties within Riverton City. Riverton City is proposing amendments to the Land Use Element to update future land use designations for specific properties within Riverton City. The update primarily affects existing vacant land within the City but also addresses land use designations for existing developed areas.

Mr. Lethbridge said that the Planning Commission, following several Work Sessions and Public Hearings, has forwarded a recommended Land Use Map to the City Council. Their proposed amendments are specified on the Draft Land Use Amendment Map, with affected areas outlined

and the proposed designation indicated. He also presented a copy of the current plan for a comparison of the affected areas. He said that Staff reviewed the proposed amendments individually, as well as other areas of the City that were not specifically addressed in the Planning Commission's recommended plan.

Mr. Lethbridge said he would make adjustments to the General Plan map as recommended by the City Council and provide them with an amended map with those changes.

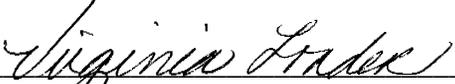
Mayor Applegarth said that the General Plan amendment was scheduled for public hearings at the City Council Meetings on September 3<sup>rd</sup> and 17<sup>th</sup>. He suggested that an Open House be held regarding the proposed General Plan amendments prior to the City Council Meeting on September 3<sup>rd</sup> and the Council concurred.

## 2. UPCOMING MEETINGS

1. August 20, 2013 – Regular City Council Meeting/Work Session – 6:30 p.m.
2. September 3, 2013 – Regular City Council Meeting/Work Session – 6:30 p.m.
3. September 17, 2013 – Regular City Council Meeting/Work Session – 6:30 p.m.

## 3. ADJOURN

Council Member Roy Tingey **MOVED to adjourn**. Council Member Al Leavitt **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Excused and Tingey-Yes. **The motion passed unanimously**. The City Council Meeting adjourned 7:15 p.m.

  
\_\_\_\_\_  
Virginia Loader, Recorder

Minutes approved: CC 08-20-13

**RIVERTON CITY**  
SUBDIVISION BOND REDUCTION REQUEST

---

DEVELOPER'S INFORMATION

1. Subdivision Name: BECK ESTATES
2. Address: 13280 S 2700 W
3. Subdivision Developer: M&T BANK
4. Bond Company: M&T BANK
5. 90% Bond Release Request date: January 6, 2013
6. Date of bond release approval by City Council: August 6, 2013
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: \$ 205,791.99

Date of bond release approval by Staff: July 25, 2013

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

\_\_\_\_\_  
Mayor, Riverton City

\_\_\_\_\_  
Date

*Virginia Foster*  
\_\_\_\_\_  
Attest:

8-20-13  
\_\_\_\_\_  
Date



**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED  
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

BECK ESTATES Improvement	ORIGINAL BOND AMOUNT 8/15/2011	80% RELEASE DATE	80% RELEASE AMOUNT	Current RELEASE DATE	Current Release	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement									
Culinary Water	\$ 137,808.75			3/27/2013	\$ 110,247.00	8/5/2013	\$ 13,780.88			\$ 13,780.88
Secondary Water	127,006.25			3/27/2013	101,605.00	8/6/2013	12,700.63			12,700.63
Demolition	47,659.20	7/9/2012	38,127.36			8/6/2013	4,765.92			4,765.92
Storm Drain	94,363.57	5/10/2012	75,490.86			8/6/2013	9,436.36			9,436.36
Streets	221,476.66	7/9/2012	177,181.33			8/6/2013	22,147.67			22,147.67
Sidewalk & Signs	120,468.45					8/6/2013	108,421.61			12,046.85
Streetlights	24,773.39			3/27/2013	19,818.71	8/6/2013	2,477.34			2,477.34
Record Drawings & GIS	12,290.00					8/6/2013	11,061.00			1,229.00
Other	-					8/6/2013	-			-
Fencing & Landscaping	21,660.00					8/6/2013	19,494.00			2,166.00
Parkstrip	1,674.00					8/6/2013	-			-
						8/6/2013	1,506.60			167.40
										-
										-
<b>Total</b>	<b>\$ 809,180.27</b>		<b>\$ 290,799.54</b>		<b>\$ 231,670.71</b>		<b>\$205,791.99</b>		<b>\$ -</b>	<b>\$ 80,918.03</b>

Total amount of bond release requested: \$ 205,791.99

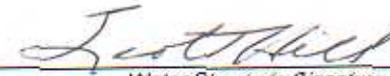
**APPROVAL AND ACCEPTANCE STATUS  
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

  
Public Works Director/ City Engineer

8-5-13  
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

  
Water Director's Signature

7-29-13  
Date



Item No. 4.2

## Issue Paper

<b>Presenter/Submitted By:</b>	G Trace Robinson	
<b>Subject:</b> <u>90 %</u> Bond release for <u>BECK ESTATES</u>	<b>Meeting Date:</b> 08/06/2013	
	<b>Fiscal Impact:</b> \$N/A	
	<b>Funding Source:</b> N/A	
<b>Background:</b> Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the <u>BECK ESTATES</u> and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a <u>90 %</u> release of the bond and that the City accept the improvements.		
<b>Recommendation:</b> It is recommended that approval be give to release <u>90 %</u> of the bond and that the City accept the improvements.		
<b>Recommended Motion:</b> Motion for approval of bond release.		



## Issue Paper

Item No 4.3

<b>Presenter/Submitted By:</b>	Craig Calvert, Purchasing Manager	
<b>Subject:</b> Request permission to enter into a contract with Think Architecture for the design and the construction management of the UPD Police Precinct Project.	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> \$111,000.00	
	<b>Funding Source:</b> 45-69-220	
<b>Background:</b> <p>The City and UPD would like to do a cooperative project for the design and construction management of a new UPD Precinct Building. Included in the UPD Precinct Project are improvements to the grounds and park behind the City Offices. A Request for Proposal for architecture services was issued, a committee evaluated the responses and the committee's scoring is attached.</p>		
<b>Recommendation:</b> <p>Staff's recommendation is to enter into a contract with Think Architecture for the design and the construction management of the UPD Police Precinct Project.</p>		
<b>Recommended Motion:</b> <p>"I make a motion to approve resolution # <u>13-37</u> allowing the City to contract with Think Architecture for the design and the construction management of the UPD Police Precinct Project.</p>		

**RIVERTON CITY, UTAH**  
**RESOLUTION NO. 13-37**

**A RESOLUTION ALLOWING THE CITY TO ENTER INTO A CONTRACT WITH  
THINK ARCHITECTURE FOR THE DESIGN AND THE CONSTRUCTION  
MANAGEMENT OF THE UPD POLICE PRECINCT PROJECT**

**WHEREAS**, Riverton City is required by ordinance to approve any contract that exceeds \$25,000 in a public meeting; and,

**WHEREAS**, the UPD would like a new police precinct; and,

**WHEREAS**, the Mayor would like to cooperate with UPD in the construction of a new police precinct.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF  
RIVERTON CITY AS FOLLOWS:**

Section 1. Riverton City approves the execution of a contract with Think Architecture for the design and the construction management of the UPD Police Precinct Project.

Section 2. This resolution shall become effective upon passing.

**PASSED AND ADOPTED** by the City Council of Riverton, Utah, this 20<sup>th</sup> day of August, 2013 by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

**RIVERTON CITY**

\_\_\_\_\_  
**William R. Applegarth, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Virginia Loader, MMC**  
**City Recorder**



**Riverton City  
Purchasing Department**  
12830 South 1700 West  
Riverton, UT 84065  
801-208-3175  
Fax: 801-208-3176

June 4, 2013

**RFP 167-13**

Company Name: Think Architecture

Criteria	Weight	Average score of Ratings by Committee Members	Weighted Number of points
	A	B	100(A x B)
Previous experience on similar projects	40%	4.00	160.00
Qualifications	35%	4.00	140.00
References	15%	4.00	60.00
Price	10%	3.99	39.94

Cost ratings are scored as follows:  
Maximum points available (5) x [2-(bid amount/low bid amount)]

Fee
126,000.00

**360.00**  
Total Final Weighted Score  
(500 points max. possible)



**Riverton City  
Purchasing Department**  
12830 South 1700 West  
Riverton, UT 84065  
801-208-3175  
Fax: 801-208-3176

June 4, 2013

**RFP 167-13**

Company Name: JRCA Architects

Criteria	Weight	Average score of Ratings by Committee Members	Weighted Number of points
	A	B	100(A x B)
Previous experience on similar projects	40%	3.50	140.00
Qualifications	35%	3.50	122.50
References	15%	4.00	60.00
Price	10%	4.04	40.42

Cost ratings are scored as follows:  
Maximum points available (5) x [2-(bid amount/low bid amount)]

Fee
125,000.00

**322.50**  
Total Final Weighted Score  
(500 points max. possible)



**Riverton City  
Purchasing Department**  
12830 South 1700 West  
Riverton, UT 84065  
801-208-3175  
Fax: 801-208-3176

June 4, 2013

**RFP 167-13**

Company Name: **AJC Architects**

Criteria	Weight	Average score of Ratings by Committee Members	Weighted Number of points
	A	B	100(A x B)
Previous experience on similar projects	40%	3.00	120.00
Qualifications	35%	3.50	122.50
References	15%	3.00	45.00
Price	10%	3.52	35.18

Cost ratings are scored as follows:  
Maximum points available (5) x [2-(bid amount/low bid amount)]

Fee
136,000.00

**287.50**  
Total Final Weighted Score  
(500 points max. possible)



**Riverton City  
Purchasing Department**  
12830 South 1700 West  
Riverton, UT 84065  
801-208-3175  
Fax: 801-208-3176

June 4, 2013

**RFP 167-13**

Company Name: **Mark Wilson Architects**

Criteria	Weight	Average score of Ratings by Committee Members	Weighted Number of points
	A	B	100(A x B)
Previous experience on similar projects	40%	2.50	100.00
Qualifications	35%	2.50	87.50
References	15%	3.00	45.00
Price	10%	5.00	50.00

Cost ratings are scored as follows:  
Maximum points available (5) x [2-(bid amount/low bid amount)]

Fee
104,900.00

<b>282.50</b>
Total Final Weighted Score (500 points max. possible)



**Riverton City  
Purchasing Department**  
12830 South 1700 West  
Riverton, UT 84065  
801-208-3175  
Fax: 801-208-3176

June 4, 2013

**RFP 167-13**

Company Name: EDA Architecture

Criteria	Weight	Average score of Ratings by Committee Members	Weighted Number of points
	A	B	100(A x B)
Previous experience on similar projects	40%	3.00	120.00
Qualifications	35%	2.50	87.50
References	15%	3.00	45.00
Price	10%	1.94	19.45

Cost ratings are scored as follows:  
Maximum points available (5) x [2-(bid amount/low bid amount)]

Fee
169,000.00

**252.50**  
Total Final Weighted Score  
(500 points max. possible)

Quote No. RFP 167-13  
 Due Date: May 30, 2013

Specification/Plan	Quant.	Unit	EDA Architecture		Think Architecture		Mark Wilson Architects		JRCA Architects		AIC Architects	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Phase I Fee	1	LS	27,000.00	27,000.00	15,000.00	15,000.00	3,200.00	3,200.00	30,000.00	30,000.00	27,200.00	27,200.00
Phase II Fee	1	LS	115,000.00	115,000.00	86,000.00	86,000.00	93,300.00	93,300.00	72,000.00	72,000.00	88,400.00	88,400.00
Construction Services	1	LS	27,000.00	27,000.00	25,000.00	25,000.00	8,400.00	8,400.00	23,000.00	23,000.00	20,400.00	20,400.00
Total				169,000.00		126,000.00		104,900.00		125,000.00		136,000.00



## Issue Paper

Item No. 4.4

<b>Presenter/Submitted By:</b>	Craig Calvert, Purchasing Manager	
<b>Subject:</b> Request permission to enter into a contract with Lyndon Jones Construction to complete the 1830 West Road Way Improvement Project.	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> \$223,891.55	
	<b>Funding Source:</b> 72-69-701	
<b>Background:</b> <p>Because of development on 1830 West; The Residences at Park Avenue, the roadway needed to be improved. This project is to improve 1830 west from approximately 12630 South to Park Avenue. An Invitation for Bid was issued and a tabulation is attached.</p>		
<b>Recommendation:</b> <p>Staff's recommendation is to enter into a contract with Lyndon Jones Construction to complete the 1830 West Road Way Improvement Project.</p>		
<b>Recommended Motion:</b> <p>"I make a motion to approve resolution # <u>13-38</u> allowing the City to contract with Lyndon Jones Construction to complete the 1830 West Road Way Improvement Project</p>		

**RIVERTON CITY, UTAH**  
**RESOLUTION NO. 13-38**

**A RESOLUTION ALLOWING THE CITY TO ENTER INTO A CONTRACT WITH  
LYNDON JONES CONSTRUCTION TO COMPLETE THE 1830 WEST ROAD WAY  
IMPROVEMENT PROJECT**

**WHEREAS**, Riverton City is required by ordinance to approve any contract that exceeds \$25,000 in a public meeting; and,

**WHEREAS**, the Riverton City Engineer would like to improve 1830 West from 12630 South to Park Avenue.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF  
RIVERTON CITY AS FOLLOWS:**

Section 1. Riverton City approves the execution of a contract with Lyndon Jones Construction to complete the 1830 West Road Way Improvement Project.

Section 2. This resolution shall become effective upon passing.

**PASSED AND ADOPTED** by the City Council of Riverton, Utah, this 20<sup>th</sup> day of August, 2013 by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

**RIVERTON CITY**

\_\_\_\_\_  
**William R. Applegarth, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Virginia Loader, MMC**  
**City Recorder**

## AGREEMENT

### PART 1 GENERAL

#### 1.1 CONTRACTOR

- A. Name: Lyndon Jones Construction
- B. Address: 1277 West Chapel Ridge Drive
- C. City, State, Zip: South Jordan, Utah 84095
- D. Telephone: 801-253-3478
- E. Facsimile: 801-254-9124

#### 1.2 OWNER

- A. OWNER: Riverton City Corporation, a municipal corporation of the State of Utah, 12830 South Redwood Road, Riverton City, Utah 84065.

#### 1.3 CONSTRUCTION PROJECT

- A. Project Name: **1830 West Roadway Improvement Project (The Residences at Park Avenue)**
- B. Project No: **ENG-RIP-156-12**

#### 1.4 ENGINEER

- A. *Chris Klingel*, is the OWNER'S representative and agent for this Construction Contract who has the rights, authority and duties assigned to the ENGINEER in the Contract Documents.

#### 1.5 CONTRACT DOCUMENTS

- A. The Bid Documents, bearing Bid No. *CC13-271*, dated *July 30, 2013*, the Agreement, the Agreement Supplement, General Conditions, Supplementary Conditions, Standard Specifications, Drawings, and Standard Plans for Project No. *ENG-RIP-156-12*, together with all Modifications issued pursuant to Article 3.3 of the Manual of Standard Specifications, 2012 Edition, constitute the Contract Documents under this Agreement No. *13-1054-15*.

## PART 2 TIME AND MONEY CONSIDERATIONS

### 2.1 CONTRACT PRICE

- A. The Contract Price includes the cost of the Work specified in the Contract Documents, plus the cost of all bonds, insurance, permits, fees and all charges, expenses or assessments of whatever kind or character.
- B. The Schedules of Prices awarded from the Bid Schedule (Document 00 43 00) are as follows:
  - 1. Base Bid - Schedule No. 1
- C. An Agreement Supplement (Document 00 54 00) *is not* attached to this Agreement.
- D. Based upon the above awarded schedules and the Agreement Supplement (if any), the Contract Price awarded is: two hundred twenty three thousand eight hundred ninety one dollars and fifty five cents (ex \$223,891.55).

### 2.2 CONTRACT TIME

- A. Contract Time shall be:
  - 1. The work shall be Substantially Complete within **Forty Five (45)** calendar days of Notice to Proceed. Final completion shall be achieved within **Fifteen (15)** calendar days of Notice of Substantial Completion.
  - 2. Any time specified in work sequences in the Summary of Work (Document 01 11 00) shall be part of the Contract Time.

### 2.3 PUNCH LIST TIME

- A. The Work will be complete and ready for final payment within **Fifteen (15)** calendar days after the date CONTRACTOR receives ENGINEER'S Final Inspection Punch List unless exemptions of specific items are granted by ENGINEER in writing or an exception has been specified in the Contract Documents.
- B. Permitting the CONTRACTOR to continue and finish the Work or any part of the Work after the time fixed for its completion, or after the date to which the time for completion may have been extended, whether or not a new completion date is established, shall in no way operate as a waiver on the part of the OWNER of any of OWNER'S rights under this Agreement.

### 2.4 CLOSE OUT TIME

- A. The Project will be complete and ready for Close Out and final payment within **Fifteen (15)** calendar days after the date CONTRACTOR receives ENGINEER'S Final Inspection Punch List Acceptance. Contractor shall follow procedures stated in the Contract Documents and in General Conditions (Document 00 72 00). Close Out shall be considered complete when all documentation required for project close-out has been submitted, including but not limited to outstanding paperwork, submittals, final quantity counts as agreed to by the CONTRACTOR and OWNER, change orders, signatures, and final invoicing.
  
- C. Permitting the CONTRACTOR to continue and finish the Close Out or any part of the Close Out after the time fixed for its completion, or after the date to which the time for completion may have been extended, whether or not a new Close Out date is established, shall in no way operate as a waiver on the part of the OWNER of any of OWNER'S rights under this Agreement.

## 2.5 LIQUIDATED DAMAGES

- A. Late Completion: Time is the essence of the Contract Documents. CONTRACTOR agrees that OWNER will suffer damage or final loss if the Work is not completed on time or within any time extensions allowed in accordance with Part 12 of the General Conditions (Document 00 72 00). CONTRACTOR and OWNER agree that proof of the exact amount of any such damage or loss is difficult to determine. Accordingly, instead of requiring any such proof of damage or specific final loss for late completion, CONTRACTOR agrees to pay the following sums to the OWNER as liquidated damages and not as a penalty.
  - 1. Late Contract Time Completion: **\$2000 / day** for each day or part thereof that expires after the Contract Time until the Work is accepted as Substantially Complete as provided in Article 14.5 of the General Conditions (Document 00 72 00).
  - 2. Late Punch List Time Completion: **Fifty Percent (50%)** of the amount specified for Late Contract Time Completion for each day or part thereof if the Work remains incomplete after the Punch List Time. The Punch List shall be considered delivered on the date it is transmitted by facsimile, hand delivery or received by the CONTRACTOR by certified mail.
  - 3. Late Close Out Time Completion: **Twenty Five Percent (25%)** of the amount specified for Late Contract Time Completion for each day or part thereof if the Project remains open after the Close Out Time.
  
- B. Work Sequence Completion: Time is the essence of sequenced work. If a work sequence is specified, then for each day or part thereof that exceeds the specified time and until ENGINEER determines such work sequence is Substantially Complete, the CONTRACTOR agrees to pay the following sums to the OWNER as liquidated damages and not as a penalty.
  - 1. **\$1000 / day**
  
- C. Survey Monuments: No land survey monument shall be disturbed or removed until ENGINEER has been properly notified and the ENGINEER'S surveyor has referenced the survey monument for resetting. The parties agree that upon such an unauthorized

disturbance, it is difficult to determine the damages from such a disturbance. The parties also agree that CONTRACTOR will pay as liquidated damages the sum of one thousand dollars (\$1,000.00) to cover such damage and expense.

- D. Interruption of Public Services: No interruption of public services shall be caused by CONTRACTOR, its agents or employees, without the ENGINEER'S prior written approval. OWNER and CONTRACTOR agree that in the event damages stipulated above shall not be deemed to be a limitation upon OWNER'S right to recover the full amount of such damages. Because of the difficulty in determining the OWNER'S damages resulting from an unapproved interruption, the parties agree payment of the following liquidated damages to OWNER on a per day basis does not relieve CONTRACTOR from any liability for such a utility interruption to third parties.

1. **\$1000/day**

In the event that any third party successfully makes a claim against OWNER for such interruption, CONTRACTOR shall be responsible for payment of claims.

- E. Deduct Damages from Moneys Owed CONTRACTOR: OWNER shall be entitled to deduct and retain liquidated damages out of any money that may be due or become due the CONTRACTOR. The extent that the liquidated damages exceed any amounts that would otherwise be due the CONTRACTOR, the CONTRACTOR shall be liable for such amounts and shall return such excess to the OWNER.

## 2.6 RETAINAGE

- A. Retainage is OWNER'S Option: OWNER may, in its sole discretion, retain five percent (5%) of the value of all Work done and materials or equipment supplied as part security for the fulfillment of the Construction Contract by the CONTRACTOR. If, in ENGINEER'S opinion, the Work is proceeding in accordance with CONTRACTOR'S approved progress schedule, and all progress schedule submittals are current and up to date, and all required payrolls, shop drawings, and miscellaneous submittals are current and up to date, the OWNER may choose not to withhold retainage.

1. Amount to be Retained: If at any time after 50% of the Work has been completed, and \$50,000 or more has been retained, OWNER may make any of the remaining progress payments in full, if, in the OWNER'S sole discretion, the Work is progressing satisfactorily. OWNER may pay monthly to the CONTRACTOR while carrying on the Work, the balance not retained as aforesaid, after deducting there from all previous payments and all sums to be kept or retained under the provisions of the Construction Contract. No such estimate of payment shall be required to be made when, in judgement of the ENGINEER, the Work is not proceeding in accordance with the Contract Documents or when in ENGINEER'S judgement the total value of the Work done since the last estimate amounts to less than three hundred dollars (\$300.00). No such estimate or payment shall be construed to be an acceptance of any defective or improper Work or materials.
2. Reducing the Retainage: As the Work nears completion and solely at the ENGINEER'S discretion, the OWNER may reduce the retainage to an amount more in line with the Work actually remaining.

3. **Retainage Held Until Final Payment:** The OWNER reserves the right to retain all amounts previously withheld or due the CONTRACTOR, including liquidated damages, until all Punch List items are complete. However, at ENGINEER'S sole option, ENGINEER may authorize the release of up to all retained amounts except any liquidated damages and double ENGINEER'S best estimate of the CONTRACTOR'S cost to complete all remaining Punch List items.
- B. **Interest:** Except when CONTRACTOR is required to submit a Waiver of Interest Affidavit (Document 00 43 35), and except for money retained for items not provided or installed in accordance with the Contract Documents, any money retained by the OWNER will be placed in an interest bearing account held by the OWNER as of the date such money would have otherwise been payable. The interest accrued thereon will be due and payable to the CONTRACTOR within 30 days after the retained monies are paid.

## **2.7 PAYMENT PROCEDURES**

- A. **Progress Payments:** CONTRACTOR shall submit Applications for Payment in accordance with Part 14 of the General Conditions (Document 00 72 00). Payment shall not become due or payable for any contract item not provided or installed by CONTRACTOR.
1. **Withholding Payment:** OWNER reserves the right to withhold payment from CONTRACTOR for non-compliance with any provision of the Contract Documents.
  2. **Price Adjustments:** OWNER will consider making partial payment to the CONTRACTOR for certain non-conforming work in advance of any negotiated settlement reached between the CONTRACTOR and the OWNER, provided the CONTRACTOR requests in writing that this be done. CONTRACTOR agrees that any such payments made by the OWNER are "payments in advance" and that any money that becomes due when the final settlement is negotiated will not constitute payments "withheld" or "retained" under State Law.
- B. **Final Payment:** After completion of all Work and Punch List items, OWNER, shall pay the Contract Price due after deducting there from all previous payments, unit price quantity adjustments, penalties, liquidated damages, and other amounts to be retained. All prior progress payments shall be subject to correction in the final payment. The final payment shall not be due and payable until the expiration of 30 days from approval of the request for final payment of CONTRACTOR by the OWNER'S finance department.
1. **Submittal:** Final payment shall not be made until the CONTRACTOR has delivered and ENGINEER has accepted all submittals specified in Article 14.8 of the General Conditions (Document 00 72 00).
  2. **OWNER Released From Claims:** The payment and acceptance of the final Contract Price due and the adjustment and payment for any Work done in accordance with any alterations of the same, shall release the OWNER from any and all claims of CONTRACTOR on account of Work performed under the Contract Documents or any modification thereof, except for those claims specifically agreed to as reserved and unresolved by the OWNER.

## **2.8 EXTRA WORK**

- A. No money will be paid to the CONTRACTOR for any additions, deletions or revisions in the Work as stipulated in Article 10.1 of the General Conditions (Document 00 72 00), unless a Contract Modification for such has been made in writing and executed by the OWNER and CONTRACTOR.

## **PART 3 COVENANTS**

### **3.1 ASSIGNMENT NOT BINDING WITHOUT WRITTEN CONSENT**

- A. OWNER and CONTRACTOR agree no assignment of any right or interest in the Contract Documents will be made without the written consent of the OWNER and the CONTRACTOR. No assignment will release or discharge the OWNER or the CONTRACTOR from any duty or responsibility under the Contract Documents unless specifically stated to the contrary in any written consent to an assignment.
- B. CONTRACTOR shall make no assignment of money that is due without the OWNER'S written consent (except to the extent that the effect of this restriction may be limited by Law or Regulation).

### **3.2 BINDING TERMS**

- A. OWNER and CONTRACTOR each binds itself, its partners, successors, assign and legal representatives to the other party hereto, its partners, successors, assign and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

### **3.3 INDEMNIFICATION**

- A. Provisions concerning indemnification are set forth in Article 6.17 of the General Conditions (Document 00 72 00).

### **3.4 DISPUTE RESOLUTION**

- A. In General:
  - 1. Unless a decision shall be held by an appropriate court of law to have been procured by fraud or to be arbitrary and capricious or so grossly erroneous as necessarily to imply bad faith, any factual decision made under this Article shall be final and binding in any suit or action arising under this Construction Contract, including any actions by CONTRACTOR or others against OWNER or any of OWNER'S agents, consultants, or employees.
  - 2. Compliance with provisions of this Article, shall be a condition precedent prior to any legal action by the CONTRACTOR or any of CONTRACTOR'S Subcontractors and Suppliers against OWNER or any of OWNER'S agents, consultants, or employees.

3. The provisions of this Article shall not preclude or limit judicial review of issues of law.
  4. Ambiguities in or between Contract Documents shall be construed in favor of the OWNER.
- B. Disputes Not Related to the Guarantee of the Work: Any dispute arising under the Construction Contract concerning a question of fact, not related to the guarantee of the Work (Article 13.1 of the General Conditions (Document 00 72 00)), which is not disposed of by contract modification shall be decided pursuant to the following procedure:
1. Any decision by ENGINEER interpreting the requirements of the Contract Documents may be appealed in writing to the ENGINEER. The ENGINEER'S decision shall be reduced to writing and a copy shall be mailed or otherwise furnished to the CONTRACTOR. The decision of ENGINEER shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the CONTRACTOR mails or otherwise furnishes to ENGINEER a written appeal to the City Engineer.
  2. Within 15 days from the receipt of any such appeal, the City Engineer shall issue a decision in writing and mail or otherwise furnish a copy thereof to the CONTRACTOR. The decision of the City Engineer shall be final and conclusive unless, within 15 days from the date of receipt of such decision, the CONTRACTOR mails or otherwise furnishes to the City Engineer a written appeal to the Standing Appeals and Dispute Committee.
  3. The Standing Appeals and dispute Committee shall consist of the City Attorney, Public Works Director and City Manager, or their designees.
  4. The City Engineer issuing the decision appealed from shall present the department's case prior to deliberations of the Committee, otherwise the City Engineer shall be disqualified and excluded from the Committee's decision process.
  5. The decision of said Committee shall be rendered in writing within 15 days from receipt of the appeal and mailed or otherwise delivered to the CONTRACTOR.
  6. The decision of said Committee shall be the final binding interpretation of the facts that are the subject of the appeal.
- C. Disputes Related to the Guarantee: Except as otherwise provided by contract modification, any dispute concerning a question of fact involving or arising out of the guarantee required by the Contract Documents (Article 13.1 of the General Conditions (Document 00 72 00)), which is not disposed of by contract modification shall be decided pursuant to the provisions of Paragraph 3.4B above, except that the initial factual decision shall be issued in writing by the ENGINEER, together with the City Engineer. Any appeal there from shall be made within 15 days directly to the Standing Appeals and Dispute Committee where such disputes shall be governed by Paragraphs 3.4B.3 to 3.4B.6 above.
- D. Work During Appeal: Notwithstanding the pendency of any protest or appeal provided above, CONTRACTOR shall, if so ordered by ENGINEER, proceed with the Work under the Contract Documents according to ENGINEER'S direction and according to the decision on any appeal. The existence of a claim or protest shall not excuse CONTRACTOR from the requirements of the Contract Documents, including, but not limited to, the Contract Time.

- E. Appeals of Termination or Suspension: Any decision of OWNER to terminate or suspend the Work shall not be subject to the provisions of this Article.

### **3.5 ATTORNEYS FEES**

- A. In the event there is a failure to perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such attorney be in house or outside counsel), either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorneys fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

### **3.6 CHOICE OF LAW**

- A. This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by CITY ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the citizens of CITY, shall also apply to the subdivision or development that is the subject of this Agreement.

### **3.7 SEVERABILITY**

- A. If a court of competent jurisdiction declares any portion of this Agreement invalid, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

### **3.8 WORKFORCE**

- A. The Contractor agrees to register and participate in the Status Verification System to verify the work eligibility status of the Contractor's new employees that are employed in the state. The Contractor further agrees to have each contractor or subcontractor who works for or under main contractor, certify by affidavit that the contractor or subcontractor has verified through the Status Verification System the employment status of each new employee of the respective contractor or subcontractor.

### **3.9 INTEGRATION**

- A. This Agreement, including all Contract Documents as defined herein, embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter herein.

**PART 4 EXECUTION**

**4.1 EFFECTIVE DATE**

- A. OWNER and CONTRACTOR executed this Agreement and declared it in effect as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**4.2 CONTRACTOR’S SUBSCRIPTION AND ACKNOWLEDGEMENT**

- A. Type of organization: \_\_\_\_\_  
(corporation, partnership, individual, etc.)
- B. If CONTRACTOR is a corporation, attach a corporate resolution evidencing CONTRACTOR’S authority to sign.
- C. CONTRACTOR’S Utah license number: \_\_\_\_\_
- D. CONTRACTOR’S signature: \_\_\_\_\_
- E. Please print name here: \_\_\_\_\_
- F. Title: \_\_\_\_\_
- G. Corporate Acknowledgement:  
In the County of \_\_\_\_\_, State of \_\_\_\_\_, on the \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_\_ personally appeared before me \_\_\_\_\_ (name of person), whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the \_\_\_\_\_ (title) of \_\_\_\_\_ (name of corporation), a corporation, and that said document was signed by him/her in behalf of said corporation by authority of its bylaws or of a Resolution of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
Notary Public

- H. Agent for Service of Process:
  - 1. Agent’s signature: \_\_\_\_\_
  - 2. Agent’s title: \_\_\_\_\_
- I. Corporate Authority: At the request of the OWNER, evidence satisfactory to the OWNER shall be submitted which shows the person executing this Agreement has the required authority to execute this Agreement.

**4.3 OWNER'S SUBSCRIPTION AND ATTESTATION**

- A. Approval as to form: \_\_\_\_\_  
(OWNER'S attorney)
- B. Approval as to budget: \_\_\_\_\_  
(OWNER'S Public Works Director)
- C. OWNER'S signature: \_\_\_\_\_
- D. Name and Title: \_\_\_\_\_
- E. Attest: \_\_\_\_\_  
(signature of City Recorder or City Recorder designee)

END OF DOCUMENT 00 52 00



## Issue Paper

Item No. 4.5

<b>Presenter/Submitted By:</b>	Craig Calvert, Purchasing Manager	
<b>Subject:</b> Request permission to ratify the decision made by staff to issue a purchase order to Sonntag Recreation to furnish and install an outdoor pavilion and seven fitness stations in Mountain View Park.	<b>Meeting Date:</b> August 20, 2013	
	<b>Fiscal Impact:</b> \$28,618.00	
	<b>Funding Source:</b> 45-69-	
<b>Background:</b> <p>Because of the Mountain View Corridor, the Mountain View Park needed to be redone. The construction of the park is now complete and the Recreation Director would like to add an outdoor pavilion and seven fitness stations to the park. A Request for Quotation was issued and the tabulation is attached. In order to have the pavilion and the fitness stations delivered and installed by the opening ceremonies in September a purchase order was issued to Sonntag Recreation.</p>		
<b>Recommendation:</b> <p>Staff's recommendation is to ratify the decision made by staff to issue a purchase order to Sonntag Recreation to furnish and install an outdoor pavilion and seven fitness stations in Mountain View Park.</p>		
<b>Recommended Motion:</b> <p>"I make a motion to approve resolution # <u>13-39</u> to ratify the decision made by staff to issue a purchase order to Sonntag Recreation to furnish and install an outdoor pavilion and seven fitness stations in Mountain View Park.</p>		

**RIVERTON CITY, UTAH**  
**RESOLUTION NO. 13-39**

**A RESOLUTION RATIFYING THE DECISION MADE BY STAFF TO ISSUE A PURCHASE ORDER TO SONNTAG RECREATION TO FURNISH AND INSTALL AN OUTDOOR PAVILION AND SEVEN FITNESS STATIONS IN MOUNTAIN VIEW PARK.**

**WHEREAS**, Riverton City is required by ordinance to approve any purchase that exceeds \$25,000 in a public meeting; and,

**WHEREAS**, the Recreation Director would like to add a pavilion and fitness stations to Mountain View Park; and,

**WHEREAS**, in order to get the pavilion and fitness equipment delivered and installed by the opening ceremonies a purchase order had to be issued before the Council could approve the purchase in a public meeting.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF RIVERTON CITY AS FOLLOWS:**

Section 1. Riverton City ratifies the decision made by staff to issue a purchase order to Sonntag Recreation to furnish and install an outdoor pavilion and seven fitness stations in Mountain View Park.

Section 2. This resolution shall become effective upon passing.

**PASSED AND ADOPTED** by the City Council of Riverton, Utah, this 20<sup>th</sup> day of August, 2013 by the following vote:

Council Member Brent Johnson	_____	Yes	_____	No
Council Member Al Leavitt	_____	Yes	_____	No
Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Tracy Thaxton	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No

**RIVERTON CITY**

\_\_\_\_\_  
**William R. Applegarth, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Virginia Loader, MMC**  
**City Recorder**

Quote No. CC13079

Due Date: August 7, 2013

### Tabulation

Specification/Plan Reference Number(s)	Quant.	Unit	Sonntag		Big T		All About Play	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
12' x 12' pavilion, all steel construction, primary multi-rib panel roof, powder coat E-coat on steel, 6" column, Square SQ12m-P6-70-150-150 or acceptable substitute	1	Ea	10,780.00	10,780.00	13,172.00	13,172.00	10,705.55	10,705.55
Push-up Exercise Station #ZZLT0050S	1	Ea	1,725.00	1,725.00	4,067.00	4,067.00	No Bid	0.00
Overhead Press Exercise Station #ZZLT0058S	1	Ea	3,532.00	3,532.00	5,535.00	5,535.00	No Bid	0.00
Shoulder Stability and Strength Exercise Station #ZZLT0048	1	Ea	1,725.00	1,725.00	3,049.00	3,049.00	No Bid	0.00
Proprioceptive Neuromuscular Facilitation (PNF) Exercise Station #ZZLT0054S	1	Ea	2,419.00	2,419.00	4,120.00	4,120.00	No Bid	0.00
Squat Exercise Station #ZZLT0052	1	Ea	3,532.00	3,532.00	3,646.00	3,646.00	No Bid	0.00
Hip Lift & Thigh Exercise Station #ZZLT0057S	1	Ea	1,725.00	1,725.00	4,386.00	4,386.00	No Bid	0.00
Freight	1	Lot	Inc.	0.00	3,780.81	3,780.81	Inc.	0.00
			Total	25,438.00		41,755.81		10,705.55

Sonntag Recreation bid the Landscape Structures Healthbeat Outdoor Fitness System as a substitute to the LifeTrail Activity Panels. The HealthBeat was determined to be an acceptable substitute by the Recreation Director.

Awarded to: Sonntag



## Issue Paper

Item No. 4.6

<b>Presenter/Submitted By:</b>	Craig Calvert, Purchasing Manager													
<b>Subject:</b>  Obtain approval to surplus vehicle #PWHP and #RSB-2 and #RSD-1, granting permission to the City Manager to dispose of each piece of property as deemed appropriate.	<b>Meeting Date:</b> August 20, 2013													
	<b>Fiscal Impact:</b> \$0.00													
	<b>Funding Source:</b>													
<b>Background:</b>  The following vehicles will be replaced, as approved by the 2012/2013 budget, and are no longer needed.														
<table border="1"> <thead> <tr> <th>Vehicle Number</th> <th>Vehicle Type</th> <th>VIN Number</th> <th>Year</th> <th>Make &amp; Model</th> </tr> </thead> <tbody> <tr> <td>PWHP</td> <td>Hot Patch Machine</td> <td>T4D00311280</td> <td>2002</td> <td>Spauling, Spauling Custom 4</td> </tr> </tbody> </table>					Vehicle Number	Vehicle Type	VIN Number	Year	Make & Model	PWHP	Hot Patch Machine	T4D00311280	2002	Spauling, Spauling Custom 4
Vehicle Number	Vehicle Type	VIN Number	Year	Make & Model										
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Vehicle Number	Vehicle Type	VIN Number	Year	Make & Model										
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Vehicle Number	Vehicle Type	VIN Number	Year	Make & Model										
RSD-1	10 wheeler with plow and salter	1FDYU90W9MVA02270	1991	Ford L-9000 with Plow and Salter										
<b>Recommendation:</b>  Staff's recommendation is to declare vehicle #PWHP and #RSB-2 and #RSD-1 as surplus property, granting permission to the City Manager to dispose of each piece of property as deemed appropriate														
<b>Recommended Motion:</b>  "I make a motion to approve resolution # <u>13-40</u> declaring vehicle #PWHP and #RSB-2 and #RSD-1 as surplus property, granting permission to the City Manager to dispose of each piece of property as deemed appropriate.														

**RIVERTON CITY, UTAH**  
**RESOLUTION NO. 13-40**

**A RESOLUTION DECLARING IDENTIFIED PROPERTY OF RIVERTON CITY AS SURPLUS**

**WHEREAS**, Riverton City is required by ordinance to surplus fixed assets in a public meeting; and,

**WHEREAS**, Riverton City has identified vehicle #PWHP and #RSB-2 and #RSD-1 as surplus property; and,

**WHEREAS**, the Riverton City Purchasing Manager has identified through all City departments that the equipment is no longer needed

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF RIVERTON CITY AS FOLLOWS:**

1. Riverton City, in accordance with city ordinance declares vehicle #PWHP and #RSB-2 and #RSD-1 as surplus property.
2. Riverton City directs the City Manager to dispose of each piece of property as deemed appropriate.
3. This resolution shall become effective upon passing.

**PASSED AND ADOPTED** by the City Council of Riverton, Utah, this 20<sup>th</sup> day of August, 2013 by the following vote:

Council Member Brent Johnson	_____	Yes	_____	No
Council Member Al Leavitt	_____	Yes	_____	No
Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Tracy Thaxton	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No

**RIVERTON CITY**

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**William R. Applegarth, Mayor**

**ATTEST:**

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**Virginia Loader, MMC**  
**City Recorder**