
5:30 p.m. – Work Session

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

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment

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

E. Presentations and Reports

1. Mayor's Report
2. [City Administration Report](#)
 - a. Department Reports July
 - b. July Anniversaries Employee Recognition
 - c. Staffing Authorization Plans
 - d. Community Development Report

F. Consent Items

1. [Consideration to approve meeting minutes from:](#)
 - August 3, 2021 Council Work Session
 - August 3, 2021 Council Meeting
 - June 15, 2021 Council Work Session
 - June 15, 2021 Council Meeting

G. Action Items

1. [Consideration to approve Ordinance #936 regarding Final Subdivision and Site Plan proposal for Maverik Store, property located approximately 1472 West Riverdale Road, Riverdale Utah 84405, as requested by Maverik, Inc and AWA Engineering Group.](#)
2. [Consideration to approve Ordinance #937 regarding proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 2, 9, and 14 regarding proposed changes to definitions, roofline setbacks, and internal accessory dwelling units.](#)
3. Discussion and possible action regarding Mr. Overdiek's water bill.

I. Discretionary Items

J. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 13th day of August 2021 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni
Riverdale City Recorder

****The City Council meeting on August 17, 2021 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The Agenda for the meeting is also attached above. ****

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

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, August 3, 2021, at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember (present via telephone) Brent Ellis, Councilmember Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
City Employees:	Bill Cobabe, City Administrator Steve Brooks, City Attorney Mike Eggett, Community Development Shawn Douglas, Public Works Michelle Marigoni, City Recorder

The City Council Work Session meeting began at 5:30 p.m. Mayor Searle welcomed all in attendance. It was noted for the record that all Councilmembers were present, as well as city staff.

Public Comment:

Mayor Searle asked if there was any public comment. Councilmember Mitchell stated Mr. Gebhardt from the Combe Farms Subdivision would be present at the Council Meeting to request a speed limit sign. Mr. Douglas informed the Council the City is building a trailer to track speed data.

Presentations and Reports

1. Mayor's Report

Mayor Searle reported Weber County is again in a high transmission state for Covid-19. He noted the CDC is recommending masks indoors and invited anyone who felt the need to wear a mask.

2. Presentation about a 9/11 commemoration sponsored by the Major Brent Taylor Foundation

Mayor Searle announced Chief Sholly will be involved in this commemoration.

3. Community Development Update

Consent Items

1. Consideration of Meeting Minutes from July 20, 2021 Work Session and July 20, 2021 Council Meeting

Councilmember Arnold noted there was a name misspelled on the minutes and provided the correct spelling.

Action Items

1. Consideration of approval for a proposed rezone request from Agricultural (A-1) Zoning to Regional Commercial (C-3) Zoning for properties located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, Riverdale, Utah 84405; as requested by AWA Engineering Group.

Mr. Eggett briefed the Council on the details of the request, noting there was no public comment received and the Planning Commission recommended approval of the rezone. Property owners were listed. He explained the listed property owners were being represented by AWA Engineering and Jake Tate.

Councilmember Stevens asked if the property should have been sold first or rezoned first. Mr. Eggett explained the practice should be zoning first and then sale of the property and development. There was further discussion on this, and Mr. Eggett cleared up some confusion regarding addresses. Mr. Brooks informed Mr. Ellis of the importance of disclosing his role as a property owner in this request.

2. Discussion and possible action regarding Mr. Overdiek's water bill.

Mayor Searle reminded those in attendance that this item was requested at the previous Council Meeting by two members to be on the agenda. He expressed the intention was to offer Mr. Overdiek more time to speak and allow Mr. Douglas to provide more information regarding the history of this matter. He mentioned there is no policy to guide Staff or Council on this item. Mr. Cobabe explained there is a code to address leaks, but none for repairs, and that the pressure regulator is the homeowner's responsibility to maintain as the City's responsibility ends at the water meter. Mr. Douglas provided more information about how the issue was handled and noted that the water meter was replaced.

There was further discussion about the request and whether it would be appropriate for City Council to be the deciding body on this issue, or if it should be a Risk Management task. It was suggested a policy be created as a guideline for future problems.

Discretionary Items:

Mr. Cobabe informed Councilmembers of an upcoming League Convention from September 29 to October 1 and requested anyone interested contact him.

Adjournment:

Having no further business to discuss the City Council adjourned at 6:08 p.m.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 3, 2021, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember

City Employees: Bill Cobabe, City Administrator
Steve Brooks, City Attorney
Mike Eggett, Community Development
Jared Sholly, Fire Chief
Scott Brinkman, Police Chief
Shawn Douglas, Public Works
Michelle Marigoni, City Recorder

Visitors: Ted Heap
Jake Tate
Lynda Cox
Ronald Gebhardt

A. Welcome & Roll Call

The City Council meeting began at 6:13 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members, City Staff, and all members of the public.

B. Pledge of Allegiance

Mayor Searle asked Bill Cobabe to lead the pledge of allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence.

D. Public Comment

Ronald Gebhardt, representing the Combe Farms HOA, addressed the Council to request a new speed limit sign at the Combe Farms subdivision entrance just inside Riverdale City. He expressed concerns regarding speeders in the area.

Mayor Searle thanked Mr. Gebhardt for his comments and informed him the City is working on getting a speed trailer that may be available to place in the area. City Staff will look at getting the trailer placed to help with Mr. Gebhardt's concerns.

There was no other public comment.

E. Presentations and Reports

1. Mayors Report

Mayor Searle spoke about an item of concern related to the shortage of police officers statewide. He explained some departments are implementing large pay increases for recruitment. He mentioned the pay scale is of larger concern at this time, as the City surveys wages annually. Mayor Searle requested Bill Cobabe organize a meeting to address this matter and stated one officer has already given notice to transfer to Salt Lake for a significant pay increase. He thanked Chief Brinkman, as well as Chief Sholly, and commended their departments and officers.

2. Presentation about a 9/11 commemoration sponsored by the Major Brent Taylor Foundation

Lynda Cox presented a video and slide show about an upcoming 9/11 commemoration at the Weber County Fairgrounds, as well as provided more information and answered questions. She requested photos of Riverdale City for the display and invited all to attend. Mayor Searle thanked her for the presentation and expressed his support for the project.

3. Community Development Update

Mayor Searle turned the time over to Mike Eggett for the Community Development Update. Mr. Eggett provided updates on the following:

- Dutch Bros. is working on stucco and moving quickly.
- Maverik had a final review with the Planning Commission last week and will possibly be addressing the City Council on 8/17.
- AutoZone in Pep Boys should be selling parts soon.
- Café Rio is experiencing delays of around two weeks.
- Raising Cane's has obtained a building permit.

Councilor Ellis inquired as to the plan on controlling traffic for the Raising Cane's grand opening after seeing traffic jams for openings in other locations. Chief Brinkman answered that the police department is planning on meeting with them before they open. There was some discussion about different options to route traffic.

F. Consent Items

1. Consideration of Meeting Minutes from July 20, 2021 Work Session and July 20, 2021 Council Meeting

Mayor Searle asked if there were any changes to the minutes from July 20. There was one change regarding a name spelling which was addressed in the Work Session. Councilmember Mitchell motioned to approve the minutes with this change. Councilmember Ellis seconded the motion. All Councilmembers were in favor and the minutes were approved.

G. Action Items

1. Consideration of approval for a proposed rezone request from Agricultural (A-1) Zoning to Regional Commercial (C-3) Zoning for properties located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, Riverdale, Utah 84405; as requested by AWA Engineering Group.

Mayor Searle again turned the time over to Mr. Eggett, who noted Ordinance #935 would address this matter. Mr. Eggett briefed the Council on the details of the request, noting there was no public comment received and the Planning Commission recommended approval of the rezone. He explained the listed property owners were being represented by AWA Engineering and Jake Tate.

Councilmember Ellis publicly disclosed his position as a property owner within this site and said what a great opportunity this will be for the City. Mayor Searle mentioned the concern Mr. Ellis had for doing what is best for the community.

A motion was made by Councilmember Arnold, which was seconded by Councilmember Hilton. The Council was polled and voted unanimously in favor of the request.

2. Discussion and possible action regarding Mr. Overdiek's water bill.

Mr. Overdiek was not present at this meeting; therefore, this item was not addressed.

H. Discretionary Items

Mr. Stevens explained he has been on the trail recently and seen many "adornments" that should not be there, specifically painted rocks, signs, and dog treat stations. There was also an area in which over 20 birdhouses had been hung up. He stated it looks cluttered and inquired if there is a procedure for approved adornment on the trail. Mr. Douglas explained the decorations are all illegal and should not be there. Mr. Stevens asked how to get it cleaned up. Mayor Searle asked Mr. Cobabe to investigate this matter with Mr. Douglas.

Mr. Arnold thanked the police department for holding block parties. Mr. Mitchell asked for a schedule of block parties; Chief Brinkman offered to send a notification email to Councilmembers when block parties are scheduled.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Mitchell made a motion to adjourn.

The motion was seconded by Councilmember Ellis. All voted in favor. The meeting was adjourned at 6:55 p.m.

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Minutes of the Work Session of the Riverdale City Council held Tuesday, June 15, 2021, at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember

City Employees: Bill Cobabe, City Administrator
Steve Brooks, City Attorney
Cody Cardon, Business Administration
Stacey Comeau, Human Resources
Scott Brinkman, Police Chief
Jared Sholly, Fire Chief
Mike Eggett, Community Development
Shawn Douglas, Public Works
Shalee Nay, City Recorder

Visitors:

The City Council Work Session meeting began at 5:30 p.m. Mayor Searle welcomed all in attendance. It was noted for the record that all Councilmembers were present as well as city staff, visitors and representatives.

Public Comment

Mayor Searle asked if there was any public comment. Jim Packard will be present to speak about disc golf.

Presentations and Reports

Mayors Report

Mayor Searle reported a new City Recorder was hired but the city she was working for retained her. The second person will be hired and will begin on Thursday the 17th. He explained Shalee was doing both jobs and apologized for any delays.

City Administration Report

Mayor Searle invited discussion regarding the city administration report. Bill Cobabe, City Administrator, stated that unless there are any questions, he will report during the regular meeting. There were no questions.

2021 Legislative Update Summary / Land Use Update Summary

Mr. Brooks noted none of the information to go over at this time is in the packet. There was brief discussion about the types of updates that would be in effect on July 1. Mayor Searle noted Mr. Eggett would have several updates of interest.

Consent Items

- 1. Consideration to approve the City Council meeting minutes from the May 18, 2021 Work Session and May 18, 2021 Regular Session.**

Mayor Searle asked if there were any changes or corrections to be made to the minutes. There was a comment about a typo and the word "notoriously" may need to be taken out.

Action Items

- 1. Consideration of Resolution 2021-11, to approve an Amended Site Plan request for Chick-Fil-A Restaurant located at approximately 4067 South Riverdale Road, Riverdale Utah 84405, as requested by Chick-Fil-A Restaurants and Merrick Engineering Group.**

Mike Eggett, Community Development, went over the Executive Summary, which explained: Chick-Fil-A Restaurants, as represented by Logon Vogt with Merrick and Company Engineering, has applied for an Amended Site Plan review of their existing restaurant with drive-thru facilities located at approximately 4067 South Riverdale Road. The affected parcel

is zoned in the Regional Commercial (C-3) zone. This site plan is being proposed for development on property adjacent to RC Willey and other neighboring commercial uses. Chick-Fil-A is also working on a remodel of the restaurant building as a component of this process. The property is currently owned by Chick-Fil-A Inc. A public hearing is not required to consider this site plan proposal. On May 11, 2021, this proposal was reviewed and discussed by the Planning Commission. Following their discussion, the Planning Commission submitted a favorable recommendation to City Council for approval.

2. Consideration of Resolution 2021-12, awarding a bid to B&K Fox Construction for the 2021 Culinary Water Improvement Project in an amount not to exceed \$276,963.50.

Shawn Douglas, Public Works, went over the Executive Summary, which explained: On June 2nd, 2021, a bid was opened for the 2021 Culinary Water Line Improvement Project on 5050 South. There were three bidders at the bid opening. The low bidder was B&K Fox Construction in the amount of \$251,785.00. We have had good success using B&K Fox Construction on previous projects. The funds will come from the 2021 budget. Approval is recommended with a 10% contingency for any additional costs associated with the project, not to exceed \$276,963.50.

3. Consideration of Resolution 2021-13, awarding a bid to Post Asphalt and Construction for the 2021 Cul-de-sac Improvement Projects in an amount not to exceed \$240,538.37.

Mr. Douglas went over the Executive Summary, which explained: On June 2nd, 2021, a bid was opened for the 2021 Cul-de-sac Improvement Projects on 650 West, 4225 South, and 4275 South. There were two bidders at opening. The low bid was from Post Asphalt and Construction in the amount of \$218,671.25. We have had good success using Post Construction on previous projects. The project will be completed using funds from the 2021 budget. Approval is recommended with a 10% contingency for any additional costs associated with the project, not to exceed \$240,538.37.

4. Consideration of Payment for Emergency Water Line Repair under I-84 in the amount of \$76,334.00.

Mr. Douglas went over the Executive Summary, which explained: On Tuesday May 2nd we received a call regarding water on the East bound lane of I-84. At that time, we determined that the culinary water line that feeds Tank#1 was leaking under the East bound lane of I-84. We shut the line off to prevent damage to I-84. We contacted several contractors capable of making the repair/replacement. Brinkerhoff Excavating was willing to put multiple crews on site to make the repair or replacement. During discussions with myself, UDOT, and Brinkerhoff it was determined that the cost to make a repair with the required traffic control was nearly identical to doing a replacement. We decided to bore under East bound I-84 and pull a new pipe back under the travel lane. The bore and pipe pull were completed by Friday afternoon. We then connected each end of the new pipe to the existing pipe. This was completed by Saturday afternoon. By Sunday afternoon we were able to start using the line and tank again. This replacement will be permanent. In the future we will need to connect to the new line and go under Westbound I-84 and the river. I would recommend approval of the payment to Brinkerhoff Excavating in the amount of \$76,334.00.

5. Public Hearing: to receive and consider comment(s) regarding the following items:

- A. Amendments to the Riverdale City Code: Human Resources Manual (Referred to in 1-7-1), 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Salary of the Justice Court Judge.
- B. Adoption of the Final Riverdale City Budget for fiscal year 2021-2022.
- C. Amending of the Final Riverdale City Budget for fiscal year 2020-2021.
- D. The nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund.

6. Consideration of Ordinance 934 and proposed amendments to the Riverdale City Employees Classification/Compensation Plan (referred to in RCC 1-7-1) concerning employee step and grade schedule, 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Justice Court Judge.

7. **Consideration to approve Resolution 2021-14 containing the City's Certified Property Tax Rate of 0.000848 as calculated by the Weber County Auditor.**
8. **Consideration of Resolution 2021-15 to adopt the City's final budget for fiscal year 2021-2022.**
9. **Consideration of Resolution 2021-16, to amend the fiscal year 2020-2021 budget for the proposed budget amendments as presented in attachment A.**
10. **Consideration of Resolution 2021-17, approve the nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund. The estimated value of these culinary water services is \$80,000.**
11. **Review Fraud Risk Discussion for submission to the State Auditor's Office.**
12. **Consideration of Resolution 2021-18, to approve 2021-2022 Consolidated Fee Schedule.**

Mr. Cardon briefed Councilmembers on the details of the amendments and explained where each item was listed in the packet. Mr. Cobabe commended the department heads for their hard work getting all the amendments and policies together, as well as for working efficiently and being conservative in the use of funds. Mayor Searle thanked

13. **Consideration of Resolution 2021-19, declaring property held by the city as lost, unclaimed, surplus, or otherwise no longer viable for city use or purposes, and to declare unclaimed property as public interest use, and authorizing the use or sale of the same.**

Mr. Brooks described the types of property included in this list and remarked there will likely be more items added. Mr. Stevens inquired as to whether the same procedure will be used for items of value, such as cash and gift cards.

14. **Discussion and Possible Action on Restrictions for Water use in the City.**

Mayor Searle turned the time over to Mr. Cobabe, who spoke about an email he received from Weber Basin outlining deficiencies in rainfall and reservoir storage.

The RDA work meeting began, and the agenda was discussed. Mr. Cardon advised there were no changes to the RDA budget.

Discretionary Items

Adjournment.

Having no further business to discuss the City Council adjourned at 6:00 pm.

Norm Searle, Mayor

Michelle Marigoni, City Recorder

Date Approved:

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, June 15, 2021, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember

City Employees: Bill Cobabe, City Administrator
Steve Brooks, City Attorney
Cody Cardon, Business Administration
Stacey Comeau, Human Resources
Scott Brinkman, Police Chief
Jared Sholly, Fire Chief
Mike Eggett, Community Development
Shawn Douglas, Public Works
Shalee Nay, City Recorder

Visitors:

A. Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members, City Staff, and all members of the public. He noted this is the first in-person meeting since Covid and remarked that it is good to be together again.

B. Pledge of Allegiance

Mayor Searle asked Councilor Hilton to lead the pledge of allegiance.

C. Moment of Silence

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

D. Public Comment

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

Jim Packard addressed the Council and stated he was representing the Northern Utah Disc Golf Association. He explained he had worked with the Association to work on an outline for a course which would address City Staff's previous concerns. He explained the installation could possibly be done at no cost to the city with a timeline of eight weeks after approval.

Councilmember Stevens questioned whether City Staff could include a presentation about risk management concerns of a disc golf course on a future agenda. There was further discussion regarding risk management criteria, including comments from Mr. Brooks and Mr. Cobabe. Mr. Stevens expressed his concerns about liability for injuries.

Ronald Gebhardt addressed the Council and requested a speed limit sign in the Combe Farms HOA subdivision. He provided a handout with a map and described the area in which the sign is being requested. He expressed his concerns regarding speeding traffic and children playing in the area. He inquired as to the next step to further the process on his request. Mr. Brooks explained the request would be handled by City Staff.

Mr. Brooks reminded Mayor Searle and the Council that a consensus may be required to address risk management issues on a future agenda. Mayor Searle asked if the Council would like to consent to having a presentation on risk management process.

There was no other public comment.

E. Presentations and Reports

1. Mayors Report

Mayor Searle asked Chief Sholly for an update on fires and fire safety and mentioned the fire department has been very busy the past few weeks. Chief Sholly went over the recent fires on the trail and explained steps taken to mitigate fire danger. He noted red flag warnings could be extended until November but stated he's hopeful it won't go that long. Mr. Douglas and Chief Sholly briefed the Council on the cleanup that had been done to remove fuel on the trail and near bridges. The amount of fuel on private property in the area was a concern.

2. City Administration Report

Mayor Searle turned the time over to Bill Cobabe, City Administrator, for the City Administration Report. Mr. Cobabe recognized staff with anniversaries in May. Chief Brinkman recognized the police officers with anniversaries and expressed his appreciation for his officers. Mayor Searle noted how much he appreciates what the police do and commended them for their hard work. He described Riverdale's Police Department as "the best of the best" and thanked Chief Brinkman for hiring them.

3. 2021 Legislative Update Summary / Land Use Update Summary

Mayor Searle turned the time over to Mike Eggett with Community Development for a summary on legislative updates. He briefly went over the updates which will have an effect on the City. Applicable bills are included in the packet for reference.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from the May 18, 2021 Work Session and May 18, 2021 Regular Session.

Mayor Searle asked if there were any changes or corrections to be made to the May 18 minutes. A motion was made to approve, was seconded, and all Councilmembers voted in favor.

G. Action Items

1. Consideration of Resolution 2021-11, to approve an Amended Site Plan request for Chick-Fil-A Restaurant located at approximately 4067 South Riverdale Road, Riverdale Utah 84405, as requested by Chick-Fil-A Restaurants and Merrick Engineering Group.

Mike Eggett, Community Development, went over the Executive Summary, which explained: Chick-Fil-A Restaurants, as represented by Logon Vogt with Merrick and Company Engineering, has applied for an Amended Site Plan review of their existing restaurant with drive-thru facilities located at approximately 4067 South Riverdale Road. The affected parcel is zoned in the Regional Commercial (C-3) zone. This site plan is being proposed for development on property adjacent to RC Willey and other neighboring commercial uses. Chick-Fil-A is also working on a remodel of the restaurant building as a component of this process. The property is currently owned by Chick-Fil-A Inc. A public hearing is not required to consider this site plan proposal. On May 11, 2021, this proposal was reviewed and discussed by the Planning Commission. Following their discussion, the Planning Commission submitted a favorable recommendation to City Council for approval.

A motion was made and seconded to approve. The Council was polled and voted unanimously in favor.

2. Consideration of Resolution 2021-12, awarding a bid to B&K Fox Construction for the 2021 Culinary Water Improvement Project in an amount not to exceed \$276,963.50.

Shawn Douglas, Public Works, went over the Executive Summary, which explained: On June 2nd, 2021, a bid was opened for the 2021 Culinary Water Line Improvement Project on 5050 South. There were three bidders at the bid opening. The low bidder was B&K Fox Construction in the amount of \$251,785.00. We have had good success using B&K Fox Construction on previous projects. The funds will come from the 2021 budget. Approval is recommended with a 10% contingency for any additional costs associated with the project, not to exceed \$276,963.50.

A motion was made and seconded to approve. The Council was polled and voted unanimously in favor.

3. Consideration of Resolution 2021-13, awarding a bid to Post Asphalt and Construction for the 2021 Cul-de-sac Improvement Projects in an amount not to exceed \$240,538.37.

Mr. Douglas went over the Executive Summary, which explained: On June 2nd, 2021, a bid was opened for the 2021 Cul-de-sac Improvement Projects on 650 West, 4225 South, and 4275 South. There were two bidders at opening. The

low bid was from Post Asphalt and Construction in the amount of \$218,671.25. We have had good success using Post Construction on previous projects. The project will be completed using funds from the 2021 budget. Approval is recommended with a 10% contingency for any additional costs associated with the project, not to exceed \$240,538.37.

There were questions related to curb and gutter and who initiated the improvement. Mr. Douglas explained it was initiated by the City.

A motion was made and seconded to approve. The Council was polled and voted unanimously in favor.

4. Consideration of Payment for Emergency Water Line Repair under I-84 in the amount of \$76,334.00.

Mr. Douglas went over the Executive Summary, which explained: On Tuesday May 2nd we received a call regarding water on the East bound lane of I-84. At that time, we determined that the culinary water line that feeds Tank#1 was leaking under the East bound lane of I84. We shut the line off to prevent damage to I-84. We contacted several contractors capable of making the repair/replacement. Brinkerhoff Excavating was willing to put multiple crews on site to make the repair or replacement. During discussions with myself, UDOT, and Brinkerhoff it was determined that the cost to make a repair with the required traffic control was nearly identical to doing a replacement. We decided to bore under East bound I-84 and pull a new pipe back under the travel lane. The bore and pipe pull were completed by Friday afternoon. We then connected each end of the new pipe to the existing pipe. This was completed by Saturday afternoon. By Sunday afternoon we were able to start using the line and tank again. This replacement will be permanent. In the future we will need to connect to the new line and go under Westbound I-84 and the river. I would recommend approval of the payment to Brinkhoff Excavating in the amount of \$76,334.00.

Councilmember Arnold made a motion to approve. The Council was polled and voted unanimously in favor.

5. Public Hearing: to receive and consider comment(s) regarding the following items:

- A. Amendments to the Riverdale City Code: Human Resources Manual (Referred to in 1-7-1), 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Salary of the Justice Court Judge.**
- B. Adoption of the Final Riverdale City Budget for fiscal year 2021-2022.**
- C. Amending of the Final Riverdale City Budget for fiscal year 2020-2021.**
- D. The nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund.**

A motion was made to open public hearing. Second. All in favor. Mayor Searle invited the public to comment on the items. As there was no public comment, a motion was made to close the public hearing, all were in favor and the public hearing was closed.

6. Consideration of Ordinance 934 and proposed amendments to the Riverdale City Employees Classification/Compensation Plan (referred to in RCC 1-7-1) concerning employee step and grade schedule, 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Justice Court Judge.

Mr. Mitchell moved to approve with change to leave mayor and council salaries as they have been and approve the raise for the justice court judge. Mr. Stevens seconded the motion. It was suggested that, as the judge's salary is mandated, should be separated. Mr. Cardon explained they are treated as one item because they are all listed under the same ordinance. There was discussion to clarify the employees and judge would still receive raises if there were any opposed. Motion is to approve Ordinance 934 with judge and employee raises, but not for Mayor or Council.

No other discussion, Mayor Searle asked Ms. Nay to poll the Council. Mr. Stevens asked for clarification; Mr. Brooks stated the motion was to approve two-thirds of the amendments. The Council was polled and voted as follows: Ellis – opposed. Mitchell – in favor. Arnold – opposed. Hilton – opposed. Stevens – in favor.

As the vote was three opposed and two in favor, the motion did not pass.

Councilmember Arnold made a motion to approve the amendments as stated in the packet. Mr. Ellis seconded the motion. the council was polled and voted as follows:

Ellis – in favor. Mitchell – opposed. Arnold – in favor. Hilton – in favor. Stevens – opposed.

Motion passes.

7. Consideration to approve Resolution 2021-14 containing the City's Certified Property Tax Rate of 0.000848 as calculated by the Weber County Auditor.

Mr. Cardon referenced Utah State Tax Commission form PT-693, which was included in the information packet for this meeting.

Motion, second. No discussion. Polled – all voted in favor. There was discussion about truth in taxation. Mr. Stevens inquired about a job description included in the packet and wondered if it was included inadvertently. Mr. Cardon assured him the job description was meant to be included as it was addressed in the Strategic Planning Meeting.

8. Consideration of Resolution 2021-15 to adopt the City's final budget for fiscal year 2021-2022.

Mr. Cardon had nothing additional regarding this item and asked the Council if they had any questions. There were none. A motion was made by Mr. Arnold, which received a second. The council was polled and voted unanimously in favor.

9. Consideration of Resolution 2021-16, to amend the fiscal year 2020-2021 budget for the proposed budget amendments as presented in attachment A.

Mr. Cardon had nothing further on this resolution and deferred to the Council for questions. There were no questions.

A motion was made by to approve the resolution, which received a second. The council was polled and voted unanimously in favor.

10. Consideration of Resolution 2021-17, approve the nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund. The estimated value of these culinary water services is \$80,000.

Mayor Searle turned the time over to Mr. Cardon for information. Mr. Cardon stated he had nothing further on this and explained citizens were noticed via water bills as required by state law. Councilmember Arnold made a motion to approve with a second by Councilmember Hilton. There was no discussion on the motion. The Council was polled and voted unanimously in favor.

11. Review Fraud Risk Discussion for submission to the State Auditor's Office.

Mr. Cardon explained that some policies needed updating after having no meetings in person over the past year. The policies will be updated to increase the City's score with the State Auditor's Office.

Mayor Searle inquired as to whether there was a decision to be made on this item. Mr. Cardon explained it was only a report and the purpose is so the State Auditor's Office is aware the Council has been apprised of the information.

12. Consideration of Resolution 2021-18, to approve 2021-2022 Consolidated Fee Schedule.

Mr. Brooks explained these are updates on the consolidated fee schedule and that all departments have updates. He noted they are all straightforward but wanted to clarify 1-12-8, Fire Department Fees, regarding the correct attachment number and resolution numbers.

Mr. Arnold inquired about the appeals board fee increasing and mentioned he would like to see an option for a refund if the appeal is won. Mr. Brooks explained the appeal process costs the City a great deal of money, which is the reason for the increase.

Mr. Arnold moved to approve with changes Mr. Brooks pointed out and adding an option for a refund on the appeal fee. Mr. Mitchell seconded the motion. There was no discussion. The Council was polled with four voting in favor and Councilmember Stevens voting opposed.

13. Consideration of Resolution 2021-19, declaring property held by the city as lost, unclaimed, surplus, or otherwise no longer viable for city use or purposes, and to declare unclaimed property as public interest use, and authorizing the use or sale of the same.

Mr. Brooks expressed his appreciation for Ms. Nay and all the hard work she put in to make sure the packet was complete.

Steve Brooks, City Attorney, explained that City Council action is required to declare property as surplus and public interest use and authorizing the use or sale of the same. A list of property is included in the packet information for this meeting.

Mr. Mitchell made a motion to approve which was seconded.

Discussion: Mr. Stevens asked when surplus would be assessed, rather than only unclaimed property. There was discussion regarding the difference between surplus items and real estate. Mr. Brooks clarified that the items being declared as surplus are items such as bikes and other items.

The Council was polled and voted unanimously in favor.

14. Discussion and Possible Action on Restrictions for Water use in the City.

Mayor Searle turned the time over to Mr. Cobabe, who spoke about an email he received from Darren Hess at Weber Basin which prompted a conversation regarding potential water restrictions and guidelines. He noted the average amount of water stored in reservoirs is between 200,000 and 220,000 acre feet. This year the storage is 7,000 acre feet, which shows a significant water shortage. Weber Basin has provided general recommendations, as follows:

- No more than two watering days per week
- No outdoor watering between 10 am and 6 pm
- Delay on installation of new landscape projects

Mr. Cobabe turned the time over to Mr. Douglas for more information, who spoke about the difference between culinary and irrigation water and how they both come from the aquifer. He expressed concerns about watering at the parks and use of the splash pad, and that Riverdale's water would be wiped out soon without any restrictions.

There was discussion about water usage. Mr. Stevens provided information about water procedures in the past when he was in California. He stressed the importance of educating residents about responsible water use and ways to conserve water outside, as most of the water used is outside. Mayor Searle commented that he agrees with Mr. Stevens regarding education and stated the newsletter could be used for this purpose. He suggested a twice per week watering schedule, but with even addresses choosing two even numbered days and odd addresses choosing two odd numbered days weekly.

Mr. Cobabe brought up using an additional expense during drought times, increasing cost for tier 2 and 3 water usage (over 15,000 gallons). Mr. Stevens expressed concerns about unintended negative consequences with water restrictions. There was further discussion about the importance of having Councilmembers on board with this matter.

Mr. Mitchell asked that the parks be kept as green as possible through the July 4th holiday. He suggested a less drastic restriction to gain more compliance. Mayor Searle reiterated these are the restrictions most cities are requiring at this time, and that people should still be able to use judgement. Mr. Mitchell noted he may agree with a tiered cost increase.

There was discussion about changing the landscaping requirements for commercial properties to allow more xeriscaping, requiring smart timers for irrigation, and requiring less grass. Mr. Douglas suggested allowing new residences to wait until fall to install sod. It was suggested to educate and see if that reduces the water enough before implementing restrictions. Chief Sholly suggested fireworks should not be allowed once water restrictions are implemented after July 4th. Discussion continued regarding fireworks, watering schedules based on addresses, and education.

It was decided to ask residents to water twice weekly, based on addresses, and evaluate the need to turn off or reduce the hours for the splash pad later.

H. Discretionary Items

Councilmember Arnold thanked the department heads for all the things they do.

I. Adjournment

MOTION: Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Hilton; all voted in favor. The meeting was adjourned at 8:25 p.m.

Norm Searle, Mayor

Michelle Marigoni, City Recorder

Date Approved:

**RIVERDALE CITY
CITY COUNCIL AGENDA
August 17, 2021**

AGENDA ITEM: E2

SUBJECT: [City Administration Report](#)

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Department Reports July](#)
- b. [July Anniversaries Employee Recognition](#)
- c. [Staffing Authorization Plans](#)
- d. [Community Development Report](#)

[BACK TO AGENDA](#)

Business Administration:

Cody Cardon:

- Routine phone & computer problem resolution throughout the City.
- Routine management issues and resolution.
- Various meetings and trainings attended.
- Working on Monthly Accounting.
- Working on year end accounting and audit prep.

Stacey Comeau:

New Hires:

Promotions:

Terminations: Kyler Martindale Community Services

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

Chris Stone:

- Stripped down and re-waxed the Community Center meeting rooms and offices.
- Cleaning on the Veterans Memorial.
- Assisted in the creation and posting of meeting packets.
- Order and pick up of custodial supplies.
- Covered for part-time custodial staff off sick or on vacation.
- Various updates to the city website and social media sites.
- Completed the city newsletter for August.
- Completed the employee newsletter for August.

**RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
JULY 2021**

Water Fund

	Total Gallons Used (in thousands)	Total Billings	Total Customers Billed	Average Gallons used Per Customer (in thousands)	Average Bill Per Customer
Residential	52,193	\$ 71,574	2,166	24	\$ 33.04
Commercial	32,897	\$ 55,134	256	129	\$ 215.37

Sewer Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 54,823	2,144	\$ 25.57
Commercial	\$ 44,562	222	\$ 200.73

Storm Water Fund

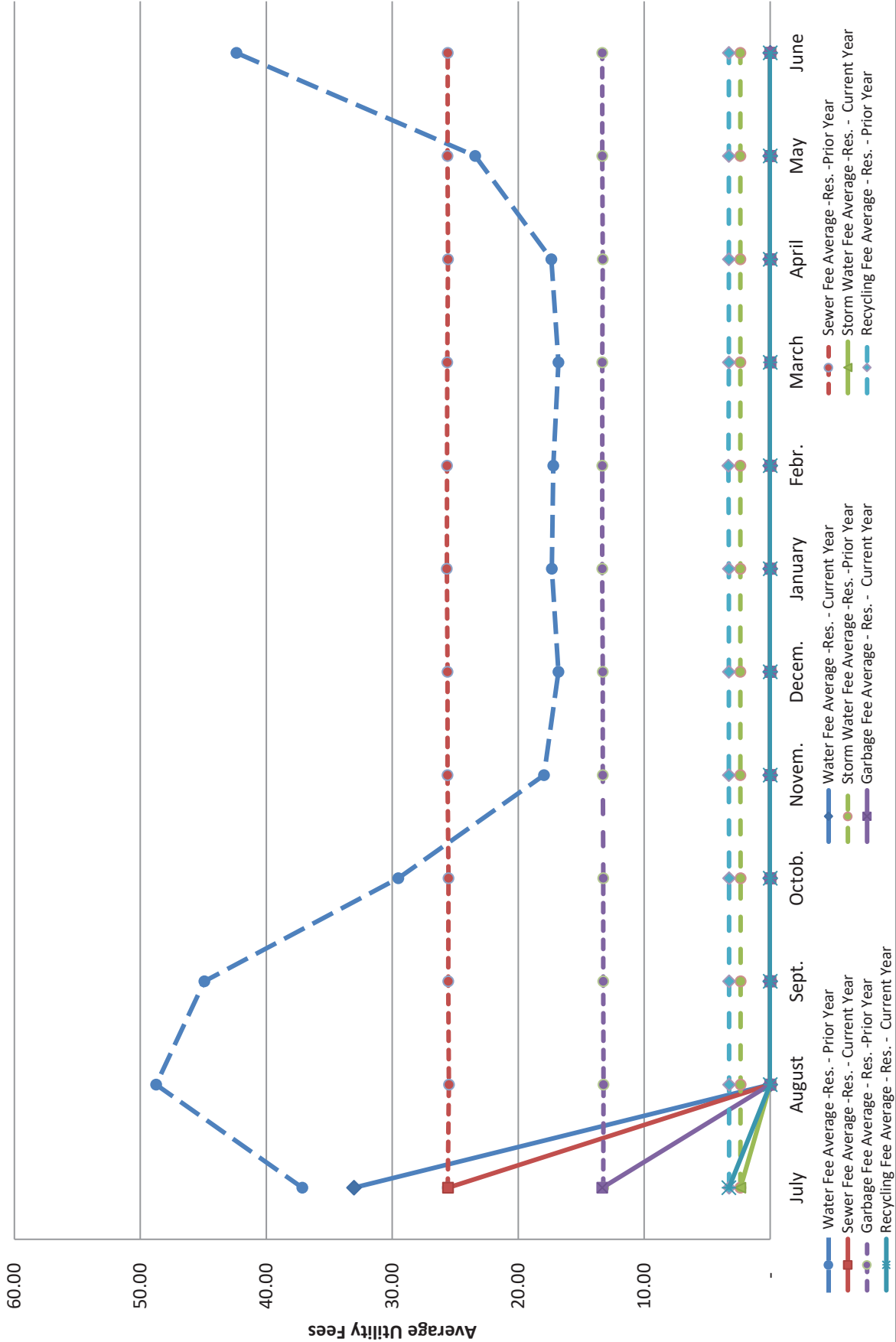
	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 5,097	2,162	\$ 2.36
Commercial	\$ 14,010	195	\$ 71.84

Garbage Fund

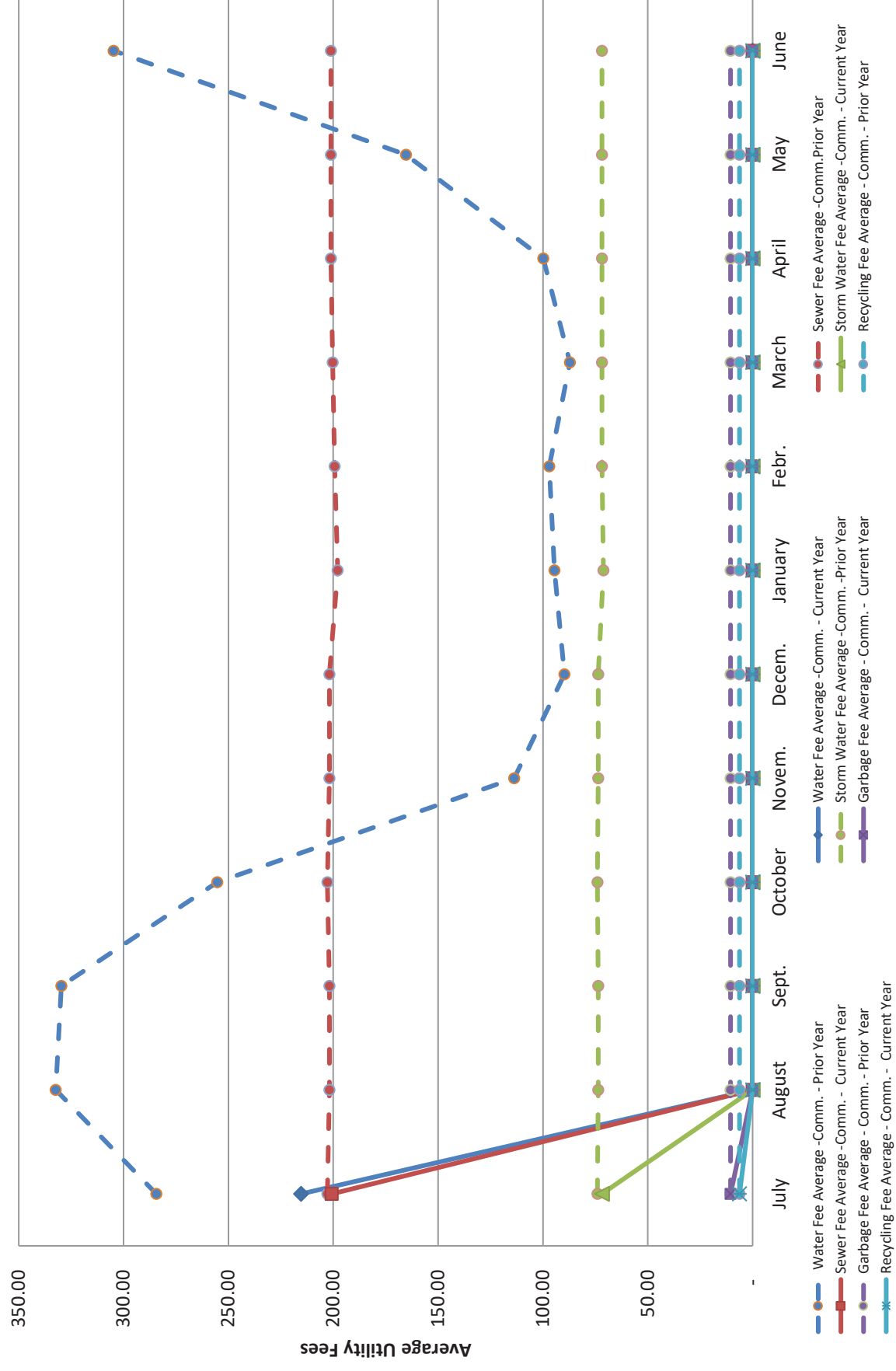
	Total Billings	Total Customers Billed	Average Bill Per Customer	
Residential - Garbage	\$ 28,321	2,125	\$ 13.33	*
Residential - Recycling	\$ 5,895	1,801	\$ 3.27	
Commercial - Garbage	\$ 21	2	\$ 10.52	*
Commercial - Recycling	\$ 19	3	\$ 6.24	

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

Residential Average User Fees Fiscal Year 2021 & 2022



Commercial Average User Fees Fiscal Year 2021 & 2022



Community Development Department:

- Café Rio – Mechanical and grid ceiling inspections
- Mo Bettah's – Plumbing, framing, electrical, water manifold, and sheet rock inspections
- Auto Zone – Above grid, ceiling, and fire caulking inspections
- GOAT Barbershop – Plumbing, gas, and weather barrier inspections
- Dutch Bros Coffee – Electrical, mechanical, plumbing, shear wall, insulation, and weather barrier inspections
- Spark Studios Salons – Plumbing inspection
- Old Mill Subdivision – Lot 1: Power inspection; Lot 4: Framing, electrical, mechanical, plumbing, power, and weather barrier inspections; Lot 5: Framing, electrical, mechanical, and plumbing inspections; Lot 7: Weather barrier inspection; Lot 10: Framing, electrical, mechanical, plumbing, power, and weather barrier inspections; Lot 11: Final inspection
- Greenhill Apartments – New Bldg: Mechanical inspection; Pool and Pool House: No inspections; Bldgs B, C, D, E, F: Decking final inspection
- Panunzio Farms Subdivision – Lot 3: Foundation and plumbing inspections; Lot 5: Interior/Exterior Sheer inspection; Lot 6: Framing, electrical, mechanical, plumbing, and insulation inspections; Lot 7: Plumbing inspection; Lot 8: Plumbing inspection; Lot 9: Plumbing inspection; Lot 10: Lath inspection; Lot 11: Power and plumbing inspections; Lot 16: Plumbing inspection
- Ercanbrack Subdivision – Footings, foundation, power, and plumbing inspections
- Home inspections for various projects on residential lots
- Inspections of solar power equipment and installations
- Meeting with property owners, contractors, and developers to discuss project plans
- Building plan drawings and documents review
- Fire inspections, sprinkler inspections, fire investigations, and associated fire checks for various businesses
- Fireworks use supervision and enforcement checks
- Pick-up of various signs in violation of sign ordinance
- Design Review Committee meeting re: Maverik Convenience Store
- Preapplication review meeting re: Riverdale Apartment design concepts
- Meetings with Weber County Team re: Burch Creek stormwater concerns and ideas
- Meeting with Kelly Miles re: Legislative decision-making impacts
- Meeting with Ann Milner re: Legislative decision-making impacts
- Meeting with City Staff re: Landscaping ordinance ideas and concerns
- Meeting with Mike Butler re: Bird motors implementation concepts
- Department heads meetings attendance by department member
- Economic development opportunities update and discussion meetings
- Floodplain management updates and training attendance by department member
- Geographical information systems training participation by department member
- HAFB Joint Land Use Advisory Committee attendance by department member
- Regional Growth Committee attendance by department member
- Weber County Affordable Housing panel attendance by department member
- FEMA training and meeting attendance by department member



Mayor & City Council Monthly Summary Report July 2021



City Administration:

1. Recorder: No information submitted

Business Administration:

Stacey Comeau / HR:

Chris Stone:

Jeannette Hall:

Fire Department:

Chief Jared Sholly

Calls for Service 133 and 235 Vehicle Movements

Dispatched Fires

Riverdale House Fire
 Mobile Home Fire (Leslie's)
 (3) Vehicle Fires
 (2) Brush Fires
 Dollar Tree Electrical Fire

Roy House Fire

South Ogden House Fire

Weber Fire District 2 Alarm Fire

North View Fire District House Fire

Ogden City (3) House Fires

Total: 15

Rescue & Emergency Medical Service Incidents

46 EMS call, excluding vehicle accidents with injuries.
13 Motor vehicle accident with injury
9 Motor vehicle accident without injury
1 Extrication of Victim

Total: 69



Hazardous Conditions

- 2 Flammable liquid spill
- 1 Hazardous Material Clean-up
- 3 Firework Citations/Warnings

Total: 6

Service Call

- 2 Public Assist
- 2 Smoke Removal
- 1 Ring Removal
- 3 Smoke Scare
- 2 Other Assist

Total: 9

Good Intent Call

- 25 Dispatched and Cancelled
- 4 No Incident Found

Total: 29

False Alarm & False Call

- 1 Alarm System Sounded Malfunction
- 3 Smoke Detector Malfunction
- 1 Fire Sprinkler System Activation

Total:5

Total: 133

Highlights:

- Old Glory Days
 - Morning Cannon Blast (6:00 a.m.)
 - Sunrise Ceremony
 - Flags Raised Weber County Honor Guard
 - Parade
 - Fire Department BBQ for City Employees and Their Families
 - Large Gathering Operational Period 10:00 to 00:00
 - Worked with Firework Vendor Throughout the Day
 - Mitigated Small Fires due to Firework Show
- Firework Restriction Signage put in all Restricted Areas
- Firework Patrol
 - Randy
 - July 2nd, 3rd, 4th, 5th, and 6th 20:00-00:00
 - July 23rd and 24th 20:00-23:00
 - Numerous Warnings on Illegal Fireworks
 - Confiscated Illegal Fireworks



- **Total Hours: 28 Hours**
- **Sholly**
 - **July 2nd, 3rd, 4th, 5th, and 6th 20:00-00:00**
 - **Citations and Warnings Given**
 - **Illegal Fireworks Confiscated**
 - **Total Hours: 20 Hours**
- **3rd Alarm Ogden Fire Reviewed with all Departments Involved**
- **City Staff Meeting**
- **Brush Strategy and Fire Attack Training**
- **Fire Department Staff Meeting**
- **Editing the Riverdale City Emergency Operation Plan**
- **State of Utah EMS Meetings**
- **Weber County Fire Chiefs Meeting**
- **Operational Dispatch Protocol Committee Meeting**
- **Fire Sub Meeting with County Chiefs and Dispatch**

Police Department:

Public Works Department:

Community Development Department:

Legal Services Department:

Employee Recognition – March 2014 Anniversaries			
Years	Employee		Department

Patrol Report July 2021

Assist OJ/SOPD- Officers responded to assist SOPD on a foot pursuit. The suspect was taken into custody.

Suspicious Vehicle- Officers contacted a vehicle parked at the church at 4400 S 1000 W. The occupant was found to have a felony warrant out of Davis County. He was arrested and transported to Sacco's where Davis County took custody.

Assist OJ- Roy PD had a vehicle flee and then crash at Harmon's. The driver fled from the vehicle and was apprehended with our assistance near the I-15 on ramp from Riverdale Rd.

Juvenile Disturbance- Officers responded on a report of an ungovernable juvenile. A mother reported that her 12 year old daughter was kicking and throwing things. Upon arrival the juvenile was calm and sitting in the basement under a blanket. The juvenile stated that she was now calm and the mother stated that they would call later if things escalated.

Traffic Stop- This report is in reference to a traffic stop where the passenger gave consent to search her property. Drug paraphernalia was located during the search of the property. The passenger was found to have multiple warrants for possession of a controlled substance which the jail would not accept at this time. The driver was ultimately cited for expired license. This case will be closed.

Trespassing- A mother reported that her son was on her property and she wanted him to be trespassed. The son was contacted and was found to be in possession of drug paraphernalia and marijuana. He was trespassed her from the property and was given a ride to Ogden.

Fight- Officers took a report in reference to a fight in the parking lot of Wendy's 1096 West Riverdale Rd. A citizen reported several individuals were physically fighting, and a bat was possibly involved. After speaking with all parties involved it was found one of the males was intoxicated and the primary aggressor and had assaulted another male. The male aggressor was booked into jail for assault and intoxication.

Family Fight- Officers responded on a report of domestic violence. A female asked a neighbor to call 911 because her boyfriend assaulted her. Officers arrived and the female was standing outside of the trailer alone and stated that she was not assaulted she just wanted a keep the peace. Her boyfriend, was no longer on scene. The female did not have any signs of injury and advised that she wanted a keep the peace as she and her boyfriend were verbally arguing. Officers provided the female with domestic violence resources and asked that she call if her boyfriend returns.

Weapon Disturbance- Officers responded to Cherry Creek apartments on a report of a disturbance. A male was reportedly chasing cars and banging on their windows at Cherry Creek apartments. It was found that the male was trying to get cars to slow down and one of them brandished a taser which prompted the male to brandish his lawfully carried firearm. This case will be screened for disorderly conduct.

Custodial Interference- A male reported that he was due his court ordered visitation to begin today. His ex-spouse did not bring the children for the visit claiming one of the children didn't want to go. After officers contacted the ex and read her the custodial interference statute, she claimed a safety concern as her reason for keeping the child from their father. No valid safety concerns were disclosed to officers as well as she allowed her other children to go to the visit. The mother will be cited for custodial interference.

Traffic Stop/Narcotics- Officers conducted a traffic stop due to expired registration. The male juvenile driver had an electronic cigarette in plain view. During a search of the vehicle items of drug paraphernalia were located. The driver's mother was contacted. The driver was released on citation. This case will be closed.

DUI- Officers made a traffic stop at the Motel 6. The driver was found to be intoxicated while operating the vehicle along with having an alcohol restricted license and no required interlock device. The driver failed sobriety tests and was arrested for DUI.

DUI- Officers arrested a female for DUI after an employee at Sinclair was concerned about how she was acting.

Welfare check- Officers were approached by a male and female who stated a female was inside of the gas station and she is their sister-in-law and has been missing for three days. The individuals stated they believed the missing sister was suicidal and having a mental episode. Officers advised them they would conduct a welfare check on the female. The female was taken to the hospital at her request for assistance.

Welfare check- Officers responded on a welfare check. A father stated he was currently out of state and he was notified yesterday that his daughter had disclosed to a counselor that she has been feeling suicidal.

Aggravated Assault- Officers met with a male to take an aggravated assault report from him. The male advised that he was living at Riverside trailer park for approximately 1 week in an abandoned trailer. The complainant stated that he was told he had to pay \$200 to another male for living there. The suspect brandished a black handgun and pointed it at the victim and demanded money. This case will be referred to investigations for follow up.

Assist/Stolen Vehicle- This report is in reference to assisting Roy Police Department with attempting to stop a vehicle that was just stolen from a Roy City resident. Riverdale Officers were requested by Roy PD Officers to assist them in stopping the vehicle and apprehending the suspects in the vehicle after they located it on Riverdale Rd traveling east. The vehicle did not stop and was not pursued. The vehicle was found abandoned in the parking lot of Chili's.

Pedestrian stop/Drug arrest- Officers stopped a male who had jaywalked across Riverdale Rd. in heavy traffic forcing cars to yield to him. The male allowed a search of his person and meth and heroin were found. The male will be summoned for the narcotics offense.

Burglary- Officers responded to Ken Garff GMC where a cleaning crew reported that a male drove a large jeep into the showroom floor, then went through the sales offices taking items and multiple keys to vehicles. The male then left. The Jeep later ran through a fence and entered onto Ogden Airport

property and ran through another fence to get out of the property. The building was secured after CSI collected photos and prints. The suspect has not been located at this time.

Robbery- Officers were dispatched to a robbery that occurred in a front yard. A male reported he was meeting up with a female to hang out and he was jumped by a male who is suspected to be the female's boyfriend. The male was assaulted and choked out by the male suspect during the robbery. The victim had multiple personal items stolen from his pockets. The victim had multiple injuries to his face and was cleared by medical. After some follow up, officers discovered the two suspects' identities whom officers are familiar with. Both were located and booked at the Weber County Jail.

Suspicious Person/Warrant Arrest- Officers observed two individuals behind a closed business. The two appeared to be going through dumpsters. They were contacted and identified. One of them had a warrant out of another county who agreed to take him to jail on his warrant. The transport was completed. Nothing Further.

DV Assault- Officers responded to a residence in reference to a family disturbance. A female reported that she was involved in an argument with her ex boyfriend that turned physical. The female reported that her ex tore her shirt and pushed her down but she had thrown his phone likely breaking it and punched him in the face. The female also admitted to drinking alcohol tonight and then drove to a nearby parking lot where she was contacted. The female was put through field sobriety tests and passed them. After investigating, it was determined that the female was the primary aggressor in this case and she was booked into jail for DV Assault and DV Criminal Mischief.

Welfare check- Officers were dispatched to a welfare check. A female reported that her friend, was texting her about an issue. The complainant's friend text her that her parents were going to sell her for sex because they needed money. The female was located later in the evening and admitted that she made up the story for attention. There is no history of abuse or DV in the home. The female and her mother were spoken to about the allegation and advised to seek counseling for her daughter.

Overdose- Officers responded on an overdose. A male reported that his wife had overdosed on heroin. When officers arrived the subject was upright and breathing. The subject was taken to the hospital for further medical care. Multiple items of illegal narcotics and drug paraphernalia were recovered from the individual's bedroom. The couple's child was inside the residence and awake at the time of the incident. The items seized were all in places that were easily accessible to the child. DCFS was contacted and they will be opening a case for Child Endangerment. This case will also be screened with the County Attorney's Office for Child Endangerment charges.

Drug Violation- Officers were dispatched to a drug violation in progress at 1050 W. Riverdale Rd. The complainant observed a male passenger in a vehicle smoking methamphetamine out of a glass pipe at the stop light. Officers located the vehicle in a parking lot in Roy and contacted two occupants. Post Miranda both individuals admitted to being in possession of drug paraphernalia and multiple drug paraphernalia items were located inside of the vehicle. Both individuals were cited and released.

Investigations Report July 2021

Child Endangerment- Detectives followed up on a report of a juvenile being exposed to illegal drug use. The case is being screened by the Weber County Attorney's Office.

Retail Theft- Detectives followed up on a complaint of retail theft at Wal-Mart. Detectives identified and located the suspect. The suspect confessed to stealing some shirts. The suspect will be summonsed.

Credit Card Fraud- Detectives followed up on a report of a credit card fraud. Detectives discovered there were 2 suspects involved. One of the suspects solicited the other to make purchases on a stolen credit card and as payment he would receive 50% of the purchases. The suspects were both charged with credit card fraud.

Criminal Mischief- Detectives followed up on a report of a male slamming his door into another vehicles door out of anger causing damage. Detectives interviewed the suspect whom confessed to intentionally causing the damage. The suspect was cited for Criminal Mischief.

Identity Fraud- Detectives followed up on a Harley Davidson that was purchased fraudulently using another person's identity. Fraudulent identifying documents were presented to make the purchase. Search warrants were written and the Harley Davidson was recovered. The suspect was identified and will be summonsed for identity fraud.

Credit Card Fraud- Detectives followed up on a credit card fraud at Home Depot. The suspect used the victim's credit card without permission at Home Depot and a few other locations. The suspect confessed to using the credit card unlawfully. The suspect was summonsed for credit card fraud.

RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

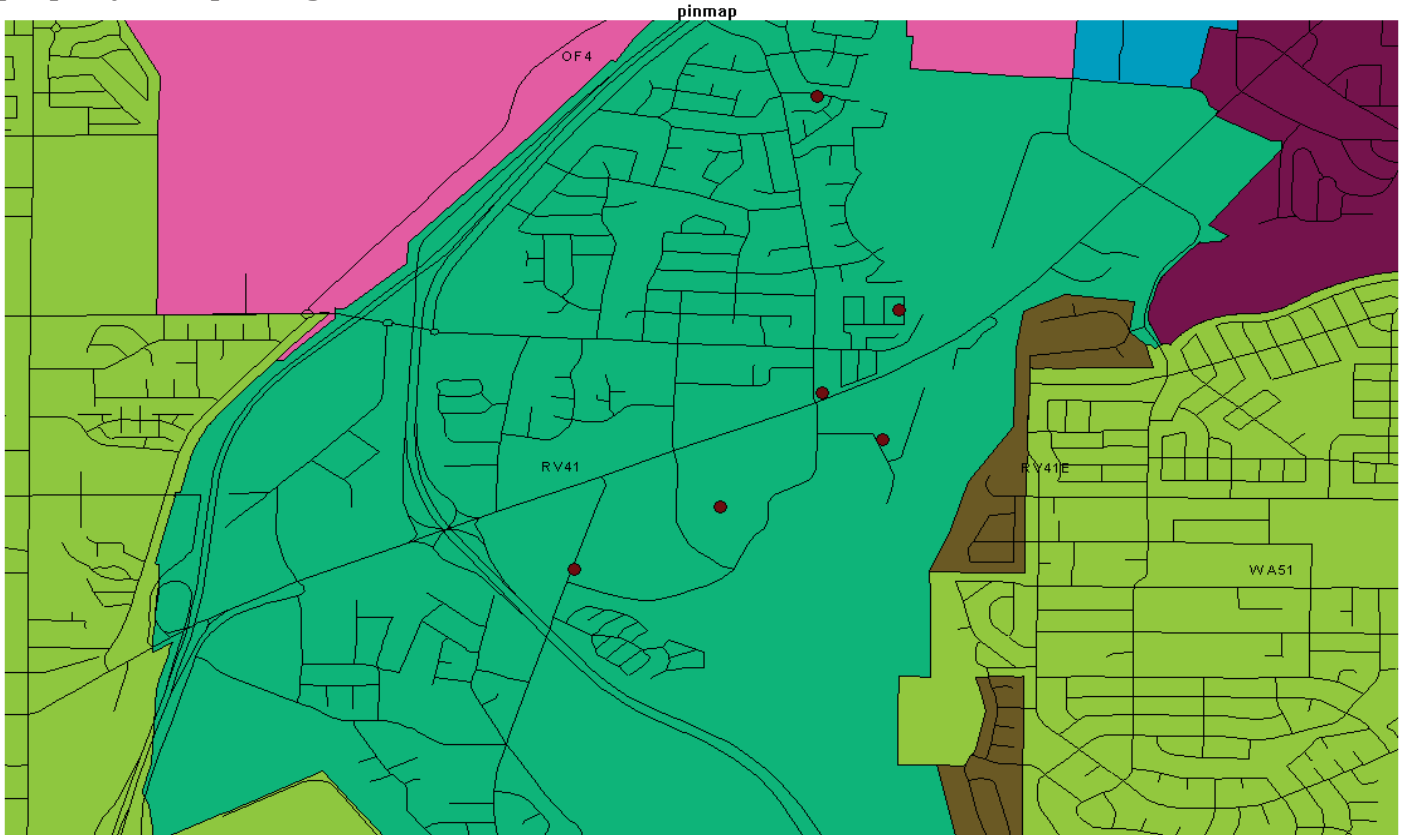
July 2021
Report #18-6

July Police Calls

- 1498 Calls for Service:
 - 24 Animal Complaints
 - 274 Crime Reports Written
 - 12 Forgery/Fraud
 - 13 Retail Thefts
 - 5 Drugs
 - 11 Family Offenses
 - 14 Burglary/Theft Complaints
 - 2 Stolen Vehicle Complaints
 - 4 DUI
 - 3 Damaged Property
 - 45 Arrests



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



POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

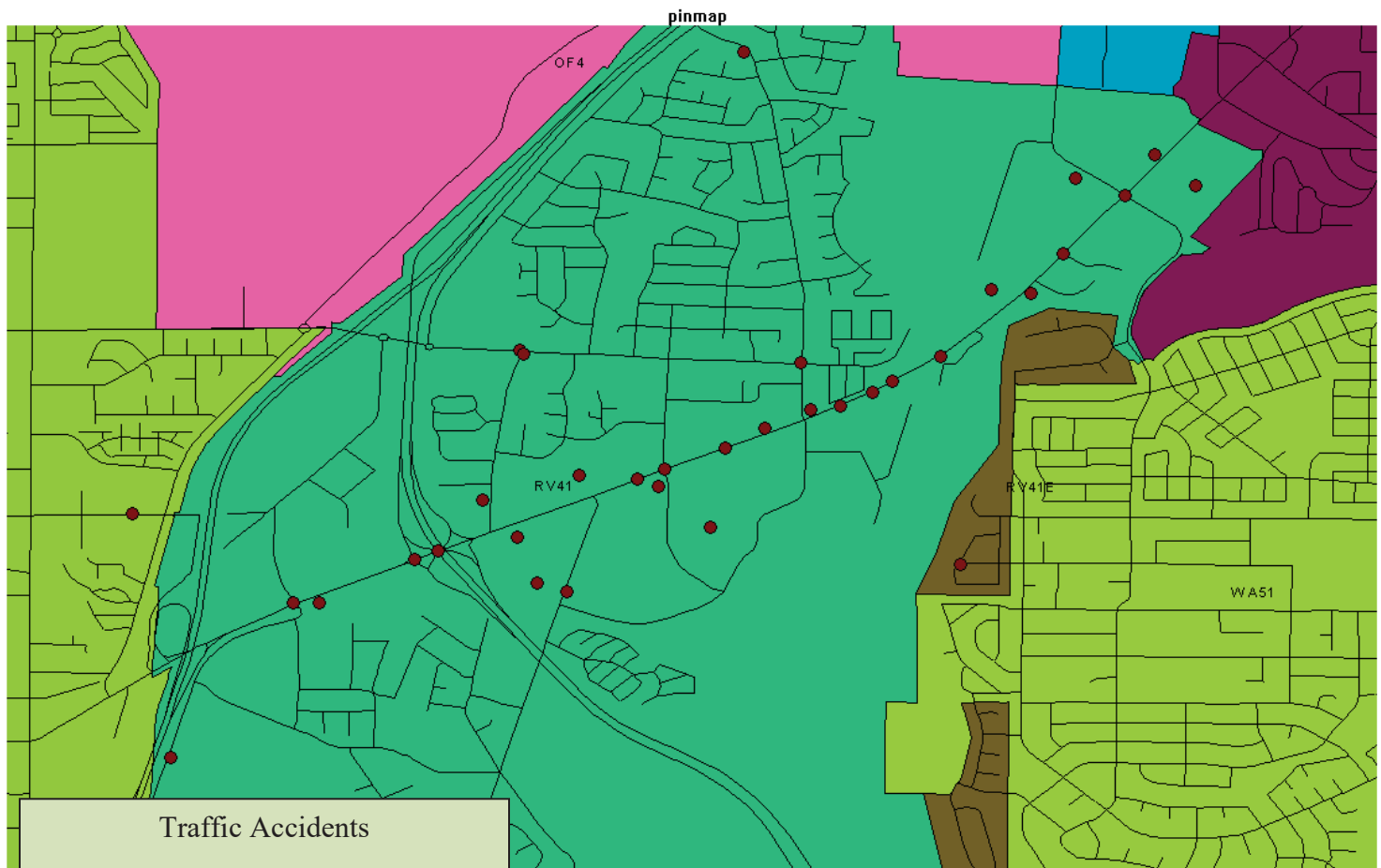
RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

July 2021
Report #18-6

Traffic Patrol and Enforcement

- 293 Traffic Stops resulting in:
 - o 197 Citations
 - o 293 Total Violations
 - o 96 Warnings Issued
- 31 Traffic Accidents



- 13 New Cases sent to Investigations
- 13 Investigative Cases Closed

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

Monthly report - July, 2021

Legal Dept., City Attorney - Steve Brooks:

- Resolutions/Ordinances work-
 - Legal work concerning - Atkin, Per.Pol changes, GRAMA, Smith, Rezones, Subdivisions, Drought, Site plans, Loan reconvey., Housing, Dev. Agree, Maverick, Site plans.
- Legal research/review -
- Legal Department meetings/work -
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Court/Court screenings/Court filings/ Annual reviews/Certif.
- Formal training attended- County/City Attorneys conference
- RSAC- Drug Court -
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

294 Total traffic cases	YTD 5725 (Jan. 1, 2021 to December 31, 2021)	
5 DUI	156 Moving violations	0 FTA
0 Reckless/DUI red.	91 Non-moving violations	0 Other
40 License violations	2 Parking	

36 Total Misdemeanor cases	YTD 804 (Jan. 1, 2021 to Dec. 31, 2021)	
2 Assault	1 Ill. sale Alc.	2 Dom. animal
8 Theft	1 Other liq. viol.	0 Wildlife
0 FTA	11 Contr. subst vio	11 Other misd./infrac
0 Public intox	0 Bad checks	0 Parks/rec.
		0 Planning zon./Fire/Health

246 Total cases disposed of this month	246 Total number of cases disposed of for the year (July 1, 2021 to June 30, 2022)
332 Total offenses this month	332 Total offenses for year (July 1, 2021 to June 30, 2022)

Small Claims	Total number of cases for the year (Jan. 1, 2021 to Dec. 31, 2021) --	Filed=5 Settled/Dismissed=3
0 Cases filed	0 Trials	
0 Settled/dismissed	0 Default judgment	

# CITATIONS BY AGENCY	YTD (July 1, 2020 to June 30, 2021)	
Riverdale City	147	147
UHP	141	141

REVENUE/MISC. YTD (June 1, 2021 to May 31, 2022)

Total Revenue collected	\$ 49,097.22	\$ 49,097.22
Revenue Retained	\$ 33,115.74	\$ 33,115.74
Warrant Revenue	\$ 41,260.00	\$ 41,260.00
Issued warrants	83	83
Recalled warrants	91	91

RSAC MONTHLY REPORT

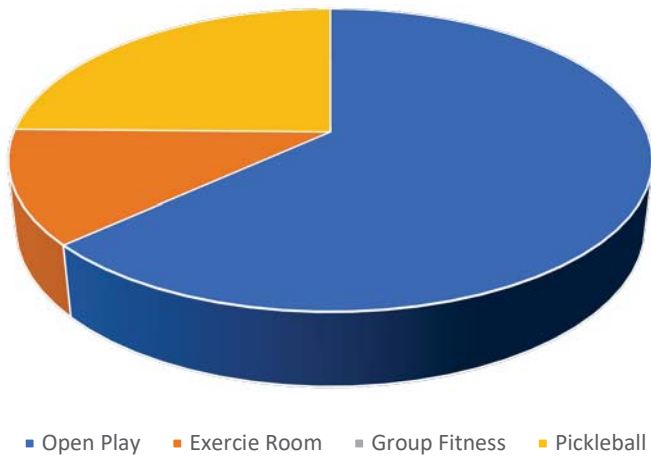
7 participants	54 drug tests given	0 walked away/warrants issued
0 orientations	0 in jail/violations	1 ordered to inpatient
0 new participant	3 positive UA's/tests/dilutes	0 other
0 graduates	0 incentive gifts	
0 terminated/quit	0 spice tests given	

Attended staff meetings
Held monthly departmental staff meeting
Created monthly issue of Riverdale Connections
Covered for Miranda at Senior Center
Attended Roy Aquatic Center Nights
Attended Bonneville CTC race workgroup meeting
Continued Tennis, Summer Fun, and Archery
Organized and attended Old Glory Days
Closed Community Center from 07/19-07/24/21 for gym floor maintenance
Met with Riverdale Elementary discussing upcoming school year
We had 164 people attend yoga at the Senior Center
We had 4 private reservations at the Community Center

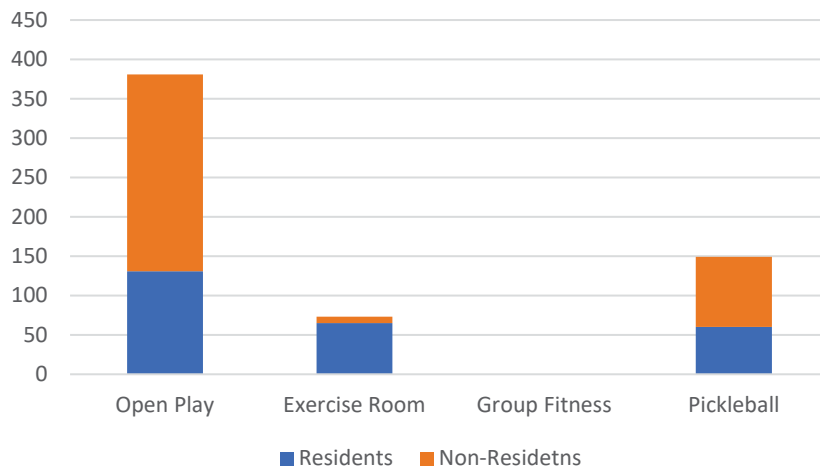
Rich Taylor

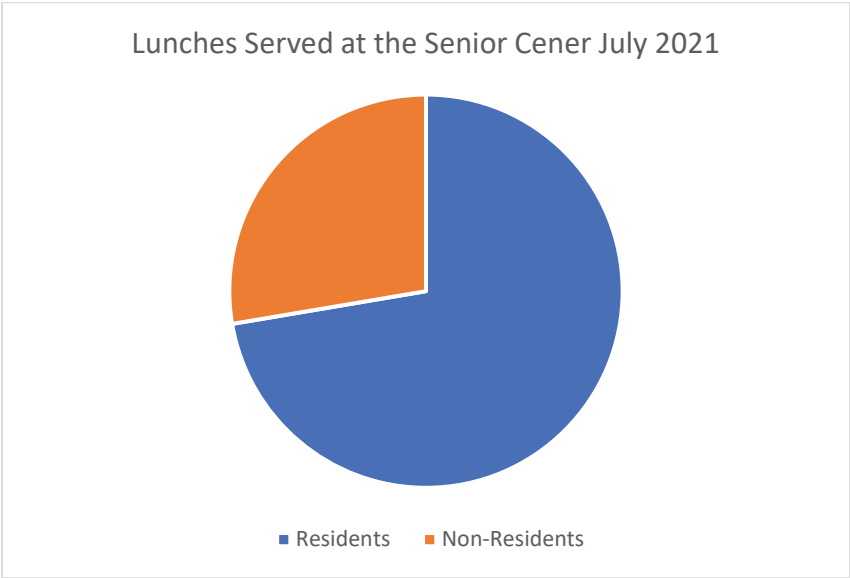
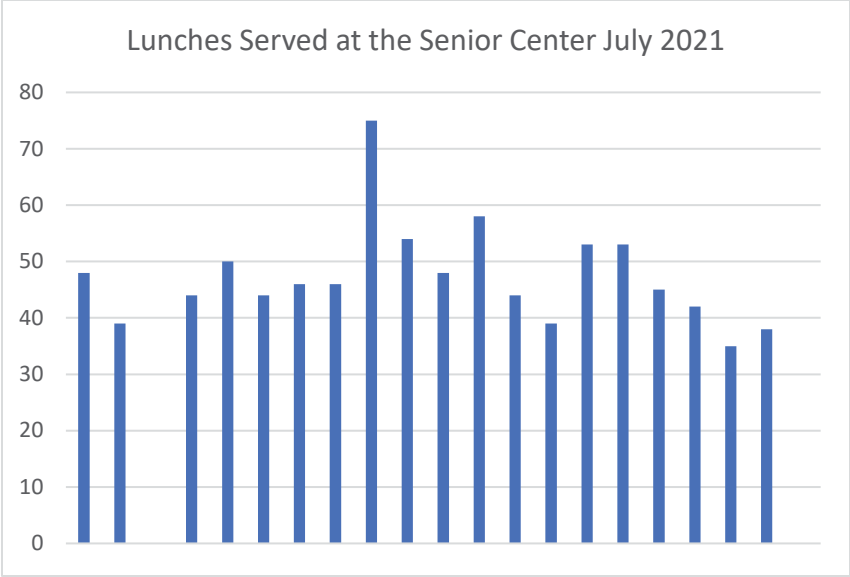
**Riverdale City
Community Services Director**

Community Center Usage July 2021



Community Center Usage July 2021





Employee Recognition – August 2021 Anniversaries

Years	Employee		Department
26		Dean Gallegos	Fire
23		Norm Farrell	Public Works
23		Bart Poll	Public Works
14		Tamara Jones	Police
8		Neil Amidan	Business Administration
6		Kathy Doxey	Police
6		Baylee Cascadden	Community Services
5		Juan Torres	Police
2		Shawn Stanger	Fire



Riverdale
City

Staffing Authorization Plan

As of December 31, 2005

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

As of July 31, 2021

Department	FTE Authorization	FTE Actual
City Administration	2.00	2.00
Legal Services	4.50	4.50
Community Development	3.00	3.00
Business Administration	6.25	6.25
Community Services	9.00	8.00
Public Works	11.00	11.00
Police	22.75	22.75
Fire	15.50	13.00
Total	74.00	70.50

Staffing Reconciliation - Authorized to Actual

Department	FTE Variance	Explanation
City Admin	0.00	
Legal Services	0.00	
Bus Admin - Civic Center	0.00	
Community Development	0.00	
Community Services	(1.00)	
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	0.00	
Fire	(2.50)	PT Firefighters unfilled
Totals	(3.50)	Staffing <u>under</u> authorization

Actual Full Time Employees	57.00
Actual Part Time Employees	44.00
Seasonal Employees	0.00



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

August 13, 2021

ONGOING DEVELOPMENTS



Raising Cane's Chicken Fingers will build a new restaurant at 4168 S. Riverdale Road.



Café Rio is building a new restaurant at 4194 S. Riverdale Road.



Mo' Bettahs Hawaiian Style Food is building a new restaurant at 4182 S. Riverdale Road.



Dutch Bros Coffee will build a new drive-thru food service business at 4177 S. Riverdale Road.



Joe's Car Connection is planning to open a store at 5080 S. Freeway Park Drive.



Epic Windows and Doors will open in a suite at 1140 W Riverdale Road.



Auto Zone will open a new store at 4240 S. Riverdale Road, Suite B in a portion of Pep Boys building.



G.O.A.T. Haircuts is planning to open at 4078 S. Riverdale Road.



Spark Studios Hair Salons will open in the Riverdale Town Square at 815 W. Riverdale Road.



**RIVERDALE CITY
CITY COUNCIL AGENDA
August 17, 2021**

AGENDA ITEM: G1

SUBJECT: Consideration to approve Ordinance #936 regarding Final Subdivision and Site Plan proposal for Maverik Store, property located approximately 1472 West Riverdale Road, Riverdale Utah 84405, as requested by Maverik, Inc and AWA Engineering Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. Exec Summ 1472 W Maverik Final Subdiv and Site Plan CC [20210817] / Ordinance #936
- b. 1472 W Maverik Inc CC Final Subdiv & Site Plan Review 20210811
- c. Dept Staff Reports – 1472 W Maverik Final CC [20210812]
- d. Draft Planning Commission meeting minutes for Maverik from July 27, 2021 meeting
- e. 1472 W Maverik City Eng Approval – plat, imp. Dwg., cost est [20210812]
- f. 1472 W Maverik Subdiv & Site Plan App Updated 20210209 & 20210525
- g. 2021-08-04 Maverik Riverdale Cost Estimate
- h. Maverik Riverdale UDOT Access Permit Approval
- i. 03 – Floor Plan & Elevations
- j. 01 – Sign Package
- k. 2021-08-11 Maverik Riverdale Civil Plan Submittal[r]

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 8-17-2021

Petitioner: *Maverik, Inc.*
represented by Joe Terburg and AWA Engineering

Summary of Proposed Action

Maverik, Inc, as represented by Joe Terburg and AWA Engineering, has resubmitted updated Final Subdivision and Site Plan documentation for a fuel service center and convenience store facility with supporting services for real estate located at approximately 1450 West Riverdale Road (on the current Gibby Floral site). The affected parcels are contingently zoned in Regional Commercial (C-3) zone and this zoning is subject to the future potential approval of this project's site plan. This subdivision and site plan is being proposed for development on property that located on an existing floral business. The property is currently owned by Whitewell York, LLC. On July 27, 2021, the Planning Commission reviewed the final submittals for the proposed subdivision and site plan; they thereafter provided a favorable recommendation to City Council for approval of the proposed subdivision and site plan subject to resolving outstanding staff and engineering concerns. The outstanding staff and engineering concerns have been addressed and resolved by the AWA Engineering team for this project. A public hearing is not required to consider approval of this subdivision and site plan proposal.

Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Maverik, Inc final subdivision and site plan proposal, approve the proposed subdivision and site plan with any requested modifications, table the matter to a later date, or not approve the proposed subdivision and site plan with the appropriate findings of facts. If the City Council were to approve the proposed subdivision and site plan, then the applicant group could work on finalizing the mylar for signatures and recording with Weber County and participate in preconstruction activities thereafter.

Title 10 Ordinance Guidelines (Code Reference)

This Final Subdivision and Site Plan review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones" and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcels are located on property west of Riverdale Road on property currently owned by Whitewell York, LLC. The property is located in a contingent C-3 zoned area and the requested use of convenience store with gas island is a permitted use in this zone.

Attached with this executive summary is a document entitled "Final Subdivision and Site Plan Review - Maverik, Inc"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Department, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns

raised by staff and/or the City Council. Staff would then recommend that the City Council make a motion to approve the Maverik, Inc final subdivision and site plan proposal, approve the proposed subdivision and site plan with any requested modifications, table the matter to a later date, or not approve the proposed subdivision and site plan with the appropriate findings of facts.

General Plan Guidance (Section Reference)

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

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator



ORDINANCE NO. 936

AN ORDINANCE CREATING A SUBDIVISION AND APPROVING A SITE PLAN KNOWN AS THE "WEST RIVERDALE MAVERICK STORE", IN THE CITY OF RIVERDALE, WEBER COUNTY, STATE OF UTAH AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The City of Riverdale (hereinafter "City") has received a request for a proposed small subdivision located at approximately 1450 West Riverdale Road, known as the West Riverdale Maverick Store, at the request of Maverick, Inc., represented by Joe Terburg and AWA Engineering, (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibit(s); and

WHEREAS, Petitioner desires to subdivide the current said parcel into parcels of land and to record the boundaries between the pieces in order to make distinct lots and to submit a final site plan; and

WHEREAS, the petitioner has complied with all the requirements set forth in Utah Code and the Riverdale City Code (Title 10 Chapter 8 and Title 10 Chapter 21 Section 12) concerning subdivision creation; and

WHEREAS, the petition of the said parcel of land was presented to the Planning Commission on July 27, 2021, and received a favorable approval from the Riverdale City Planning Commission to be passed on to the City Council; and

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

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

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

Section 1. Subdivision Plat. Be it hereby ordained by the Riverdale City Council that the site, located at approximately 1450 West Riverdale Road, Riverdale, Weber County, Utah, be divided into lots, creating the "West Riverdale Maverick Store Subdivision", pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

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

Section 3. That the City Council does hereby approve the site plan for the same parcel(s) of land.

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

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

PASSED, ADOPTED, AND ORDERED POSTED this _____ day August, 2021.

Norm Searle
Riverdale City Mayor

Attest:

Michelle Marigoni
City Recorder

Exhibit A

(Plat)

Exhibit B

LEGAL DESCRIPTION



Final Site Plan and Subdivision Review – Maverik, Inc. Store, 1472 West Riverdale Road

*Completed by Mike Eggett, Community Dev. Director on 2/18/2021, 6/3/2021, 7/1/2021, 7/18/2021,
and 8/11/2021*

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed final subdivision and site plan review. Items of consideration or note (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the final subdivision and site plan, table, or not approve the proposed Maverik Store subdivision and site plan with any additional comments, requirements or concerns to be addressed by the developer.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	Feb. 9, 2021 and May 25, 2021, updated on June 29, 2021 and August 3, 2021
Date Application Submitted to City:	Feb. 9, 2021 and May 25, 2021
Date Fee Paid:	Paid on Feb. 9, 2021 and May 25, 2021 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; other lot addressing shown as well
Property Owner's name, address, and phone number	Maverik, Inc., 185 South State Street, Salt Lake City, Utah 84111, 801-574-4449; Owner – Whitewell York LLC, Attn: Dave Gibby, 1450 W. Riverdale Road, Riverdale, Utah 84405, 801-879-3571
Property Developer's name, address, and phone number	Shown on cover page and application: Maverik, Inc., Attn: Joe Ann Terburg, 185 S. State Street, Suite 800, Salt Lake City, Utah 84111, 801-683-3615
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies name and contact info not provided, where applicable

Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Licensed Land Surveyor's name, address, phone number, signature, and seal	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529; seal and signature provided
Date	Yes – 3 Aug, 2021
Revision block with date and initials	Revision blocks shown and no notes yet
Sheet number and total sheets	Shown (21 total sheets), elevations and signage plans submitted as well
<u>General</u>	
Street names	Shown – Riverdale Road, 1500 West
Layouts of lots with lot numbers	Yes, shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1"=50' and 1" = 30' respectively
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified, existing structures currently on site shown, existing utility lines shown on sheet C3.1 and other sheets; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets, newly dedicated public areas shown as well
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<i>PLAT SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; other lot addressing shown as well

Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Consulting Engineer's stamp, signature, and license expiration date	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529; engineer's stamp and signature provided
Date	Yes – 3 Aug, 2021
Names of approving agents with titles, stamps, signatures, and license expiration dates	No names of approving agents, titles, stamps, signatures shown, may not be applicable
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
<u>Layout</u>	
Landscaping (location and type with area calculations)	Yes, provided on sheet L1.1-L3.1, area calculations shown on L1.1
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting and signs shown in packet; location of proposed onsite lighting devices shown; proposed signage locations shown; architectural elevations provided; planned building lighting provided
Location of underground tanks, dumpsters, etc	No tanks present on site; dumpster and dumpster enclosure location shown in packet
<u>Additional Information</u>	
Benchmark	Shown on cover sheet
Basis of bearings	Shown on cover sheet
Legend	Shown on cover sheet
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; other lot addressing shown as well
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Date	Yes – 3 Aug, 2021
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown and no notes yet

Sheet number and total sheets	Shown (21 total sheets), elevations and signage plans submitted as well
<u>General</u>	
North arrow	Yes
Street names	Shown – Riverdale Road, 1500 West
Lot numbers	Yes, shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C0.1
<u>Signage</u>	Building signage concepts shown on arch drawings and on plan sheets; <u>may inquire more regarding future signage intent if desired</u>
Height	Pole sign is 40 feet; monument sign is 15 feet
Size	Pole sign is 210.23 sf; monument sign is 98.6 sf; building signs as shown on plans
Locations	Building signage concepts shown on arch drawings and on plan sheets; on site sign locations shown
Colors	Building signage concepts shown on arch drawings; pole and monument signage shown
Lighting	Internal lit signage in most cases
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = approximately 29 feet at highest point; Building size = 5951 sf
Location, setbacks, and all dimensions	Yes, shown on sheet C1.1; approximates: front (south) setback – minimum 159.5 feet at nearest point; rear (north) setback – minimum 150 feet at nearest point; west side setback – 120 feet at nearest point; east side setback – minimum large distance exceeds minimum requirement at nearest point
Type of construction	Materials for structure, texture, color appearance provided on architectural drawings; DRC has approved the building colorations and material, signage concepts, and landscape plan
Type of occupancy and proposed uses	Regional commercial fuel center and convenience store
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown

<u>New and Existing Landscaping & Percentage</u>	Landscaping identified on sheet L1.0; Percentage of landscaping provided for site is 20.13%, therefore does meet minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	30 trees, 223 shrubs, 50 perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; new site development requires gentle berming locations, as required in 10-14-12 (B.)(2.), which is shown and identified in landscaping plan, irrigation plan provided
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch and ground cover areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	36 dedicated stalls are provided and shown in addition to parking under gas canopies; handicapped parking space provided and shown; size meets city requirements
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Gas canopy access shown; parking area circulation shown for large truck access
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, internal access and circulation shown with arrows; inquire more if desired
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated right-of-way identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project road development

Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable
Light poles	Yes, location of existing light poles and power equipment shown; location of onsite proposed light poles and equipment shown in packet
Street lights	Yes, location of existing street light poles and power equipment shown; no newly proposed street light poles or devices appear to be planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs on site shown
UDOT approval (if required for project)	This project may need to be discussed and cleared with UDOT due to intersection with Riv Rd
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet C4.1
Planting Strip	Yes, planting strips are shown along Riv Rd and 1500 West
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on C2.1, in detail on sheet C4.1 and C4.5
Slope of gutter	Shown on C2.1, in detail on sheet C4.1 and C4.5
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C2.1, in detail on sheet C4.1 and C4.5, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on C2.1-3.1, in detail on sheets C4.1-C4.5, <u>defer to City Engineer</u>
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	Waterway location shown; detail on sheet C4.1
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other UDOT approval required, defer to City Engineer</u>
Calculations for retention system	Provided on sheet C3.1; <u>defer to City Engineer</u>
Method of storm water clean-up	Shown on sheet C3.1; erosion control plan provided
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C.3.1, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on C3.1-C4.0, not detail provided, <u>defer to City Engineer</u>

<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on C3.1, no detail provided, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Shown on C3.1, water meter size, location, and type identified; Location of existing valves shown; Location of new valves shown; existing fire hydrants on site shown; no new hydrants planned for this site plan
<u>New and Existing Gas Lines</u>	
Size and type	Existing gas lines shown; <u>new gas lines not shown, note on C3.1, size and type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power lines locations shown, <u>new power lines not shown, size and type not identified</u>
Location of power poles	Existing power poles and overhead lines location; new power poles location not planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone lines shown, <u>new telephone utility lines not shown-note on C3.1</u> , poles and associated manholes shown on C3.1 where applicable
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	<u>Cable TV lines not shown, note on C3.1, where applicable</u>
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheets C4.5 and C5.1 for roadway cross section connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheets C4.1 and C4.5, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Detail drawing provided on sheet C4.4, locations identified on multiple sheets; identified as bicycle safe grates on gutter inlet boxes; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheets C4.3 and C4.4, location identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	Locations and detail not shown, where applicable; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	

Soils report	Geotechnical report has been provided as completed by CMT Engineering Laboratories on November 23, 2020 for this site
Drainage and runoff calculations	Provided on sheet C3.1; <u>defer to City Engineer</u>
Water right transfer documentation	<u>Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code</u>
Copy of protective covenants, codes, and regulations for development	This is not applicable
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Provided with packet (7 sheets)
Corp of Engineers approval (if required)	Noted as FEMA flood zone determination outside of the 0.2% annual floodplain; no approval req.
Zoning compliance	Yes, Regional Commercial (C-3) Zone meets intended uses for site design
RDA compliance (if applicable)	No applicable RDA regulations for this project area; however, this project is located within the West Bench RDA Area
Use compliance	Yes, this use complies with the and zoning for this C-3 zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required, unless deemed otherwise appropriate through UDOT
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Final Subdivision and Site Plan Submission approval consideration being reviewed by City Council</u>

DEPARTMENTAL STAFF REPORTS – 7/6/2021 to 8/12/2021

From: Shawn Douglas
Sent: Thu 8/12/2021 8:35 AM
To: Mike Eggett
Subject: Maverick

Mike,

I have attached my review comments for Maverick. Thanks

Plan Review For Maverick

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS recorded with plat prior to building permit being issued.
- 2-Notice of intent filed with state prior to construction.
- 3-Injection well permit approved prior to building permit being issued.

Water

- 1-Provide water shares that will be used to meet water requirements prior to Certificate of Occupancy.

Shawn Douglas
Riverdale City Public Works
Sdouglas@Riverdalecity.com
801-394-5541 ext.1217

From: Scott Brenkman
Sent: Tue 7/6/2021 4:14 PM
To: Mike Eggett
Subject: RE: Maverik Final Subdivision and Site Plan Review - 1472 West Riverdale Road location

I don't have any concerns.

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

From: Jared Sholly
Sent: Thu 8/5/2021 6:06 AM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Review comments for Council - Maverik Final Subdivision and Site Plan, 1472 West Riverdale Road location

Shawn mentioned it at staff meeting yesterday, the hydrant does not need to be relocated, but needs to be replaced.

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

From: Randy Koger
Sent: Thu 8/5/2021 1:36 PM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: Review comments for Council - Maverik Final Subdivision and Site Plan, 1472 West Riverdale Road location

The following review comments are based on information provided on the Final Site Plan Proposal, and shall not extend to means, methods, techniques, sequences, or procedures of construction nor conformance to any specifications. Acceptance of the project is the prerogative of the Authority Having Jurisdiction.

I agree with Chief Sholly that the Hydrant should be replaced.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process.



Fire Marshal/Code Enforcement Officer
Riverdale City
801-436-1241

Minutes of the **Regular Meeting** of the Riverdale City **Planning Commission** held Tuesday, July 27, 2021, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Amy Ann Spiers, Chairman			
	Blair Jones, Commissioner			
	Rikard Hermann, Commissioner			
	Wanda Ney, Commissioner (present via telephone)			
	Suzette DeMar, Commissioner			
	Kent Anderson, Commissioner			
City Employees:	Mike Eggett, Community Development			
	Michelle Marigoni, City Recorder			
Excused:	Robert Wingfield, Commissioner			
Visitors:	Joe Terberg	Paul Willie	Tamra Ellis	Brent Ellis
	Jeff Randall	Brad Brown	Lori Fleming	

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:41 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Mr. Wingfield.

B. Public Comment

Chairman Spiers asked for any public comments. There were no comments from the public.

C. Presentations and Reports

Mike Eggett provided an update on the progress of new businesses in the area, including Café Rio and Mo Bettah's.

D. Consent Items

Consideration of Meeting Minutes from:
July 13, 2021 Work Session
July 13, 2021 Regular meeting

Chairman Spears asked if there were any changes to be made to the minutes. There were no changes. Commissioner Jones motioned to approve the minutes. Commissioner Hermann seconded the motion. All Commissioners were in favor.

E. Action Items

1. **a. Public hearing to receive and consider comments regarding a rezone request for properties located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, Riverdale, Utah 84405; a zoning change from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning; as requested by AWA Engineering Group (Jake Tate).**

Mr. Eggett reported there had been no public comment regarding this matter. He explained the proposed rezone follows the Riverdale City General Plan. All proper notifications had been made and all signatures and supporting documents were included in the packet for this meeting.

Commissioner Jones moved to open the public hearing. Commissioner Spiers seconded the motion. The public hearing was opened. Commissioner Spiers invited any comments from the public. As there were none, Commissioner Jones moved to close the public hearing, which was seconded by Commissioner Anderson. The public hearing was closed.

b. Consideration to forward a recommendation to the City Council regarding a proposed rezone request from Agricultural (A-1) Zoning to Regional Commercial (C-3) Zoning for properties located at approximately 4804 South, 4816 South, 4844 South, and 4900 South 1500 West, Riverdale, Utah 84405; as requested by AWA Engineering Group (Jake Tate).

Mr. Eggett deferred to the Commission for questions regarding this matter. There were none.

MOTION: Commissioner Jones moved to forward the recommendation to City Council.
Commissioner Ney seconded the motion.

ROLL CALL VOTE: All Commissioners voted in favor. Motion passes.

2. Consideration to forward a recommendation to the City Council for proposed Final Subdivision and Site Plan for Maverik Store, property located approximately 1472 West Riverdale Road, Riverdale Utah 84405, as requested by Maverik, Inc and AWA Engineering Group.

Mr. Eggett noted that representatives from Maverik and AWA were present. He went over comments the City staff had provided and mentioned that measures are being taken to ensure there are adequate water rights for this project.

Commissioner Anderson made a motion to forward the recommendation to the City Council. Commissioner Jones seconded the motion. The Commission was polled and voted unanimously.

3. Consideration of Preliminary Site Plan approval for proposed Riverdale Apartments Building, property located approximately 690 West 4400 South, Riverdale, Utah 84405; as requested by Colliers International (Brad Brown).

Mr. Eggett went over the details of the site plan and described the current lot. He said the site is currently in an R-5 zone, which allows 49 or less units, though the General Plan needs to be updated to reflect this zoning. The requested number of units for this plan is 48. Mr. Eggett also went over the preliminary site plan, noting the signage is unknown at this time, and that the height of the building is unknown but expected to be approximately 40 feet as it is a three-story building. Lastly, he mentioned there will still need to be a review by the Design Review Committee.

Commissioner Hermann asked Brad Brown to approach the podium. Mr. Hermann asked questions regarding parking stalls and on-street parking and asked if there is any way to mitigate the problem of overflow parking. Mr. Brown noted that, as a resident who lives nearby, he is also concerned about the parking. However, he stated he feels the requirement set by the City is generous and that parking should be adequate for the amount of one-bedroom apartments on site.

There were further questions from the Commission regarding management, ADA compliance and rent prices, which were all addressed by Mr. Brown.

Commissioner Hermann moved to approve the site plan, which was seconded by Commissioner Jones. The Commission was polled at the request of Mrs. Spiers and all voted in favor.

4. a. Review of proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 2, 9, and 14 regarding proposed changes to definitions, roofline setbacks, and internal accessory dwelling units.

Mr. Eggett gave a brief overview of the proposed changes and encouraged those interested to refer to the previous Planning Commission meeting for more details. He noted the City Attorney agrees with the changes and deferred to the Commission for any questions. There were none.

b. Consideration to set Public Hearing for proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 2, 9, and 14 regarding proposed changes to definitions, roofline setbacks, and internal accessory dwelling units.

MOTION: Commissioner Jones moved to set the Public Hearing for August 10, 2021. Commissioner DeMar seconded the motion. All Commissioners voted in favor.

1. Discretionary Items

Mr. Eggett informed the Commissioners of upcoming changes in the landscape code for drought conditions.

2. **Adjournment**

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

The meeting adjourned at 7:29 p.m.

Amy Ann Spiers
Planning Commission Chair

Michelle Marigoni
City Recorder

Date Approved: _____



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

12 August 2021

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Maverik Store – 1500 West & Riverdale Road**
Subj: Plat, Improvement Drawings & Cost Estimate Review – Recommended Approval

Dear Mike,

I have completed my review of the recently submitted Plat and Improvement drawings, Geotechnical Report and Storm Water Calculations from the Developer's Design Engineer, in regards to my last review of the 21st of July 2021. In my opinion the drawings and the calculations now reflect the Standards of Riverdale City.

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

I also reviewed the recently submitted "Engineers Cost Estimate" prepared by AWA, Anderson Wahlen & Associates for the required Public Improvements for the above referenced Project. I agree with the "Engineers Cost Estimate" for the quantities and costs associated with the installation of the required public improvements.

In my opinion the "Engineers Estimate – Escrow Amount" including the 10% warranty amount should be \$ 454,200.00

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE., SE.
City Engineer

Cc. Shawn Douglas, Public Works Director
Jeff Woody, Building Official and Inspector



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL

CASE No: 2021-05 DATE SUBMITTED: 5/17/2021

APPLICANT'S NAME: Maverik, Inc.

ADDRESS: 185 S. State St. Suite 800

PHONE: 208-290-2159 TAX I.D. No: 080980038

ADDRESS OF SITE: 1500 West Street & W Riverdale Rd

APPLICANT'S INTEREST: Maverik Convenience Store w/ Fuel Sales

Application is hereby made to the Riverdale City Planning Commission requesting that a 194,974.56/4.476 commercial subdivision consisting of 2 lots be approved on ~~190,532 / 4.374~~ of (number of lots) (sq. ft./acreage) property in the C-3 zone in accordance with the attached site plan.

DocuSigned by:
Erik Anderson
3AEEA087E9074F5...
Signature of Applicant

DocuSigned by:
David Gibby
B10970B400404FB...
Signature of Property Owner

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

DocuSigned by:
David Gibby
B10970B400404FB...
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$50 per lot/unit
Fee: \$ \$100 Date paid: 3/10/2021

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

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

Date: 6/8/2021; 7/27/2021 Decision of Commission: Approved
Preliminary Rec. Encl. Recommend Approval by Council, resolve outstanding concerns
City Council scheduled to hear this application for Subdivision site plan approval on:

Date: 8/17/2021 Decision of Council: _____

Riverdale City, Community Development – 4600 South Weber River Drive, Riverdale, Utah
801-436-1240

Erik.anderson@maverik.com



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

XBP Confirmation Number: 100079035

Transaction detail for payment to Riverdale City.			Date: 05/25/2021 - 1:50:00 PM
Transaction Number: 149269793PT Mastercard — XXXX-XXXX-XXXX-4016 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Sundry Revenues	1	\$100.00
Notes: Subdivision Site Plan 1500 west Riverdale Road			

TOTAL: \$100.00

Billing Information
ERIK ANDERSON
, 84405

Transaction taken by: cjacobsen



Riverdale City

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

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

CASE NO: 2021-03 DATE SUBMITTED: 2/9/21

APPLICANT'S NAME: Erik Anderson (Maverik)

ADDRESS: 185 S. State St, Suite 800, SLC, UT 84111

PHONE: (208)290-2159 TAX I.D. NO: Parcel ID: 080980038 Tax Unit: 419

ADDRESS OF SITE: 1450 W Riverdale Rd. Riverdale, UT 84405

APPLICANT'S INTEREST: Develop a Maverik C-Store

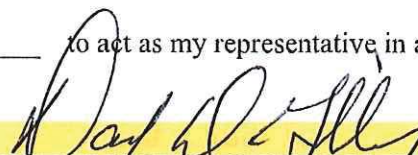
Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 4.58 Acres of property in the C-3 Commercial zone in (sq. ft./acreage) accordance with the attached site plan.


Signature of Applicant


Signature of Property Owner

I authorize Erik Anderson (Maverik) relating to this application.

to act as my representative in all matters


Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$200 per acre or portion of Fee: \$ 916.00 Date paid: 2/9/21

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

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

Date: 2/23/2021 ^{Prelim} 7/27/2021 ^{Revised} Decision of Commission: Approved; Recommend Council Approval, resolve outstanding concerns

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

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

Date: 8/17/2021 Decision of Council: _____



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

XBP Confirmation Number: 94040854

Transaction detail for payment to Riverdale City.			Date: 02/09/2021 - 5:00:21 PM
Transaction Number: 142275082PT Mastercard — XXXX-XXXX-XXXX-4016 Status: Successful			
Account #	Item	Quantity	Item Amount
10-34-1500	Zoning ampamp Subdiv. Fee	1	\$916.00
Notes: SITE PLAN APPLICATION 1450 W RIVERDALE RD			

TOTAL: \$916.00

Billing Information
ERIK ANDERSON
, 84405

Transaction taken by: cjacobsen

Maverik Riverdale ROW Improvements

Engineer's Cost Estimate

4-Aug-21

This is a preliminary estimate based upon current design plans and may change upon final design completion.

Item No.	Description	Quantity		Unit Price		Cost
1	Heavy Duty Asphalt Paving & Base	10,098	SF	\$3.50	SF	\$35,343.00
2	3" Asphalt Overlay	29,771	SF	\$3.00	SF	\$89,313.00
3	Striping	1	LS	\$3,500.00	LS	\$3,500.00
4	30" Conc. Curb and Gutter	226	LF	\$20.00	LF	\$4,520.00
5	5' Concrete Waterway & Drive Approach	3,226	SF	\$8.00	SF	\$25,808.00
6	Concrete Sidewalk	1,128	SF	\$4.00	SF	\$4,512.00
7	ADA Ramps	4	EA	\$900.00	EA	\$3,600.00
Subtotal						\$258,461.50

Force Main Sewer (In Public ROW)

8	2" HDPE Force Main Sewer	83	LF	\$25.00	LF	\$2,075.00
9	4" HDPE Force Main Sewer	79	LF	\$30.00	LF	\$2,370.00
10	Connect to Exist. Sanitary Sewer	2	EA	\$1,500.00	EA	\$3,000.00
Subtotal						\$7,445.00

Public Gravity Sewer

11	8" PVC Main Sewer	1,108	LF	\$25.00	LF	\$27,700.00
12	4' Dia SS Manholes	6	EA	\$5,500.00	EA	\$33,000.00
13	Connect to Exist. Sanitary Sewer	1	EA	\$1,500.00	EA	\$1,500.00
Subtotal						\$62,200.00

Public Main Water Loop (Offsite)

14	8" PVC Waterline	681	LF	\$37.00	EA	\$25,197.00
15	Water Fittings	6	EA	\$1,500.00	EA	\$9,000.00
16	Connect to Exist. Waterline	1	EA	\$1,500.00	EA	\$1,500.00
17	8" Gate Valve	2	EA	\$2,000.00	EA	\$4,000.00
Subtotal						\$39,697.00

Public Water Main (Onsite)

18	8" PVC Waterline	656	LF	\$37.00	EA	\$24,272.00
19	Water Fittings	4	EA	\$1,500.00	EA	\$6,000.00
20	Connect to Exist. Waterline	1	EA	\$1,500.00	EA	\$1,500.00
21	2" Water Meter	1	EA	\$2,500.00	EA	\$2,500.00
22	8" Gate Valve	2	EA	\$2,000.00	EA	\$4,000.00
23	Relocated/Replaced Fire Hydrant	1	EA	\$3,500.00	EA	\$3,500.00
Subtotal						\$41,772.00

Public Storm Drain

24	Re-deck & Relocate Storm Drain Inlet	1	EA	\$3,000.00	EA	\$3,000.00
25	15" RCP (Storm)	10	LF	\$33.00	LF	\$330.00
Subtotal						\$3,330.00

Total						\$412,905.50
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GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
5/24/2021	Region 1	(21-022) Maverik Riverdale	113090
Physical Address	City	Permit Type	Access Use Type
1450 West Riverdale Road	RIVERDALE	New	Commercial

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Whitewell York LLC	Jeff Randall, Director	(801) 521-8529	jeffr@awaeng.com

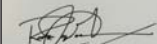
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0026	.66			0	3 - Systm Priority Urban
0026	.66	41.1727980	-112.0155008	0	3 - Systm Priority Urban
0026	.66	41.1727961	-112.0155059	0	3 - Systm Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

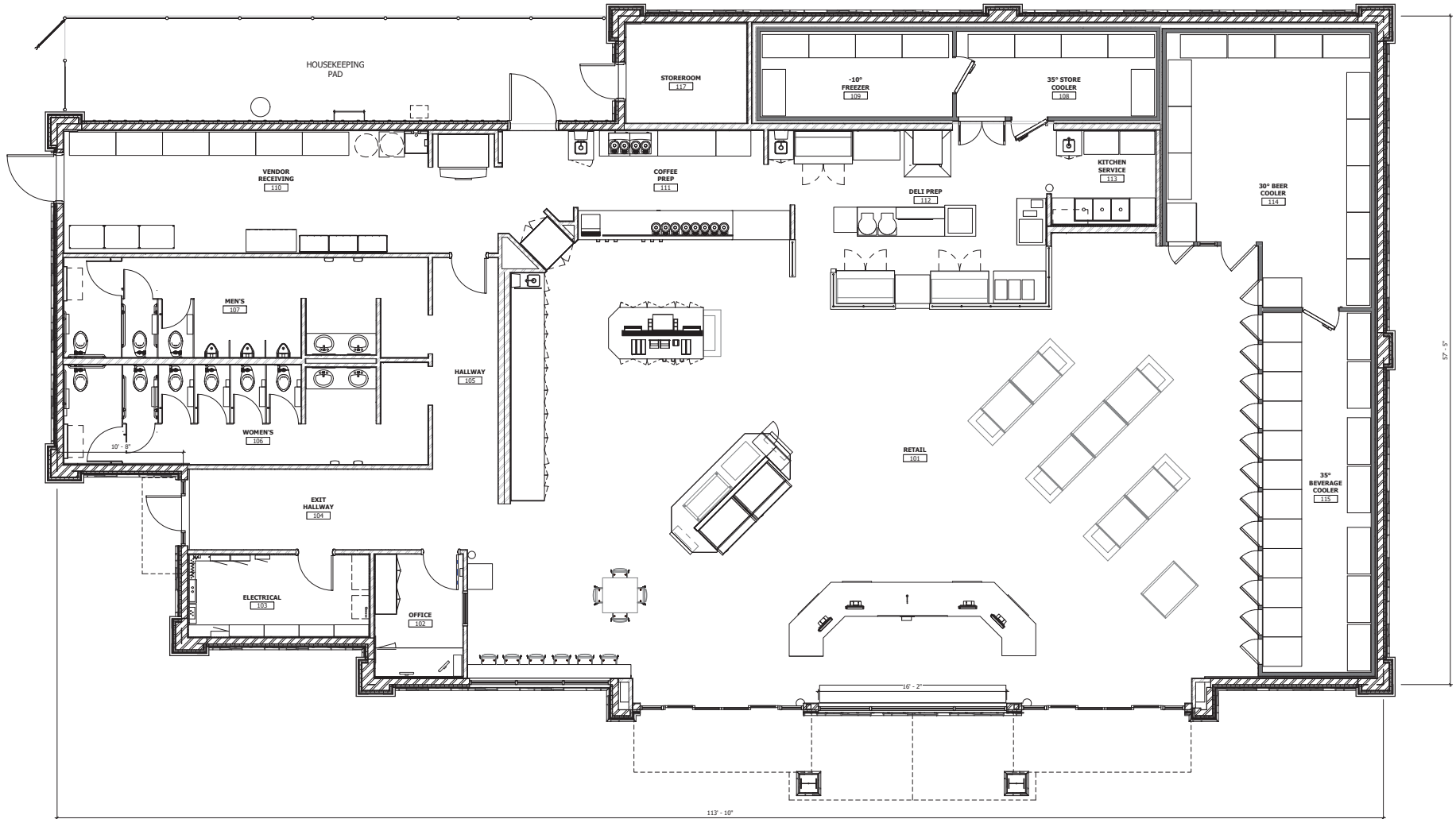
1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations



- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
1500 WEST &
RIVERDALE ROAD

Prototype Version: 50_L_XR_2002
Building Square Footage: 5,951 SF

A-1 | FLOOR PLAN





2 BUILDING PERSPECTIVE
SCALE:



1 BUILDING PERSPECTIVE
SCALE:

PROPOSED MAVERIK C-STORE
1500 WEST &
RIVERDALE ROAD

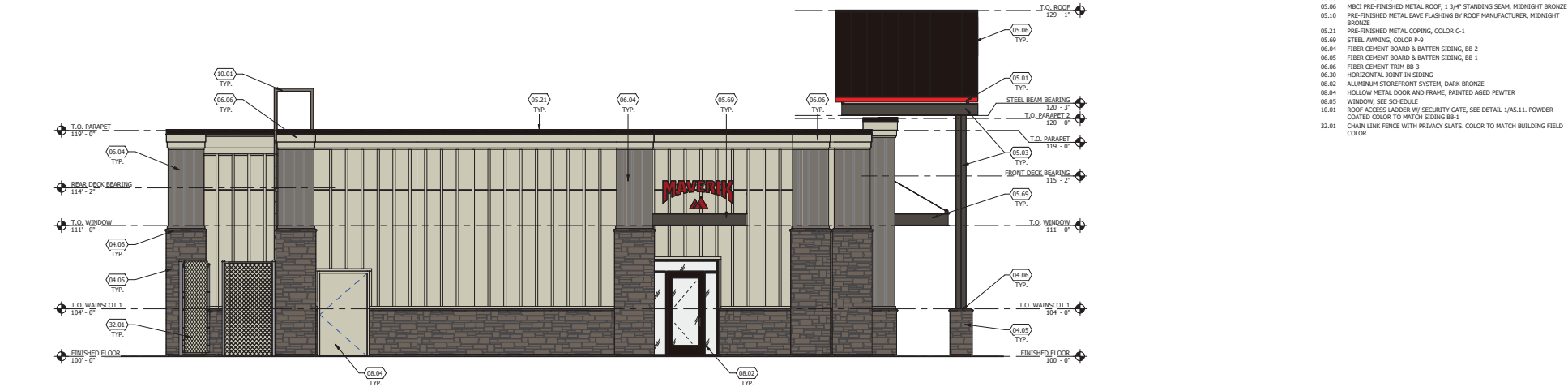
Prototype Version: 50_L_XR_2002
Building Square Footage: 5,951 SF

A-2 | PERSPECTIVE VIEWS



KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRUTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCT PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.10 PRE-FINISHED METAL GABLE FLASHING BY ROOF MANUFACTURER, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR C-1
- 05.69 STEEL ANCHING, COLOR P-9
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINTED AGED PEWTER
- 08.05 WINDOW, SEE SCHEDULE
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/AS.11. POWDER COATED COLOR TO MATCH SIDING BB-1
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
1500 WEST &
RIVERDALE ROAD

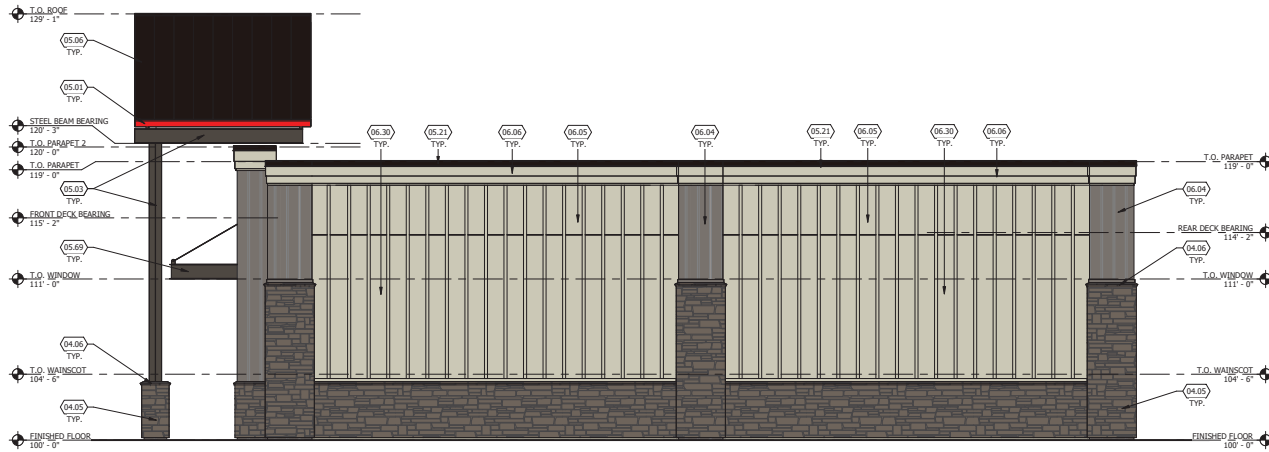
Prototype Version: 50_L_XR_2002
Building Square Footage: 5,951 SF

A-3 | EXTERIOR ELEVATIONS

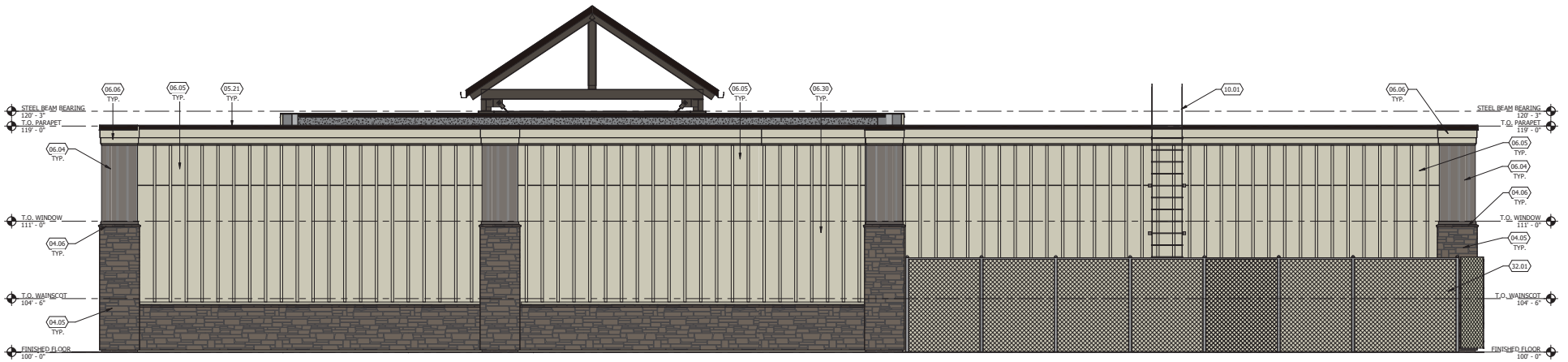


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRUTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCT PRE-FINISHED METAL ROOF, 1.3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.11 PRE-FINISHED METAL COPING, COLOR C-1
- 05.69 STEEL AWNING, COLOR P-9
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/AS.11, POWDER COATED COLOR TO MATCH SIDING BB-1
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



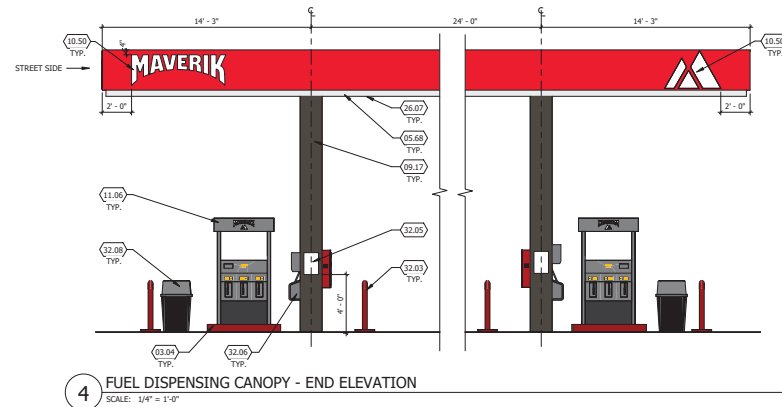
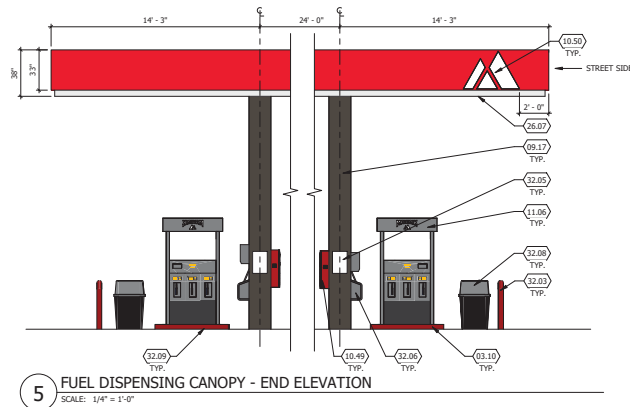
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
1500 WEST &
RIVERDALE ROAD

Prototype Version: 50_L_XR_2002
Building Square Footage: 5,951 SF

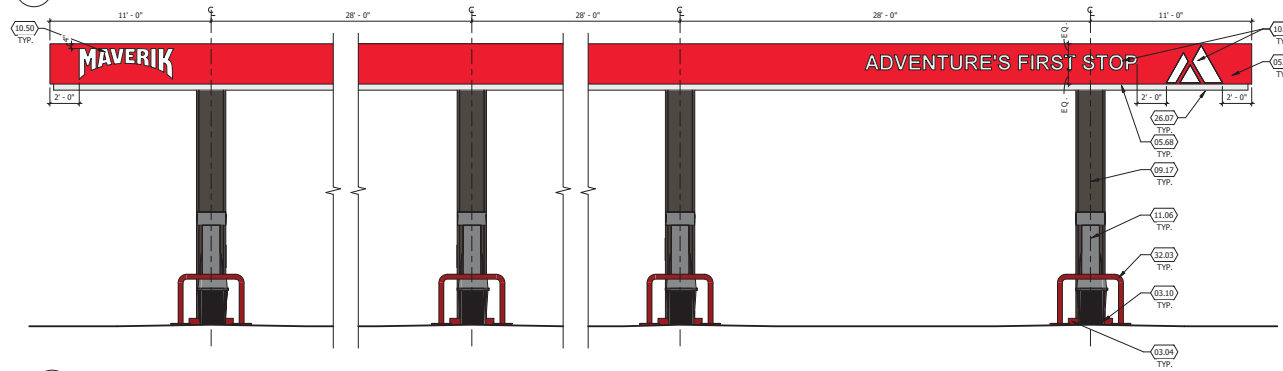
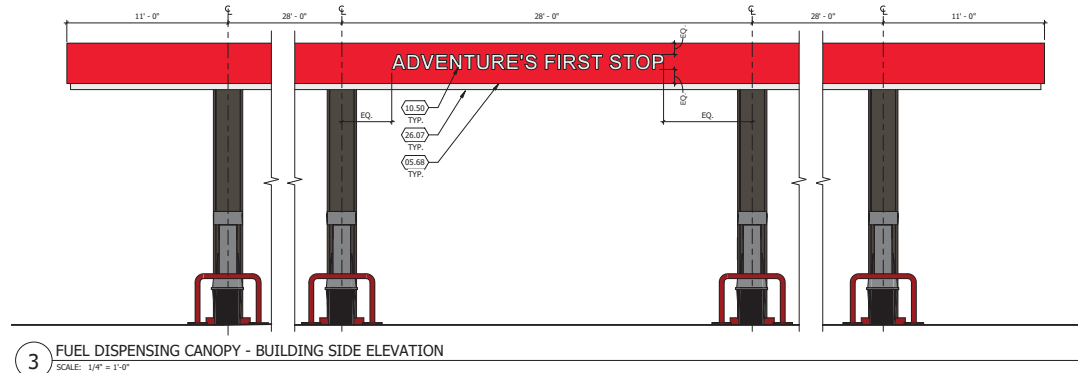
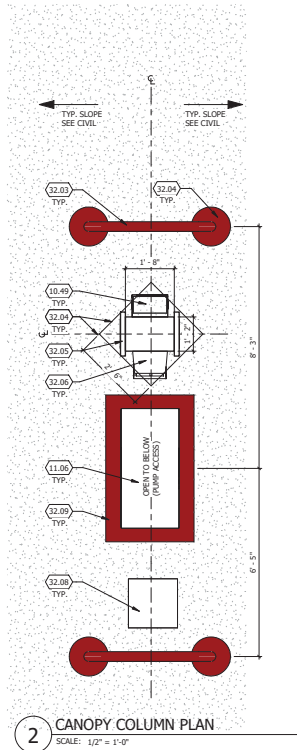
A-4 | EXTERIOR ELEVATIONS





KEYED NOTES

- 03.04 REINFORCED CONCRETE PAD
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/- 5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6". SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN AED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 70' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.07 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK
- 32.03 PANEL SOCKET (SOCKET COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
- 32.04 4" DIAMETER 1/2" ROLLBAR, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
- 32.05 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.06 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER. INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03

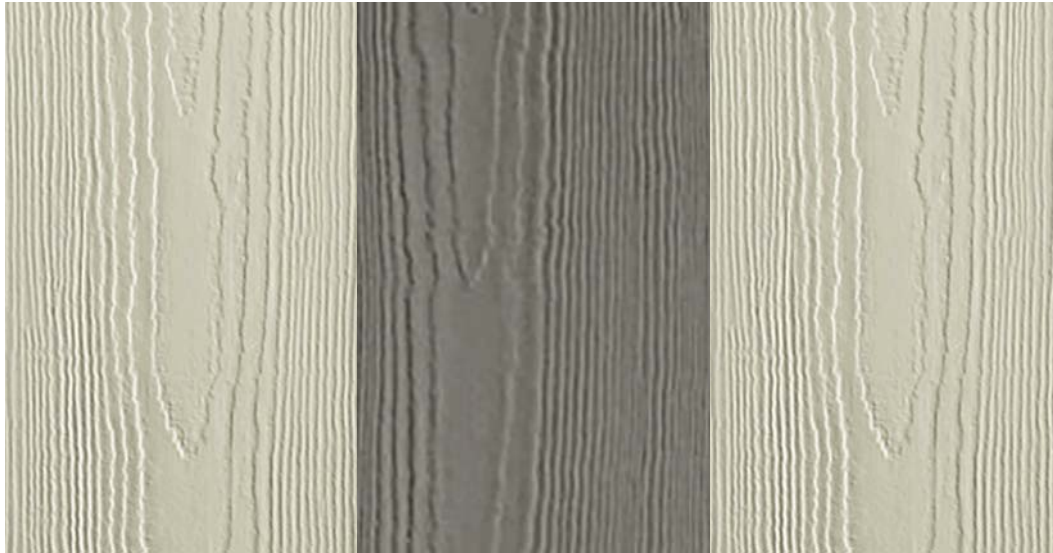


PROPOSED MAVERIK C-STORE
1500 WEST &
RIVERDALE ROAD

Prototype Version: 50_L_XR_2002
Building Square Footage: 5,951 SF

A-5 | CANOPY ELEVATIONS





BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray



Cultured Stone - Skyline, Country LedgeStone



C-1 MSCI Midnight Bronze



C-2 MSCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE
1500 WEST &
RIVERDALE ROAD

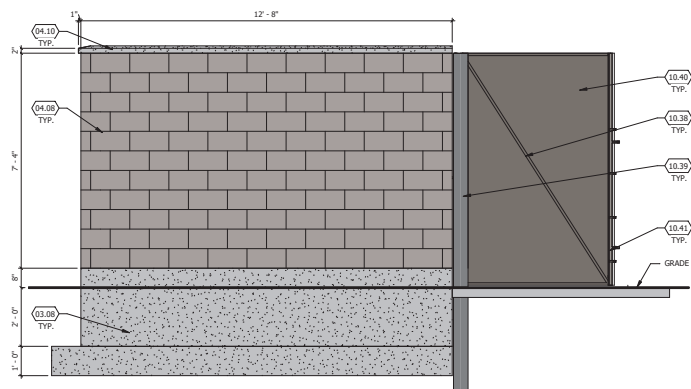
Prototype Version: 50_L_XR_2002
Building Square Footage: 5,951 SF

A-6 | EXTERIOR MATERIALS BOARD

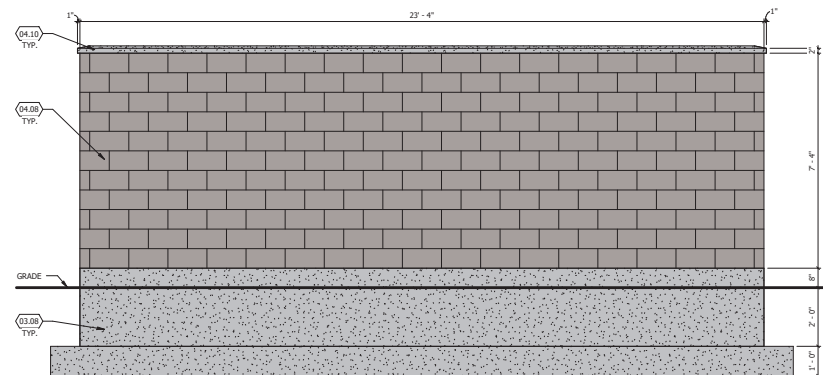


KEYED NOTES

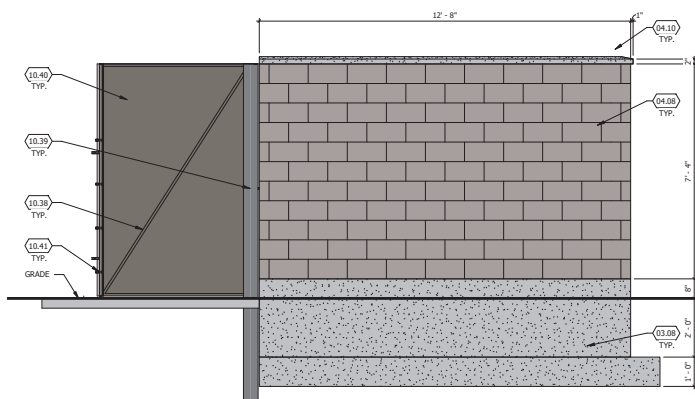
- 03.08 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
- 03.13 CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
- 04.08 SPLIT-FACE CHU BLOCK, COLOR: CANVAS, 8'-0" HIGH WITH CONCRETE CAP
- 04.10 SPLIT FACE CAP
- 10.38 WELD BRACES TO GATE AS REQUIRED
- 10.39 POST, PAINTED P-9
- 10.40 CHAIN LINK GATE WITH SLATS TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
- 10.41 LATCH W/ ROD TO CONCRETE, PAINTED P-9, W/ (4) HINGES, PAINTED P-9



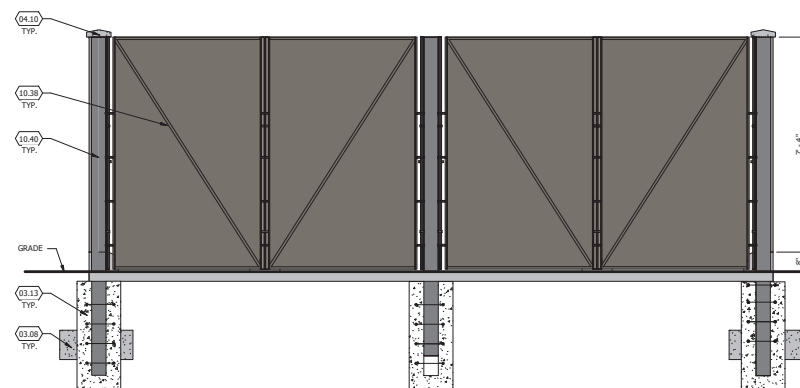
4 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE - BACK ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

PROPOSED MAVERIK C-STORE
1500 WEST &
RIVERDALE ROAD

Prototype Version: 50_L_XR_2002
Building Square Footage: 5,951 SF

A-7 | TRASH ENCLOSURE ELEVATIONS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111



Sign Package for Maverik - Riverton, UT

Presented By



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version:

DSGN_38089_Maverik - Riverdale, UT_R0_2021.03.11
DSGN_38089_Maverik - Riverdale, UT_R1_2021.03.16

THIS PACKAGE DOES NOT CONSTITUTE PRODUCTION READY ARTWORK AND IS TO BE USED EXCLUSIVELY FOR PROOFING AND REVIEW PURPOSES ONLY. SOURCE FILES ARE AVAILABLE TO BE USED FOR PRODUCTION PURPOSES.

Site Data
 Site Area = 152,460 s.f. (3.30 ac.)
 Landscape Area Provided = 30,797 s.f. (20.13%)
 Impervious Area Provided = 116,226 s.f. (75.98%)
 Building Area = 5,951 s.f. (3.89%)
 Parking Provided = 36 stalls (67,000)



Scale: 1" = 30'

Site Construction Notes

- 1 Const. Private Curb and Gutter (16) (C4.1)
- 2 Const. Private Outflow Curb & Gutter (4) (C4.1)
- 3 Const. Onsite Asphalt Paving (14) (C4.1)
- 4 Const. Conc. Walkway (14) (C4.1)
- 5 Const. Concrete Waterway (2) (C4.1)
- 6 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
- 7 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
- 8 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
- 9 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
- 10 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mil min. thickness
- 11 Const. Conc. Parking Stall (2) (C4.1)
- 12 Sewer
- 13 Const. Trash Enclosure (See Arch. Plans) (20) (C4.2) (30) (C4.3) (34) (C4.3) (36) (C4.3) (42) (C4.3)
- 14 Const. Directional Arrows per MUTCD
- 15 Const. 24" White Stop Bar
- 16 Const. Hoop Bollard (17) (C4.2)
- 17 Const. Stop Sign per MUTCD R1-1
- 18 Conn. & Match Existing Improvements
- 19 Const. Trash Enclosure Pad (13) (C4.1)
- 20 Const. Wedge Bollard (29) (C4.3)
- 21 Const. Conc. Pad Under Canopy (6) (C4.1)
- 22 Const. Underground Storage Tanks (See Fueling Plans)
- 23 Const. Conc. Pad Over UST (10) (C4.1)
- 24 Const. Petroleum Trench Cap (2) (C4.1)
- 25 Const. Kiosk/Alr Station (23) (C4.3)
- 26 Const. Outdoor Seating (31) (C4.1) (32) (C4.1) (33) (C4.1)
- 27 Const. Bike Rack (32) (C4.3)
- 28 Const. 4" Rebounding Bollard (18) (C4.2) (19) (C4.2) (24) (C4.2)
- 29 Const. RV Dump (30) (C4.4)
- 30 Const. Curb Wall (49) (C4.3)
- 31 Const. HD Onsite Asphalt Paving
- 32 Housekeeping Pod w/ Fence & Gate

Legend

- Proposed Concrete Paving/Sidewalk
- Proposed Onsite Heavy Duty Asphalt Paving
- Proposed Onsite Standard & ROW Asphalt Paving
- Existing Concrete
- Existing Asphalt Paving

General Site Notes

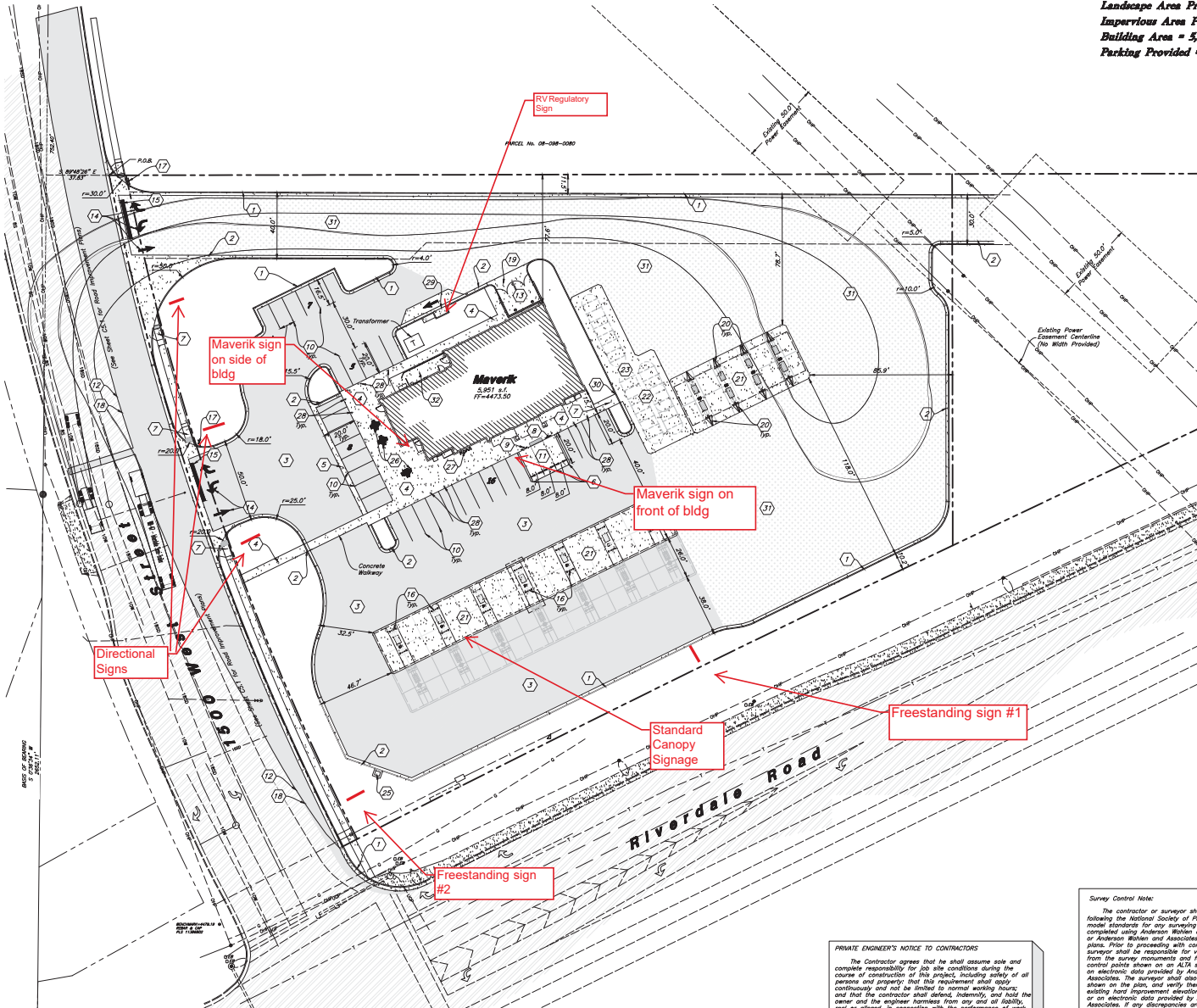
1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. All markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Walsh and Associates ALTA Surveys or Anderson Walsh and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Walsh and Associates. The surveyor shall also use the benchmarks as shown on the plans, and verify them against no less than three existing fixed improvement structures included on these plans or an electronic data provided by Anderson Walsh and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



Anderson Walsh & Associates

2010 North Riverdale Road, Salt Lake City, Utah 84116

(801) 521-8529 - anderson@awh.com

Site Plan

Maverik Riverdale

1500 West Street & West Riverdale Road

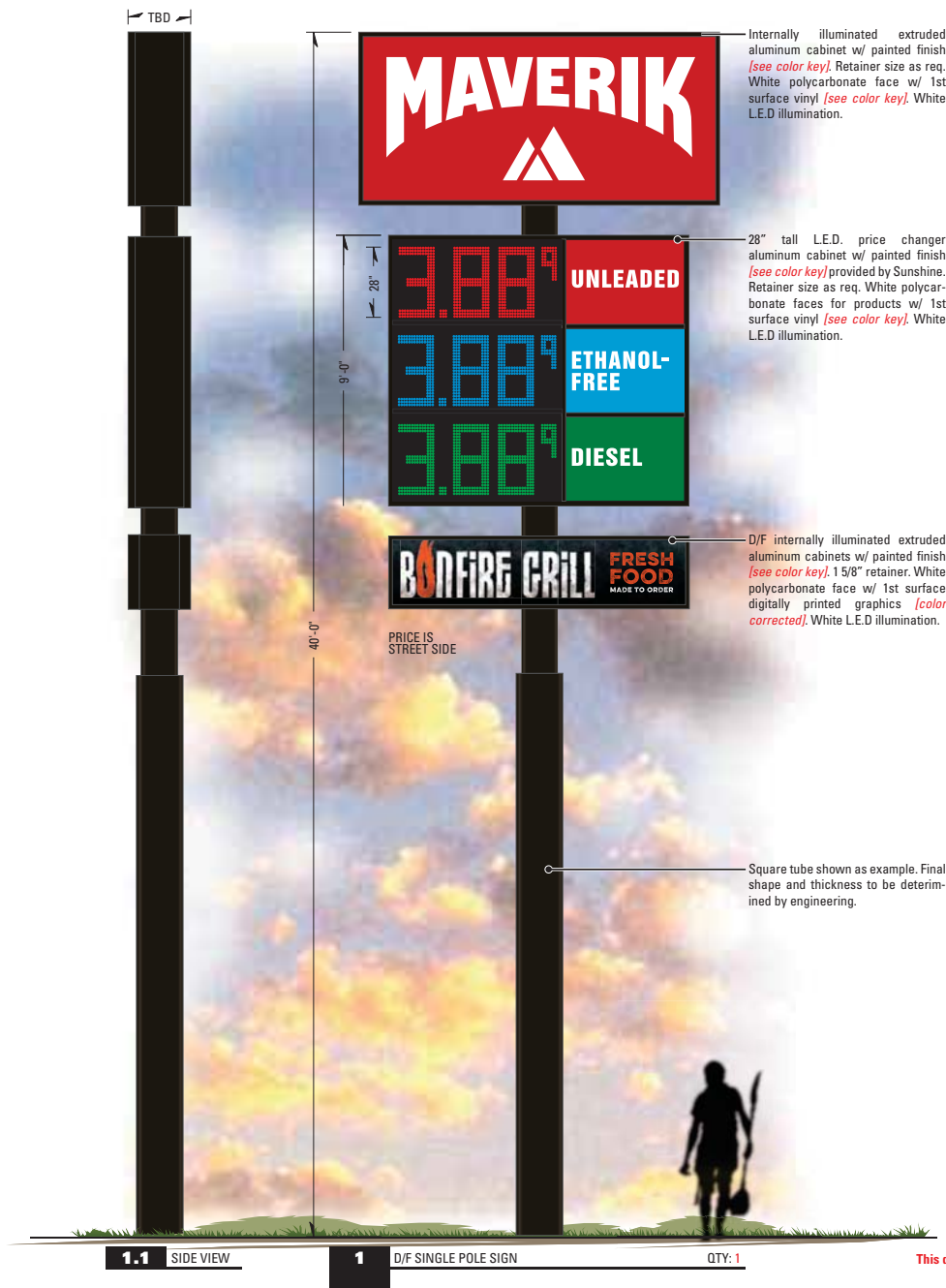
Riverdale, Utah

Preliminary

25 Mar, 2021

SHEET NO.

C11



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SCOPE OF WORK:
MANUFACTURE & INSTALL **ONE (1)** POLE SIGN(S).

ELECTRICAL
POWER TO DISPLAY LOCATION: BY OTHERS OR EXISTING
HOOKEUP AT DISPLAY: BY YESCO

COLOR KEY - MAVERIK STANDARDS [SUMMIT]

1	PAINT	SHERWIN WILLIAMS# 7020 "BLACK FOX"
	PREPAINT	DURANODIC BRONZE
	VINYL	3M 3630-69 DURANODIC
2	PMS	PANTONE® 186c
	VINYL	3M 3630-33 "RED"
3	PAINT	PANTONE® 348c / SW/LV5-5074896-389504-A
	VINYL	3M 3630-26 "GREEN"
4	PAINT	DUPONT #K 9441
	VINYL	3M 3630-147 "LT EUROPEAN BLUE"
5	PAINT	PANTONE 285C "BRIGHT BLUE"
	VINYL	3M 3630-147 "LT EUROPEAN BLUE"

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

NOTE:
FIELD SURVEY REQUIRED PRIOR TO FABRICATION.

1.2 REVERSE VIEW

UNLEADED 3.88⁹

ETHANOL-FREE 3.88⁹

DIESEL 3.88⁹

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Salt Lake City, UT 84104
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UL This sign will be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date	Description
1	03.12.2021	
2	03.16.2021	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Approvals

YESCO A/E Signature / Date

Client Signature / Date

Landlord Signature / Date

Maverik

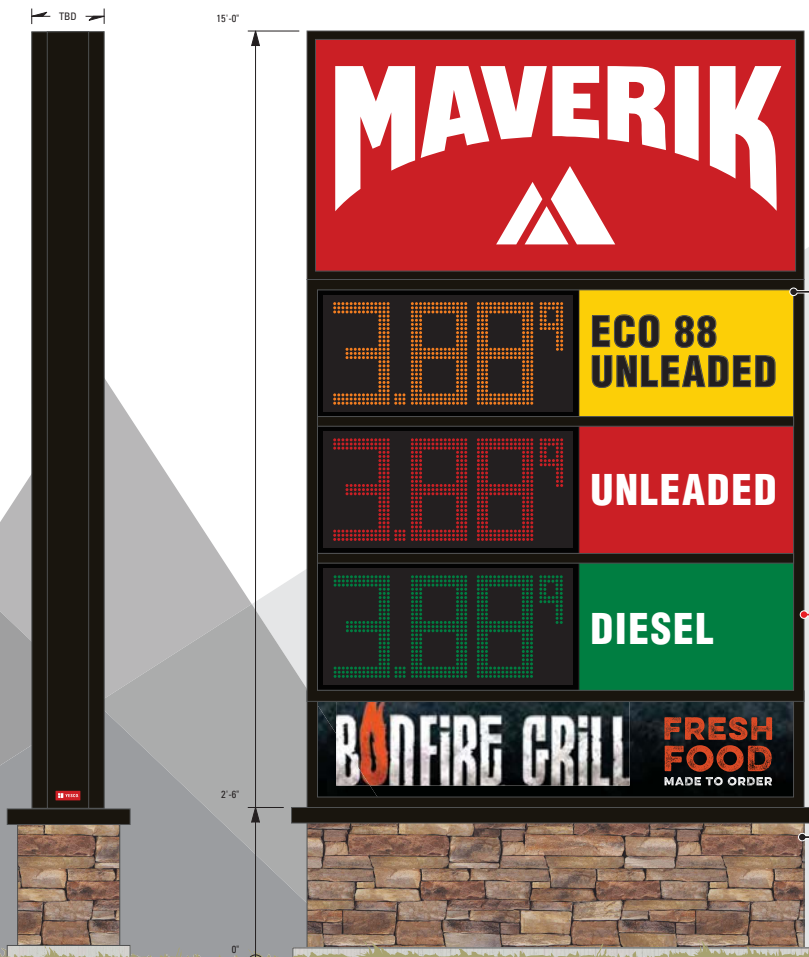
1500 WEST RIVERDALE ROAD
RIVERDALE, UT 84405
Acct. Exec: Matt Wren
Designer: Justin Raymond
Date: 03.16.2021

Pole Sign

38089 R1
JO #

scale: as noted
ART 1.0

DSGN_38089_Maverik - Riverdale, UT_Art 1.0_Pole Sign.ai



2.1 SIDE VIEW

2 D/F MONUMENT SIGN
SCALE: 1/2" = 1'-0"

QTY: 1

20" tall L.E.D. price changer aluminum cabinet w/ painted finish [see color key]. Retainer size as req. White L.E.D. illumination.
PRODUCT FACES
White polycarbonate faces for products w/ 1st surface vinyl [see color key].
BONFIRE FACES
White polycarbonate faces.
YESCO
BONFIRE FACES
1st surface digitally printed vinyl [color-corrected].

Sign Area: 100ft²

YESCO:
Steel frame structure w/ cement board overlay. Painted aluminum cap [see color key]. 3" (min. AGL) cement mow pad/foundation.

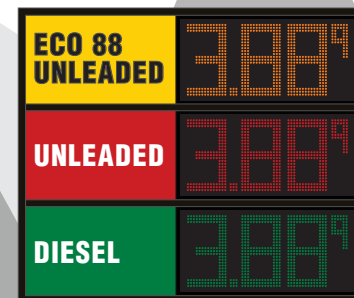
SCOPE OF WORK:
MANUFACTURE & INSTALL **ONE (1)** D/F MONUMENT SIGN.

ELECTRICAL
POWER TO DISPLAY LOCATION: BY OTHERS OR EXISTING
HOOKEUP AT DISPLAY: BY YESCO

COLOR KEY - MAVERIK STANDARDS [SUMMIT]	
1	PAINT SHERWIN WILLIAMS# 7020 "BLACK FOX"
	PREPAINT DURANODIC BRONZE
	VINYL 3M 3630-69 DURANODIC
2	PMS PANTONE® 186c
	VINYL 3M 3630-33 "RED"
3	PAINT PANTONE® 348c / SW#LV5-5074896-389504-A
	VINYL 3M 3630-26 "GREEN"
4	PAINT DUPONT #K 9441
	VINYL 3M 3630-147 "LT EUROPEAN BLUE"
5	PMS PANTONE® 2945C
	VINYL 3M 3630-167 "BRIGHT BLUE"

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

NOTE:
FIELD SURVEY REQUIRED PRIOR TO FABRICATION.



1.2 REVERSE VIEW

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UL This sign will be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
1	03.12.2017
2	03.16.2017
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	

Approvals

YESCO A/E Signature / Date

Client Signature / Date

Landlord Signature / Date

Maverik

1500 WEST RIVERDALE ROAD
RIVERDALE, UT 84405

Acct. Exec: Matt Wren

Designer: Justin Raymond

Date: 03.16.2017

Monument Sign

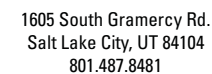
38089 R1

JO #

scale: as noted

ART 2.0

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Revisions

No.	Date / Description
Initial (R0)	03.12.2021
R01	03.16.2021
R02	
R03	
R04	
R05	
R06	
R07	
R08	
R09	
R10	
R11	
R12	
R13	
R14	

Approvals

YESCO A/E Signature / Date

Client Signature / Date

Landlord Signature / Date

Maverik

Maverik

1500 WEST RIVERDALE ROAD
RIVERDALE, UT 84405

Acct. Exec: Matt Wren

Designer: Justin Raymond

Date: 03.16.2021

Front Sign

38089

JO #

scale: as noted

ART

3.0

SCOPE OF WORK:

MANUFACTURE & INSTALL **ONE (1)** SET OF ILLUMINATED CHANNEL LETTER ON CUSTOMER PROVIDED STEEL PANEL.
MANUFACTURE & INSTALL **ONE (1)** RACEWAY.

PERMITTING SIGN AREA: 77ft ²

FINAL ELECTRICAL CONNECTION BY:	YESCO
------------------------------------	-------

COLOR KEY - MAVERIK STANDARDS (PCPF)

1	RETURNS	PRE-PAINTED ALUM. - DURANODIC BRONZE
	TRIM	#313 DURANODIC BRONZE

2	FACES	RED ACRYLIC 3RK32/2283
	LEDS	RED LEDS

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

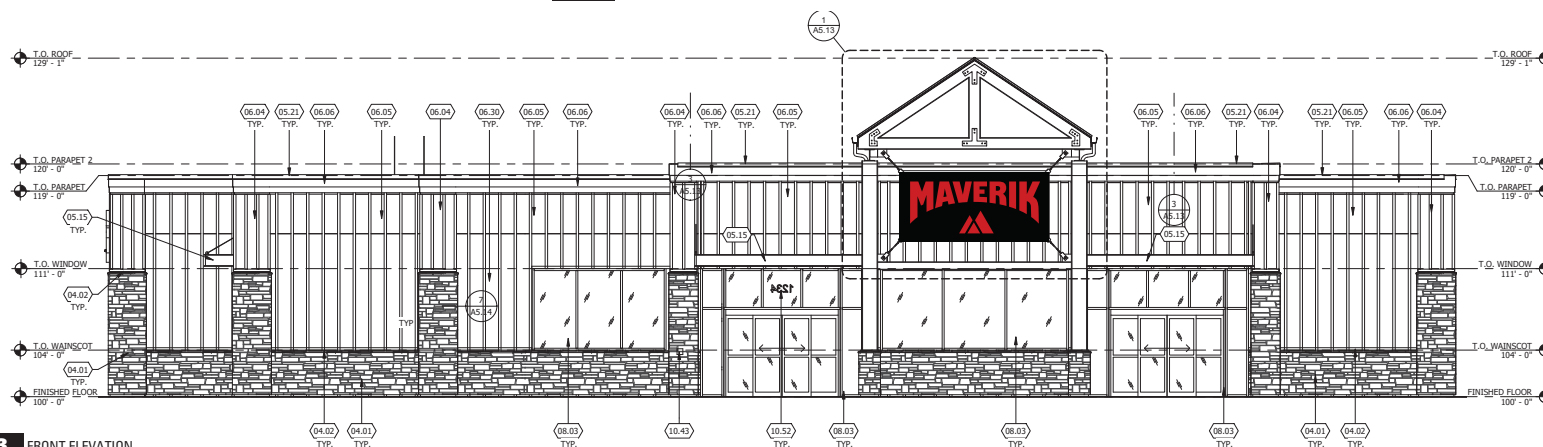
NOTE:

**FIELD SURVEY REQUIRED PRIOR TO FABRICATION.
ENGINEERING TO DETERMINE ATTACHMENT POINTS.**



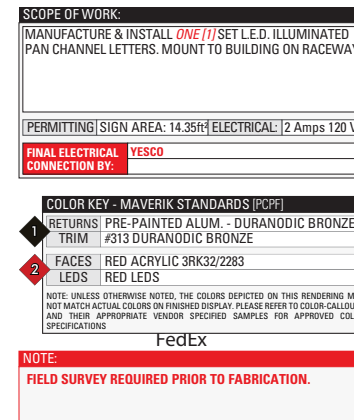
3 PAN CHANNEL LETTERS ON STEEL PANEL CABINET

SCALE: 3/8" = 1'-0"



3.3 FRONT ELEVATION

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4.1 SIDE VIEW

4 PAN CHANNEL LETTERS



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Revisions

No.	Date / Description
Initial (R0)	03.12.2021
R1	03.10.2021
R2	
R3	
R4	
R5	
R6	
R7	
R8	
R9	
R10	
R11	
R12	
R13	
R14	

Approvals

YESCO A/E Signature / Date

Client Signature / Date

Landlord Signature / Date

Maverik

1500 WEST RIVERDALE ROAD
RIVERDALE, UT 84405

Acct. Exec: Matt Wren
Designer: Justin Raymond

Date: 03.16.2021

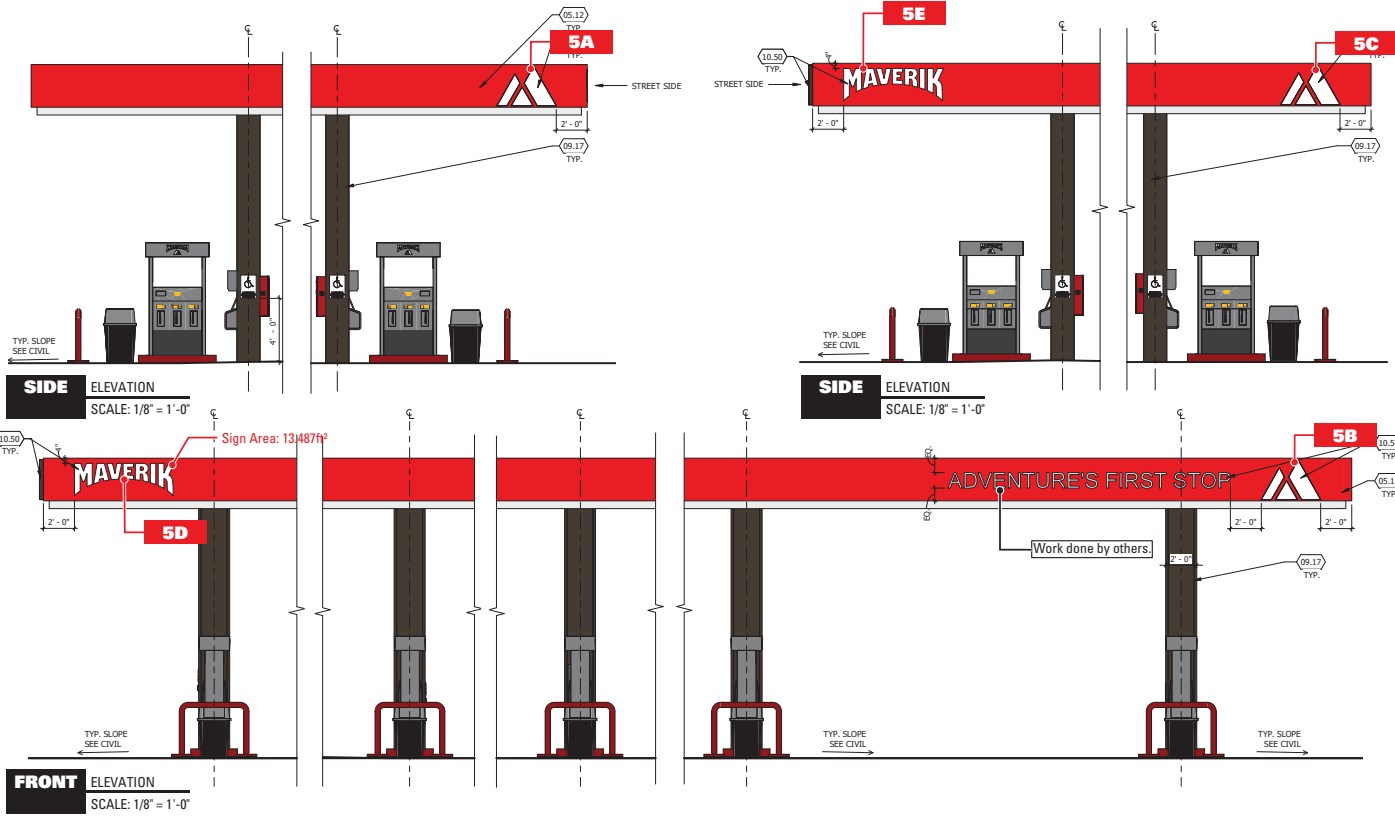
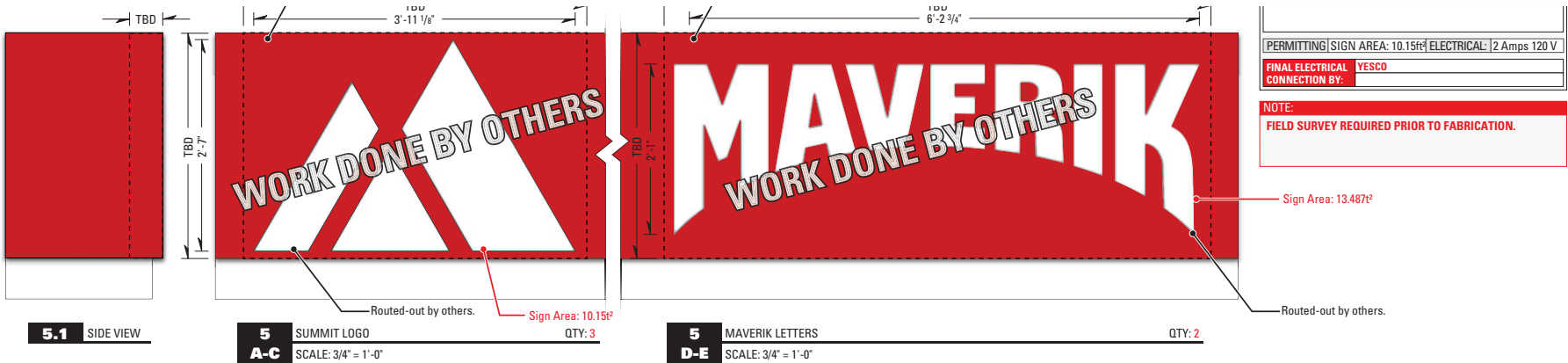
Side Sign

38089 **R1**
JO #

scale: as noted

ART 4.0

SGN_38089_Maverik - Riverdale, UT_ART 4.0_Side Sign.ai



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Revisions

No.	Date / Description
01	03.12.2017
02	03.12.2017
03	
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	
14	
15	

Approvals

YESCO A/E Signature / Date

Client Signature / Date

Landlord Signature / Date

Maverik

1500 WEST RIVERDALE ROAD
RIVERDALE, UT 84405

Acct. Exec: Matt Wren

Designer: Justin Raymond

Date: 03.16.2021

Canopy Signs

38089 R1

JO #

scale: as noted

ART 5.0

DSGN_38089_Maverik - Riverdale, UT ART 5.0 Canopy Signs.ai

COLOR KEY - MAVERIK STANDARDS - NEW LOGO		SCOPE OF WORK:	
1	PAINT SHERWIN WILLIAMS# 7020 "BLACK FOX"	MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN.	
	PREPAINT DURANODIC BRONZE		
VINYL 3M 3630-69 DURANODIC			
2	PMS PANTONE® 186c	PERMITTING SIGN AREA: 16.667ft²	
	VINYL 3M 3630-33 "RED"		
NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS			
FINAL ELECTRICAL CONNECTION BY:		NOT INCLUDED	

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Revisions

No.	Date / Description
1	02/27/2020
2	03/12/2020
3	03/12/2020
4	11/06/2020
5	12/16/2020
6	02/22/2021
7	04/22/2021
8	05/03/2021
9	05/03/2021
10	
11	
12	
13	
14	
15	

Approvals

YESCO A/E Signature / Date

Client Signature / Date

Landlord Signature / Date

Maverik

Acct. Exec: Matt Wren

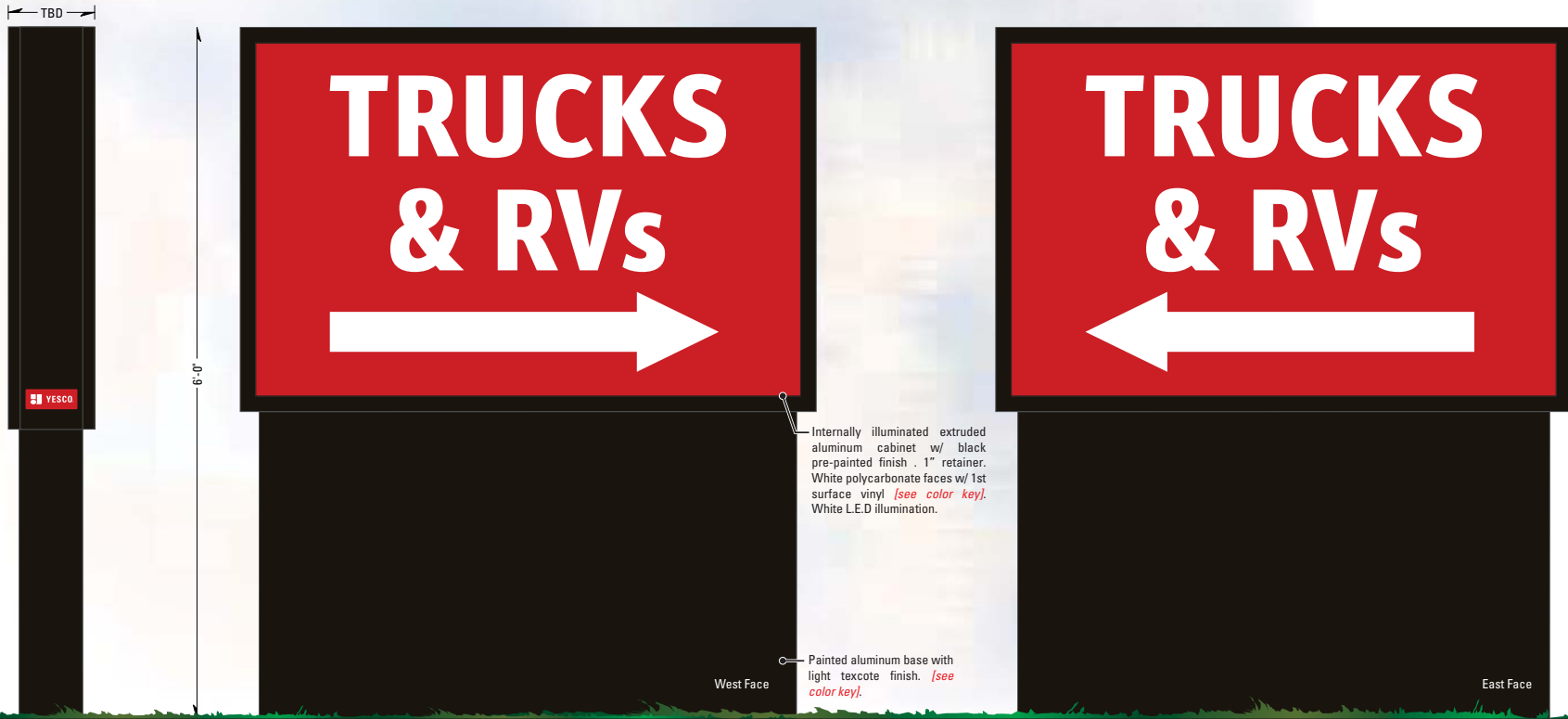
Designer: Justin Raymond

Date: 05.05.2021

Directional

JO #

scale: as noted



5.1 SIDE VIEW

5 S/F ILLUMINATED MONUMENT SIGN
SCALE: 1" = 1'-0"

QTY: 1

5.2 REVERSE SIDE

DSGN_20183_Maverik - Gallup, NM_ART 5.0_Directional.ai

1
Aluminum Sign
☐ FINISHING ☐ PRINT ☐ ROUT S/S
Qty: 1x
Material
Sign with Round corners IJ180 with 8518 Cast Lam
with holes for mounting to post by YESCO
Color Detail
☐ CMYK
Install
Will Call

HOLDING TANK DISPOSAL INSTRUCTIONS

- **CONNECT YOUR BLACK/GREY HOSE TO HOLDING TANK**
- **PLACE END SECURELY IN DRAIN OPENING WHILE HOLDING COVER OPEN WITH FOOT**
- **OPEN BLACK WATER VALVE FIRST; OPEN GREY WATER VALVE TO FLUSH PIPE**
- **WASH AWAY ANY SPILLAGE ON CONCRETE INTO DRAIN**

WARNING: USE IS FOR RECREATIONAL VEHICLE SANITARY WASTE ONLY. DUMPING OF NON-RV WASTE IS PROHIBITED



2
Aluminum Sign
☐ FINISHING ☐ PRINT ☐ ROUT S/S
Qty: 1x
Material
YESCO
Color Detail
☐ CMYK
Install
Will Call

**DANGER:
UNSAFE WATER**
THIS WATER IS FOR FLUSHING AND CLEANING
PURPOSES ONLY.
NON-POTABLE WATER.

13 POST MOUNTED SIGN

QTY: 1

3
POST
☐ POST S/S
Qty: 1x
Material
Post for signs to be mounted by YESCO
Color Detail
☐ Galvanized
Install
Will Call

1x

SCOPE OF WORK:
RECEIVE & INSTALL ONE (1) POST MOUNTED SIGN.

YESCO[®]
DESIGN

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Revisions

No.	Date / Description

Approvals

YESCO A/E Signature / Date

Client Signature / Date

Landlord Signature / Date

Maverik

Acct. Exec: Matt Wren

Designer: Justin Raymond

Date: 05.05.2021

RV Dump Regulatory Sign

JO #

scale: as noted

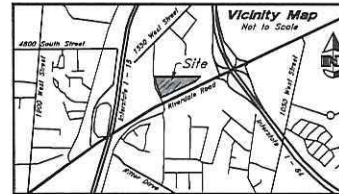
DESIGN_20183_Maverik - Gallup, NM_ABT_130_RV Dump Sign (Regulatory).ai

[illegible]

Maverik Riverdale Subdivision

A part of the Northeast Quarter of Section 13,
Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey
Riverdale City, Weber County, Utah
June, 2021

Scale: 1" = 50'



Surveyor's Certificate

I, Bruce D. Plimpton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that, on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retroact or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Maverik Riverdale Subdivision.

Boundary Description

A part of the Northeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at a point on the Eastern Line of 1500 West Street as it exists at a 46.00 foot half-width located 752.46 feet South 0°36'54" West along the Quarter Section Line; and 37.87 feet North 89°54'45" East from a brass cap monument found marking the North Quarter Corner of said Section 13; and running thence North 89°54'45" East 865.82 feet to the Northwesterly Line of Riverdale Road; thence along said Northwesterly Line the following three courses: South 44°33'33" West 144.56 feet; South 64°54'45" West 518.60 feet to a point of curvature; and Southwesterly along the arc of an 11,574.20 foot radius curve to the left a distance of 374.50 feet (Central angle equals 1°51'14" and Long Chord bears South 63°39'08" West 374.48 feet) to the Eastern Line of said 1500 West Street; thence Northwesterly along the arc of a 1,597.02 foot radius curve to the right a distance of 430.00 feet (Center bears North 63°07'31" East, Central angle equals 15°25'33" and Long Chord bears North 19°10'08" West 428.70 feet) along the Eastern Line of said 1500 West Street to the point of beginning.

Contains 194,955 sq. ft.
or 4.478 acres
2 Lots

Signed this 11 day of August

362256
License No.



Owner's Dedication

Know all by these presents that we, the undersigned owners of the described tract of land herein, having caused the same to be subdivided into lots and streets in hereafter to be known as MAVERIK RIVERDALE SUBDIVISION, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any assessments or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the assessments as shown for the use by all suppliers of utility or other necessary services.

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

Whitwell York, LLC

Acknowledgment

State of _____
County of _____
On this _____ day of _____, 2021, personally appeared before me, _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the owner of the above described property and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

History Public Tell Name: _____
Commission Number: _____
My Commission Expires: _____
A History Public Commissioned in Utah
(If above information is provided, no other required per Utah Code, Title 48, Chapter 1, Section 16)

A History Public

A notary public or other officer examining this certificate certifies that the identity of the individual who signed the document is which this certificate is attested, and that the truthfulness, accuracy, or validity of that document.

Sheet 1 of 1

Maverik Riverdale Subdivision

A part of the Northeast Quarter of Section 13,
Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey
Riverdale City, Weber County, Utah

Approving
Agency
Riverdale City
4800 S. Weber River Dr.
Riverdale, UT 84405

Owner
Whitwell York LLC
1430 West Riverdale Road
Ogden, Utah 84405

Weber County
Recorder
ENTRY NO. _____ FILED FOR RECORD AND
RECORDED IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

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

Riverdale City Attorney

Riverdale City Engineer

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

Riverdale City Engineer

Riverdale City Planning Commission

I hereby certify that the "Title of the City Engineer" has examined the foregoing plat and in its opinion the information contained therein, conforms with the Public Works Standards and Specifications of Riverdale City.

Signed this _____ Day of _____, 20____

Riverdale City Engineer

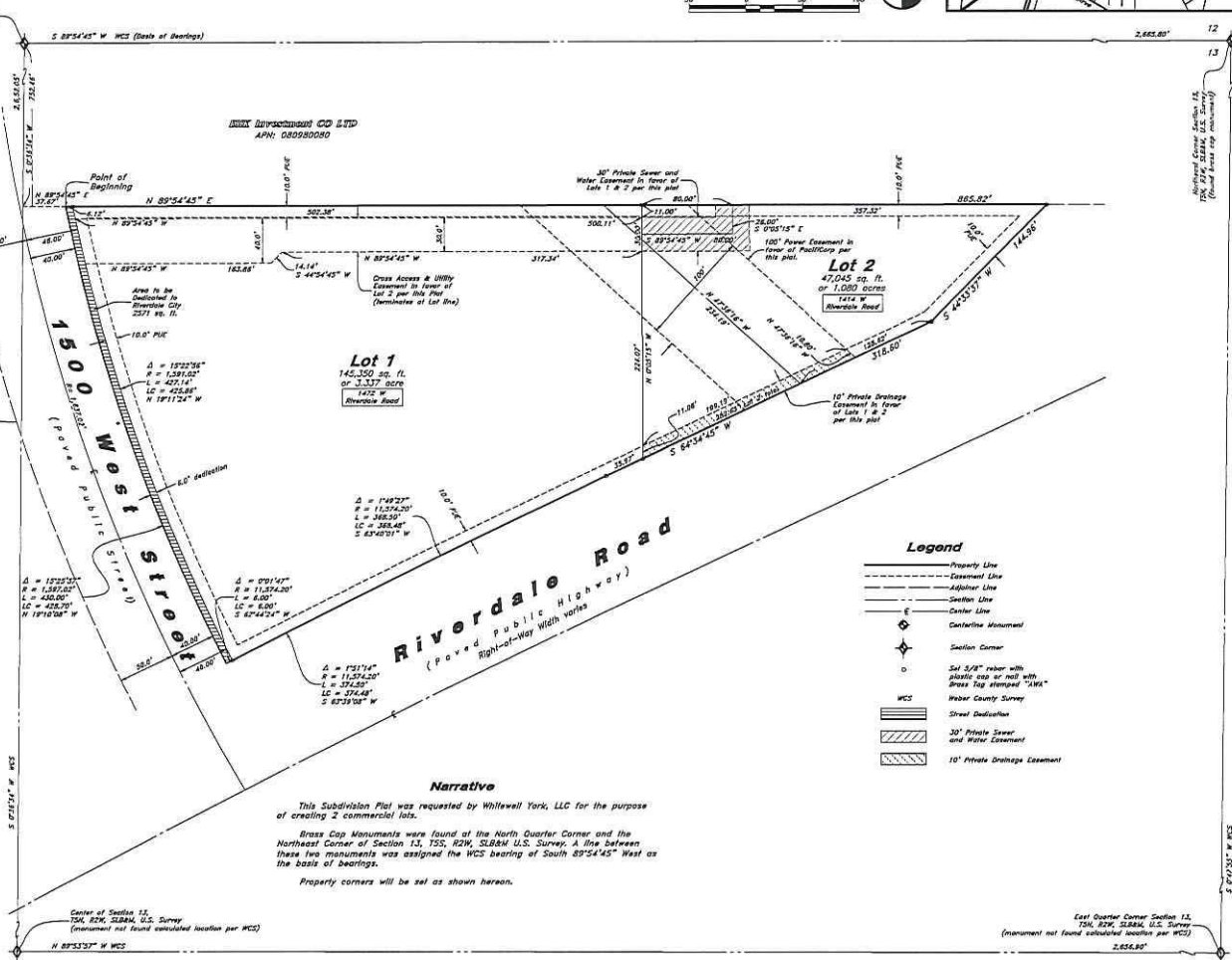
Riverdale City Planning Commission

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

Chair, Riverdale City Planning Commission

ANA
ANDERSON WAHLEN & ASSOCIATES
3010 North Redwood Road, Salt Lake City, Utah 84116
801 321-8525 - ANAengineering.net

Narrative
This Subdivision Plat was requested by Whitwell York, LLC for the purpose of creating 2 commercial lots.
Brass Cap Monuments were found at the North Quarter Corner and the Northeast Corner of Section 13, T5S, R2W, SL84M U.S. Survey. A line between these two monuments was assigned the WCS bearing of South 89°54'45" West as the basis of bearings.
Property corners will be set as shown herein.



Site Data

Maverik Gross Site Area = 147,920.8 s.f. (3.40 ac.)

Maverik Net Site Area = 145,350 s.f. (3.34 ac.)

Landscape Area Provided = 29,070 s.f. (20.00%)

Impervious Area Provided = 116,280 s.f. (80.00%)

Building Area = 5,951 s.f.

Parking Provided = 36 stalls (67,000)

Note:
All deteriorated, damaged, or missing surface improvements surrounding the perimeter of the development and adjacent shall be replaced or installed (curb and gutter, sidewalk, landscaping, parking strip, asphalt patching, landscape maintenance, concrete improvement, etc.)

Scale: 1" = 30'



Site Construction Notes

1. Const. Private Catch Curb and Gutter
2. Const. Private Split Curb & Gutter
3. Const. Onsite Asphalt Paving
4. Const. Conc. Walkway
5. Const. Concrete Meterman
6. Const. Accessible Stopping per MUTCD & ICC/ANSI A117.1 (Latest Edition) While Symbol & Barrier, Road Maintenance Contractor shall provide 15 min. min. thickness (See Sheet C2.3 for Accessible Details and Notes)
7. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
8. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
9. Const. Accessible VMS Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
10. Const. 4" White Paint Strip (Typ.) Contractor shall provide 15 min. min. thickness
11. Const. Conc. Parking Steel
12. Sewer, Provide Smooth Chain Edge
13. Const. Trash Enclosure (See Area, Plans)
14. Const. Directional Arrows per MUTCD
15. Const. 24" White Stop Bar
16. Const. Hump Bulb
17. Const. Stop Sign per MUTCD R1-1
18. Const. & Match Existing Improvements
19. Const. Trash Enclosure Pad
20. Const. Weigh Station
21. Const. Conc. Pad Under Canopy
22. Const. Underground Storage Tanks (See Fueling Plans)
23. Const. Conc. Pad Over UST
24. Const. Petroleum Trench Cut
25. Const. Xcel Air Station
26. Install Moweb-Provided Outdoor Sealing
27. Const. Bike Rack
28. Const. 4" Rebounder Bulb
29. Const. RV Dump
30. Const. 6" Concrete Curb Wall
31. Electrical Transformer (See Elec. Plans)
32. Housekeeping Pad w/ Fence & Gate
33. Const. Light Pole w/ Base (See Elec. Plans)
34. Const. New 1500 West Heavy Duty Asphalt Paving
35. Directional Sign (By Others)
36. Mid-Rise Price Sign (By Others)
37. Freeway Pole Sign (By Others)
38. 2" Wide Retaining Wall

General Site Notes

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. All markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb inspection at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. All construction and materials shall meet Riverside City standards.

Legend

- Proposed Concrete Paving/Slabwork
- Proposed Onsite Heavy Duty Asphalt Paving
- Proposed Onsite Standard & ROW Asphalt Paving
- Existing Concrete
- Existing Asphalt Paving

Survey Control Notes

The contractor or surveyor shall be responsible for obtaining the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using electronic stationing and electronic ALTA Survey or Anderson Station and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for setting any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Station and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing horizontal improvement elevations included on these plans or in electronic data provided by Anderson Station and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of installation of the project, including safety of all persons and property that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on the project, including for liability claims from the sole negligence of the owner or the engineer.

ANDERSON WHITTEN & ASSOCIATES
2015 West Riverside Road, Ste. 100, City of Utah 84116
(801) 381-8339 - andersonwhitten.com

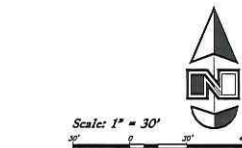
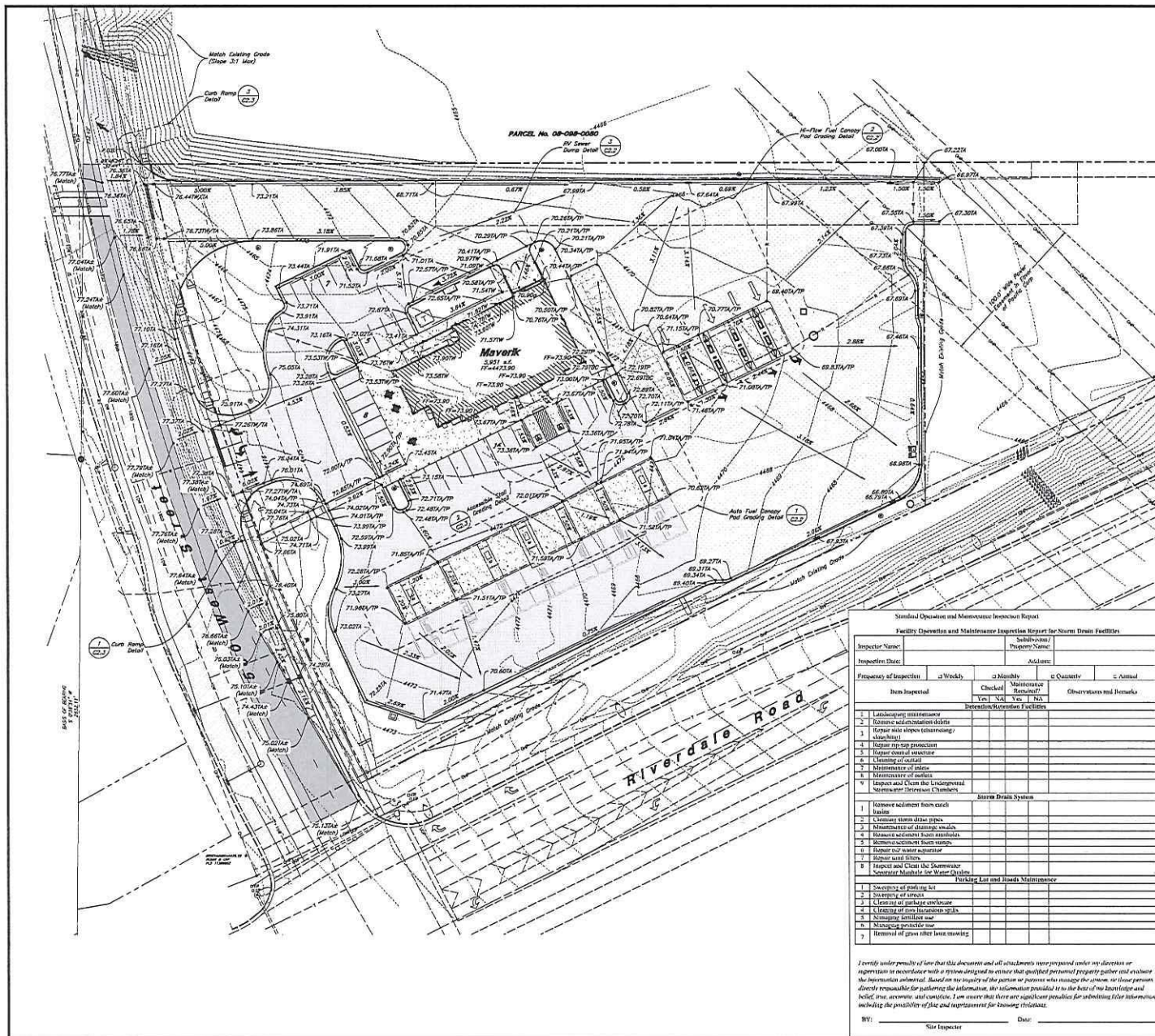
MAVERIK

Site Plan
Maverik Riverdale
1472 West Riverdale Road
Riverdale, Utah



J 5 AUG, 2021

SHEET NO.
C1.1



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fill shall be banded into compacted material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final completion report and certification from a Geotechnical Engineer shall contain the type of field testing method. Each test shall be identified with the method of obtaining the in-place density, moisture and core of dry unit weight and shall be valid for each test. Sufficient minimum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the owner.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public resources shall be checked daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleaned and graded of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shading in accordance with DSH requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by C&T Engineering Laboratories are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Engineering Study, Proposed Maverik Store".
Project No: 15581
Date: November 22, 2020
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey data purposes only and is not to be used for any other purpose. The contractor is to be responsible for verifying the accuracy of the survey data and for making any necessary field adjustments to the survey data.
19. Contractor shall maintain evidence of hazardous materials or contaminated soils as shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the contractor to adjust top of asphalt grades to top of curb grade at the time of construction.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transition from open face to standard curb and gutter are to be smooth, hand form these areas if necessary.
6. Spot elevations are shown on this plan with least marking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1:52 (2.08% minimum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

PIC Pipe Protection During Construction:
PIC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipe with less than 24" cover by belling over the pipe.

Note:
All Construction and Materials shall meet Riverside City Standards

Legend:

- ADA Route - Not To Exceed 4" Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%.
- ADA Parking Area - Not To Exceed 4" Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%.
- ADA Parking Area - Not To Exceed 4" Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%.
- ADA Parking Area - Not To Exceed 4" Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%.

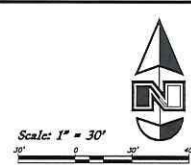
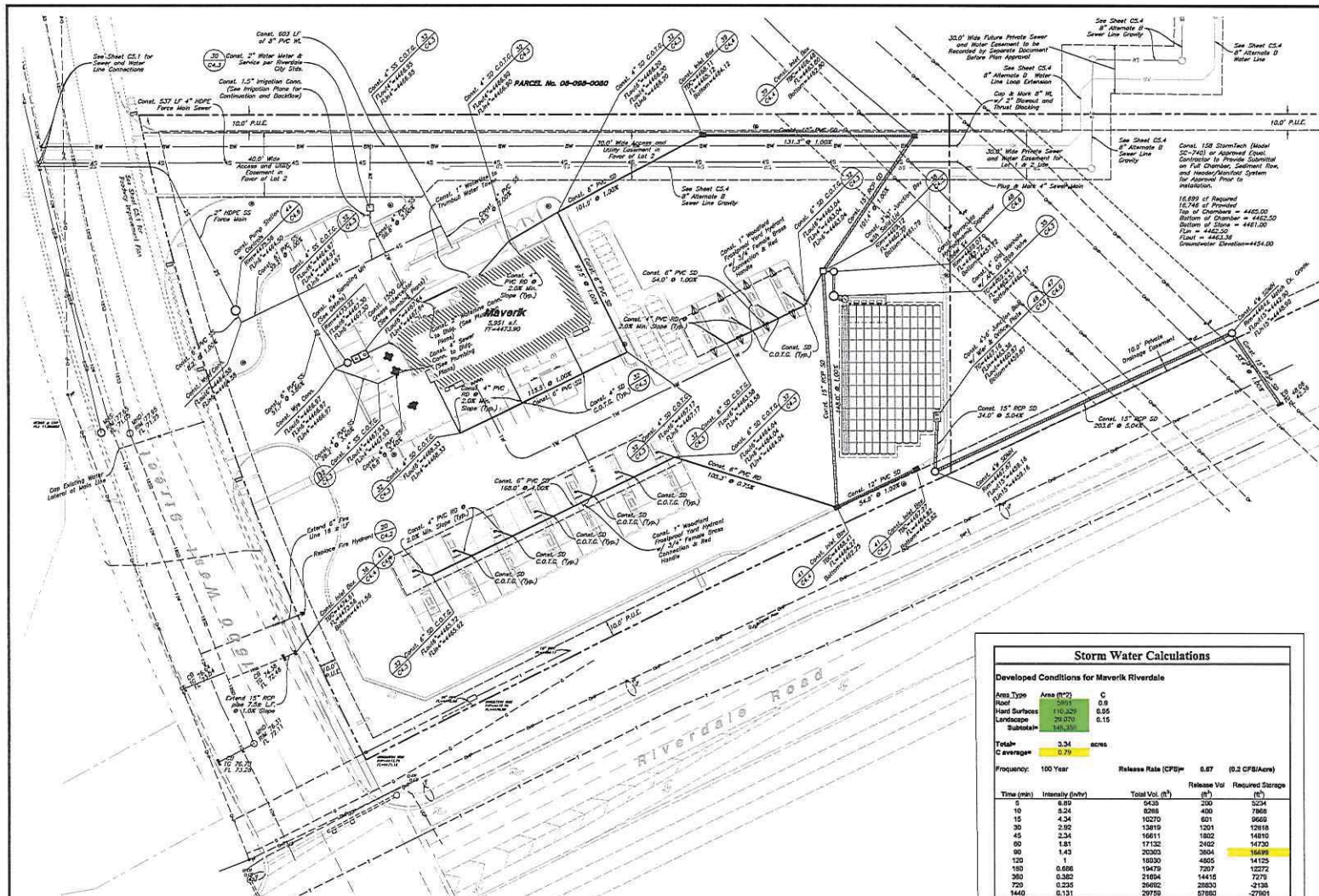
DESIGNED BY: JC
DRAWN BY: GS
CLIENT NAME: Maverik, Inc.
21-013 GP

ANDERSON WAHLER & ASSOCIATES
2010 West Riverdale Road, Suite 100, City of Salt Lake City, Utah 84119
(801) 531-8337 - MAVERIK@AWA.COM

MAVERIK

Grading Plan
Maverik Riverdale
1422 West Riverdale Road
Riverside, Utah

3 AUG. 2021
SHEET NO.
C2.1



General Utility Notes

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any construction being made.
4. All catch basin and inlet bar grates are to be bicycle wheels.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings, etc. are to be constructed as shown. Contractor is responsible of the cost to the owner to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant access to proper grade.
9. Contractor shall install a 24" concrete collar around all storm drain inlets located within project. Contractor shall install a 12" concrete collar around all other manholes, valves, connections, & any other structures located within the project.
10. All storm water collection basins, on-site and off-site are to be "boulder" basins.
11. All construction and materials shall meet Riverside City standards.
12. Contractor to Provide Submittal to Engineer for Approval Prior to Installation.

Utility Piping Materials

All piping materials shall be per local agency standards or the specifications below of a minimum. All utility piping shall be installed per manufacturer's recommendations. Refer to project materials, installation, etc.

Utility Service Laterals

1. Polyethylene (PE) Water Pipe (3/4 to 3 inch diameter), ASTM D3034, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (3/4 to 3 inch diameter) Type "K"

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter) ASTM D3034, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type F408, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type F408, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C200, Class 200

CAUTION:

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utilities or the utility owner. No warranty is made, measurement taken in the field. The contractor is not to be relied on as being correct or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Storm Water Calculations					
Developed Conditions for Maverik Riverdale					
Area Type	Area (ft ²)	C	Area (ft ²)	C	Area (ft ²)
Road	29,011	0.9			
Hard Surface	110,222	0.95			
Landscaping	20,070	0.15			
Subtotal	159,303				
Total	3.34	acres			
C average	0.79				
Frequency:	100 Year	Release Rate (CFS/Acre)	6.87	(0.3 CFS/Acre)	
Time (min)	Intensity (in/hr)	Total Vol. (ft ³)	Release Vol. (ft ³)	Required Storage (ft ³)	
5	6.89	6439	200	5239	
10	6.24	6286	400	7886	
15	5.34	6071	600	9671	
20	4.34	5819	800	12619	
25	3.34	5611	1000	14611	
30	2.34	5402	1200	16202	
40	1.43	4805	1600	16405	
60	0.88	3604	2400	12604	
90	0.55	2160	3600	8160	
120	0.33	1296	4800	4196	
150	0.22	864	6000	264	
180	0.16	576	7200	1272	
210	0.11	384	8400	720	
240	0.08	256	9600	384	
270	0.06	171	10800	171	
300	0.04	114	12000	114	
360	0.02	57	14400	57	
420	0.01	29	16800	29	
480	0.01	15	19200	15	
540	0.01	8	21600	8	
600	0.01	4	24000	4	
660	0.01	2	26400	2	
720	0.01	1	28800	1	
780	0.01	0.5	31200	0.5	
840	0.01	0.2	33600	0.2	
900	0.01	0.1	36000	0.1	
960	0.01	0.05	38400	0.05	
1020	0.01	0.02	40800	0.02	
1080	0.01	0.01	43200	0.01	
1140	0.01	0.005	45600	0.005	
1200	0.01	0.002	48000	0.002	
1260	0.01	0.001	50400	0.001	
1320	0.01	0.0005	52800	0.0005	
1380	0.01	0.0002	55200	0.0002	
1440	0.01	0.0001	57600	0.0001	

Storm Water Calculations for 100-year return period were provided by the City Engineer for Riverside and includes the 60 minute Time of Concentration.

Off-site Staging	
100 Year Event	
Q-Catchment/12	0.67
Flow (ft ³ /s)	3
Head (ft)	0.62
Area (ft ²)	11.15
Dis (in)	3.77

Note: Upon construction completion the Design Engineer must verify the storage volume has been correctly built in writing to Public Works Department.

Sewer Alternate A (Pump/Lift Station Alternate) Quantities	
4" PVC SS 81 LF	
6" PVC SS 215 LF	
1 - Sewer Lift Station Pump Unit and Control Panel	
4" HDPE Force Main 537 LF	
2" HDPE Force Main 173 LF	
3 - SS Cleanouts	
See Sheet C5.4 for Sewer Alternate B (Gravity Sewer Alternate) Quantities	

Building Data Table	
Building	Maverik
Height (ft.)	29'-1"
Area (ft ²)	6,489
Volume (ft ³)	8,430
Type of Construction	V-B
Occupancy	M
Number of Stories	1



Anderson Wahlen & Associates

2510 West Riverdale Road, Suite 100, City of West Valley, Utah

(801) 311-8337 - anderson@awah.com

Utility Plan

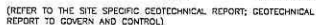
Maverik Riverdale

1472 West Riverdale Road

Riverdale, Utah

3 Aug, 2021

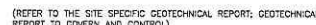
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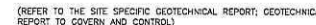
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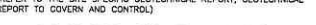


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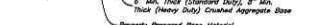


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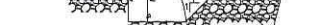




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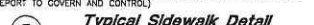
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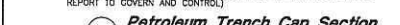
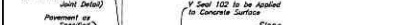


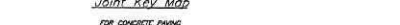


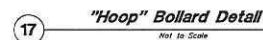
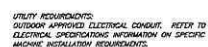
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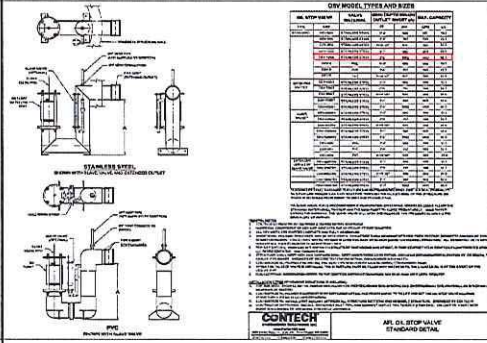


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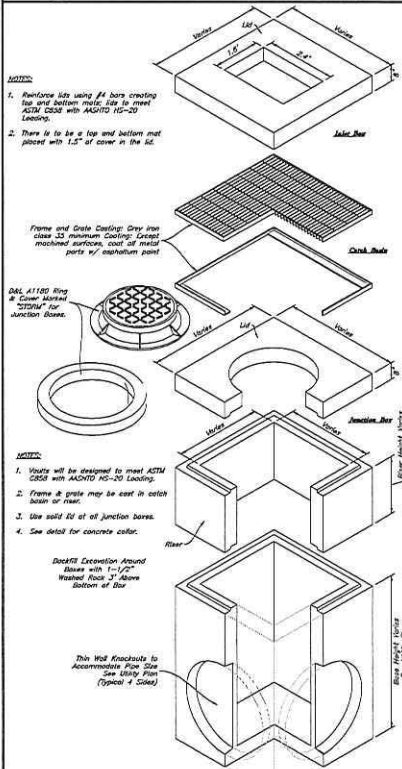




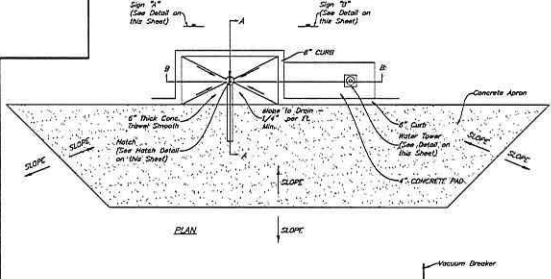




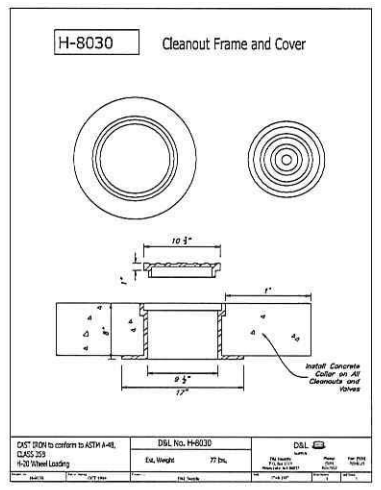
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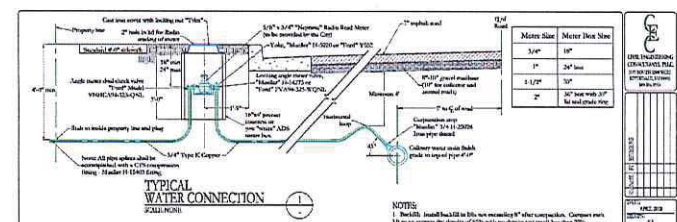
34 Precast Catch Basin Junction Box/Inlet
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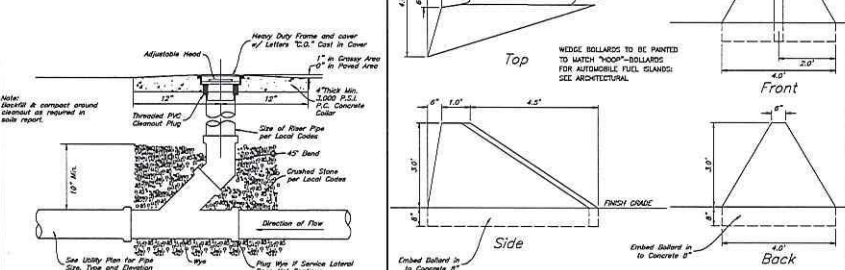
33 RV Sewer Dump Detail
Not to Scale



32 Typical Cleanout Detail
Not to Scale



30 2" Water Meter
Not to Scale



29 Wedge Bollard Detail
Not to Scale

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	2" Water Meter	1	Each	150.00	150.00
2	2" Water Main	10	Feet	10.00	100.00
3	2" Service Line	20	Feet	5.00	100.00
4	2" Cleanout Plug	1	Each	10.00	10.00
5	2" Cleanout Frame	1	Each	10.00	10.00
6	2" Cleanout Cover	1	Each	10.00	10.00
7	2" Cleanout Plug	1	Each	10.00	10.00
8	2" Cleanout Frame	1	Each	10.00	10.00
9	2" Cleanout Cover	1	Each	10.00	10.00
10	2" Cleanout Plug	1	Each	10.00	10.00
11	2" Cleanout Frame	1	Each	10.00	10.00
12	2" Cleanout Cover	1	Each	10.00	10.00
13	2" Cleanout Plug	1	Each	10.00	10.00
14	2" Cleanout Frame	1	Each	10.00	10.00
15	2" Cleanout Cover	1	Each	10.00	10.00
16	2" Cleanout Plug	1	Each	10.00	10.00
17	2" Cleanout Frame	1	Each	10.00	10.00
18	2" Cleanout Cover	1	Each	10.00	10.00
19	2" Cleanout Plug	1	Each	10.00	10.00
20	2" Cleanout Frame	1	Each	10.00	10.00
21	2" Cleanout Cover	1	Each	10.00	10.00
22	2" Cleanout Plug	1	Each	10.00	10.00
23	2" Cleanout Frame	1	Each	10.00	10.00
24	2" Cleanout Cover	1	Each	10.00	10.00
25	2" Cleanout Plug	1	Each	10.00	10.00
26	2" Cleanout Frame	1	Each	10.00	10.00
27	2" Cleanout Cover	1	Each	10.00	10.00
28	2" Cleanout Plug	1	Each	10.00	10.00
29	2" Cleanout Frame	1	Each	10.00	10.00
30	2" Cleanout Cover	1	Each	10.00	10.00
31	2" Cleanout Plug	1	Each	10.00	10.00
32	2" Cleanout Frame	1	Each	10.00	10.00
33	2" Cleanout Cover	1	Each	10.00	10.00
34	2" Cleanout Plug	1	Each	10.00	10.00
35	2" Cleanout Frame	1	Each	10.00	10.00
36	2" Cleanout Cover	1	Each	10.00	10.00
37	2" Cleanout Plug	1	Each	10.00	10.00
38	2" Cleanout Frame	1	Each	10.00	10.00
39	2" Cleanout Cover	1	Each	10.00	10.00
40	2" Cleanout Plug	1	Each	10.00	10.00
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42	2" Cleanout Cover	1	Each	10.00	10.00
43	2" Cleanout Plug	1	Each	10.00	10.00
44	2" Cleanout Frame	1	Each	10.00	10.00
45	2" Cleanout Cover	1	Each	10.00	10.00
46	2" Cleanout Plug	1	Each	10.00	10.00
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48	2" Cleanout Cover	1	Each	10.00	10.00
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96	2" Cleanout Cover	1	Each	10.00	10.00
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98	2" Cleanout Frame	1	Each	10.00	10.00
99	2" Cleanout Cover	1	Each	10.00	10.00
100	2" Cleanout Plug	1	Each	10.00	10.00

Anderson Whalen & Associates
7200 Hwy. 12, Suite 100, Salt Lake City, Utah 84116
(801) 531-8338 - FAX 531-8339

MAVERIK

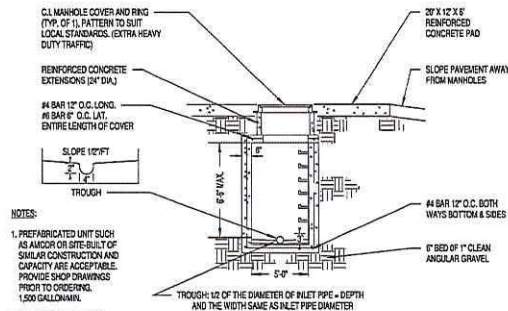
Details

Maverik Riverdale

1472 West Riverdale Road
Riverdale, Utah

3 Aug. 2021

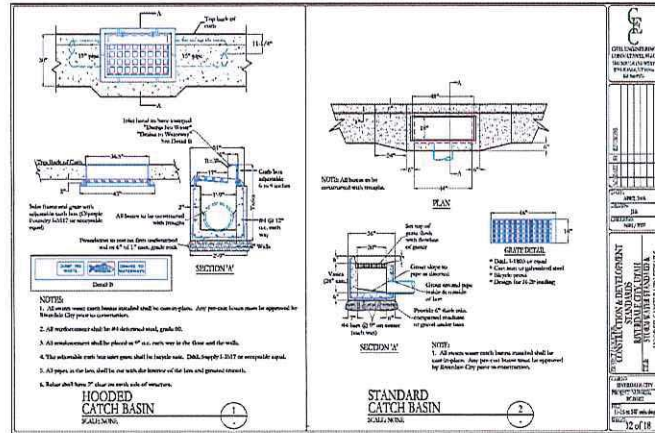
C4.3



- NOTES:**
1. PREFABRICATED UNIT SUCH AS AUCOR OR SITE-BUILT OF SIMILAR CONSTRUCTION AND CAPACITY ARE ACCEPTABLE. PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.
 2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ADMINISTRATIVE AUTHORITIES FOR APPROVAL PRIOR TO ORDERING OR FABRICATING.

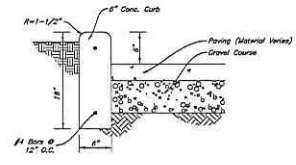
NOTE: PROVIDE ONE SAMPLING MANHOLE 6\"/>

42 Sampling Manhole
Not to Scale

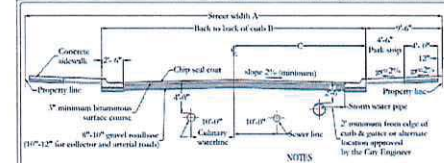


- NOTES:**
1. All catch basins shall be constructed in accordance with the details shown. Any precast basin must be approved by the City prior to construction.
 2. All catch basins shall be 12' x 12' x 6' concrete.
 3. All catch basins shall be placed on a 12' x 12' x 6' concrete pad.
 4. The catch basin shall be placed on a 12' x 12' x 6' concrete pad.
 5. All catch basins shall be placed on a 12' x 12' x 6' concrete pad.

41 Hooded and Standard Catch Basin
Not to Scale



40 Curb Wall Detail
Not to Scale



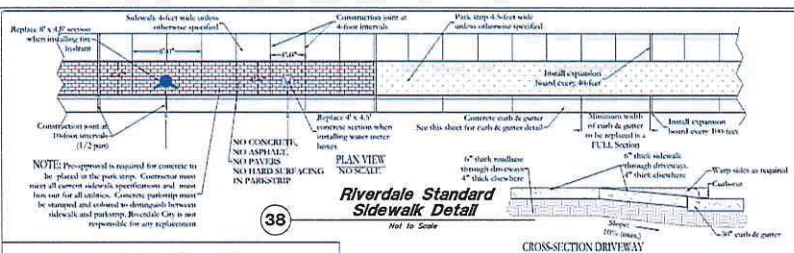
- NOTES:**
1. Maximum difference in elevation between curb on opposite side of street shall not exceed 1/4\"/>

39 Riverdale Standard Roadway Section
Not to Scale

Street designation	R&MG WIDTH (A)	TALC TO C.B. (B)	C. TO T.B. (C)
Minor	36'	31'	15.5'
Standard Residential	44'	41'	20.5'
Collector	60'	47'	23.5'
Minor Arterial	80'	61'	31.5'
Major Arterial	100'	81'	40.5'

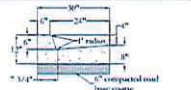
4. Minor and major arterial streets shall be constructed with a 10\"/>

Riverdale Standard Survey Monument



- NOTES:**
1. A minimum finish depth of material on crushed gravel (1\"/>

37 Riverdale Standard 5' Wide Waterway Detail
Not to Scale



- NOTE:**
- Concrete to provide expansion joints at a spacing not to exceed 100 feet and where most concrete materials show existing cracks, curb and gutter, and other concrete, or as directed by the Engineer.

36 Riverdale Standard 30\"/>

CIVIL ENGINEERING
FIONA LAMM, P.E.
1472 West Riverdale Road
Riverdale, UT 84068
(801) 311-8328

DESIGNED BY: J.C.
DRAWN BY: J.C.
CHECKED BY: J.C.
DATE: 08/15/2021

CONSTRUCTION & DEVELOPMENT
STANDARD SURVEY MONUMENT
RIVERDALE CITY
1472 WEST RIVERDALE ROAD
RIVERDALE, UT 84068
(801) 311-8328

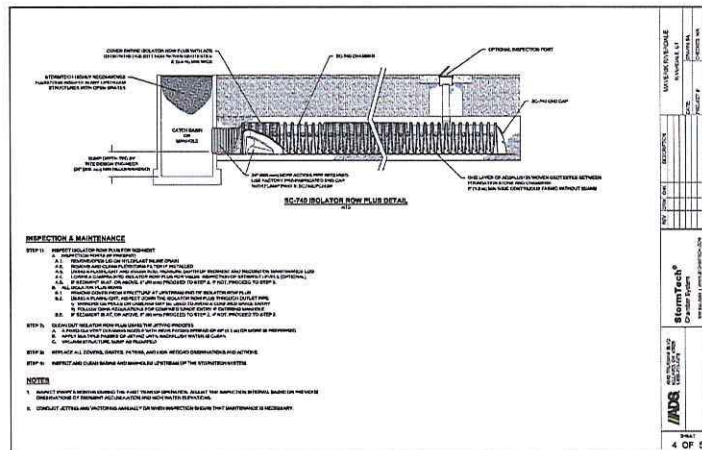
DATE: 08/15/2021
BY: J.C.
SCALE: 1\"/>

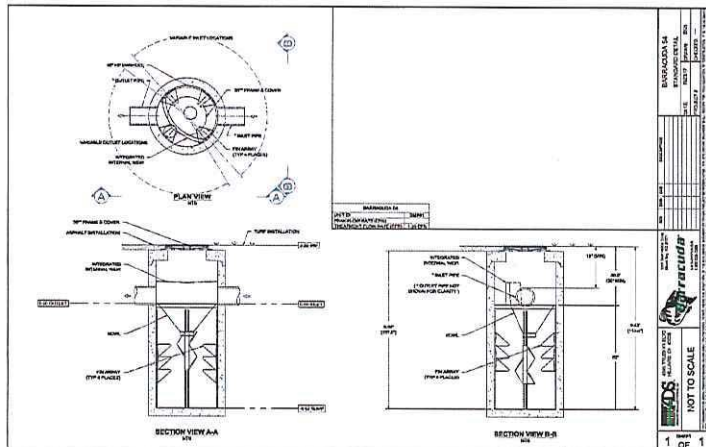
ANDERSON WAHLEN & ASSOCIATES
2010 S. 1000 E. STE. 200
SALT LAKE CITY, UT 84143
(801) 311-8328

MAVERIK

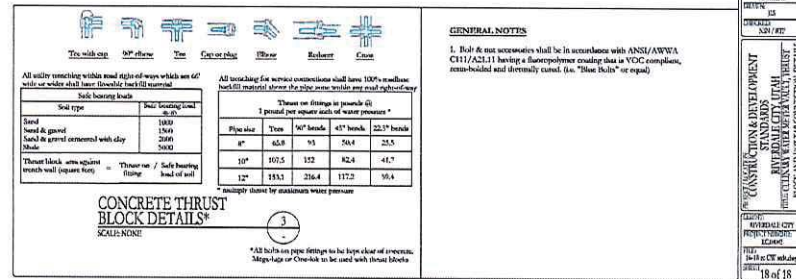
Maverik Riverdale
1472 West Riverdale Road
Riverdale, Utah

3 Aug, 2021
C4.4

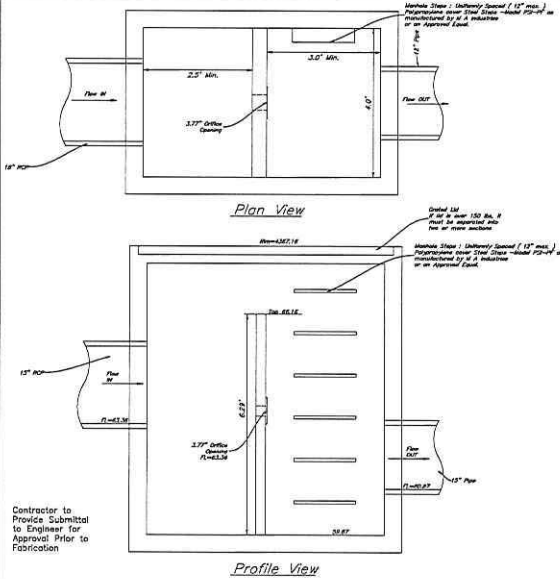
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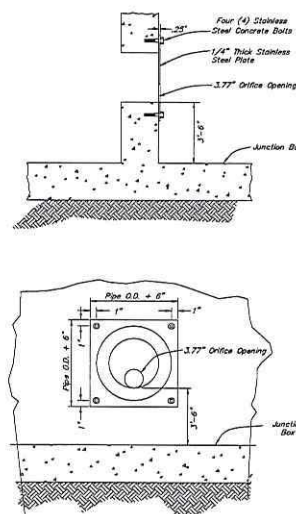
48 Barracuda Hydrodynamic Separator Model S4
Not to Scale



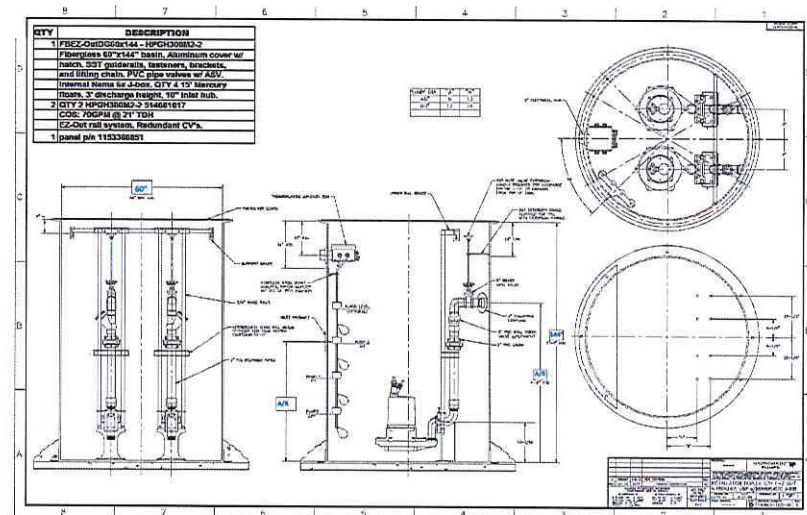
45 Culinary Water Conn. Details
Not to Scale



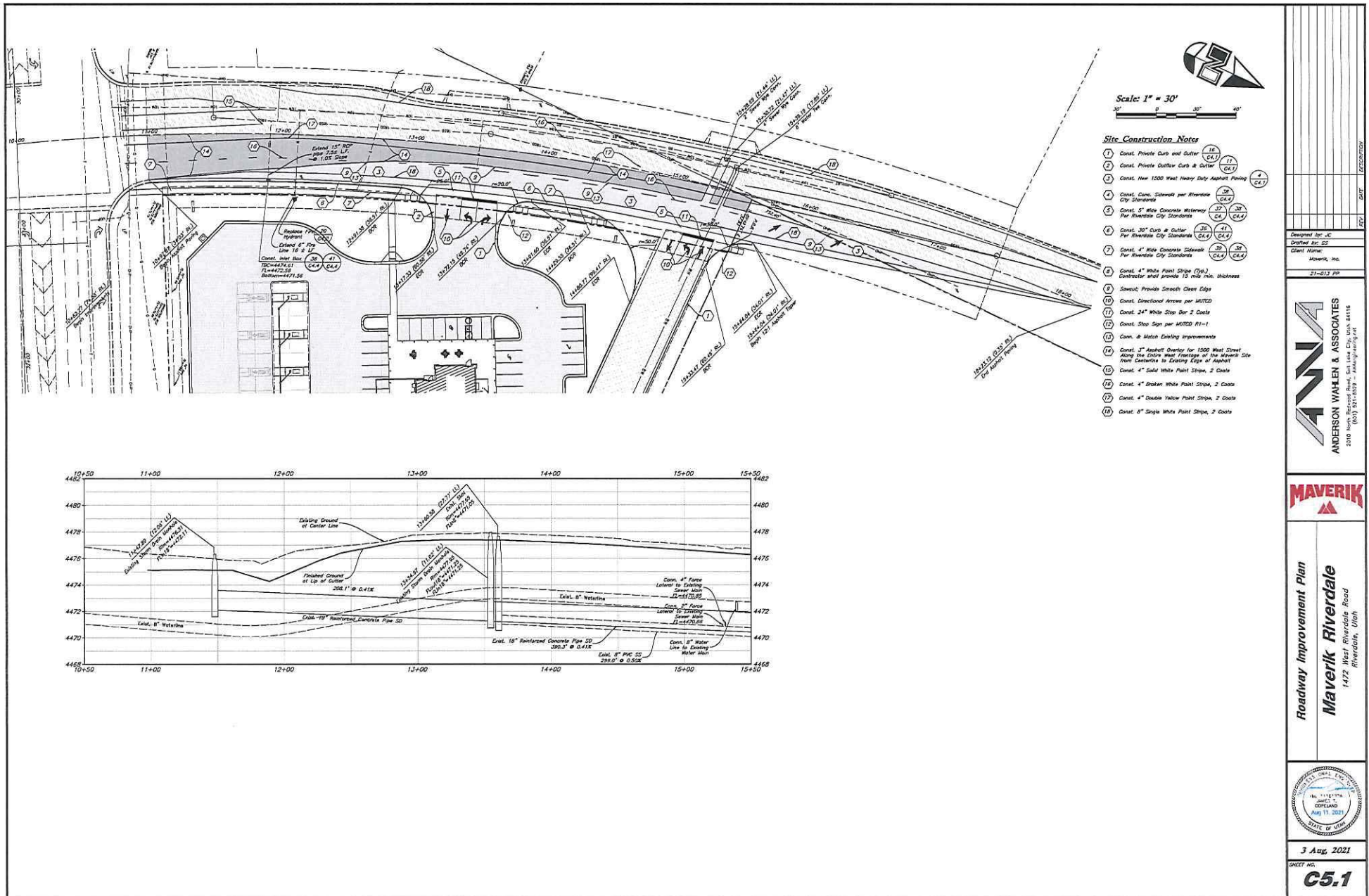
47 4'x6' Junction Box w/ Weir Wall
Not to Scale

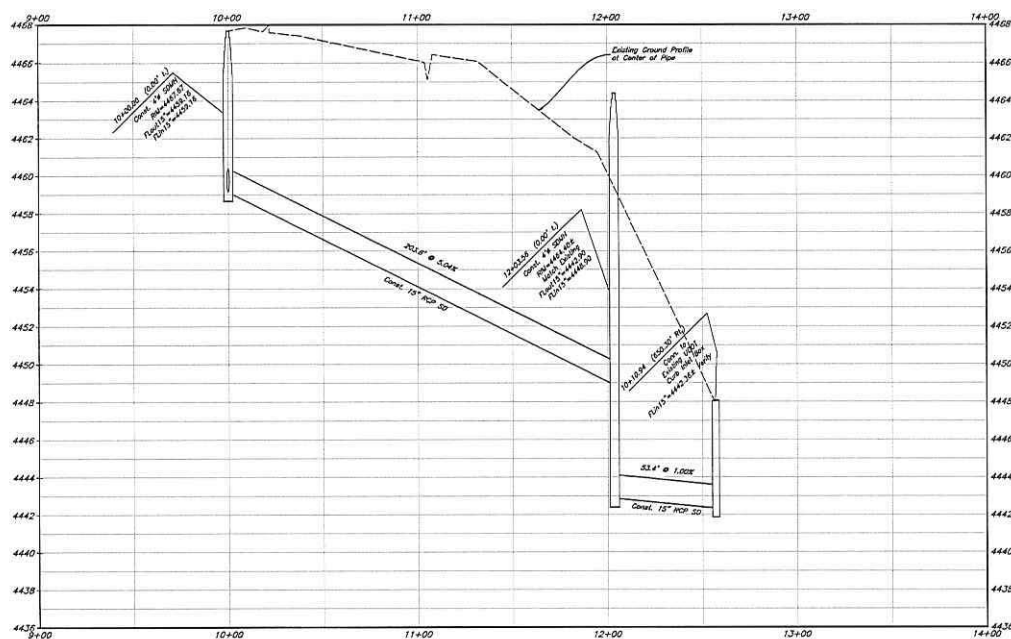
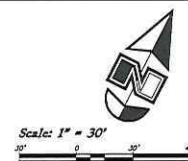
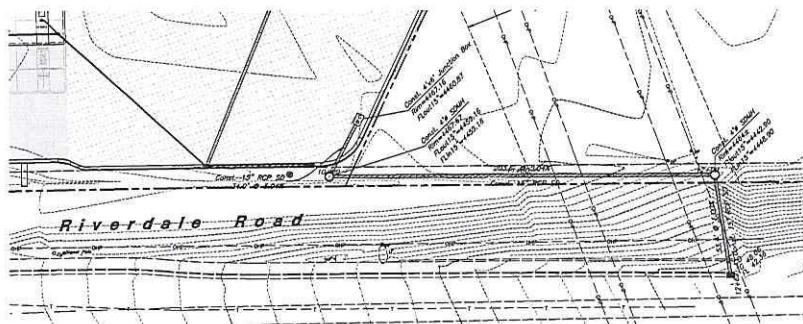


46 Orifice Plate Detail
Not to Scale

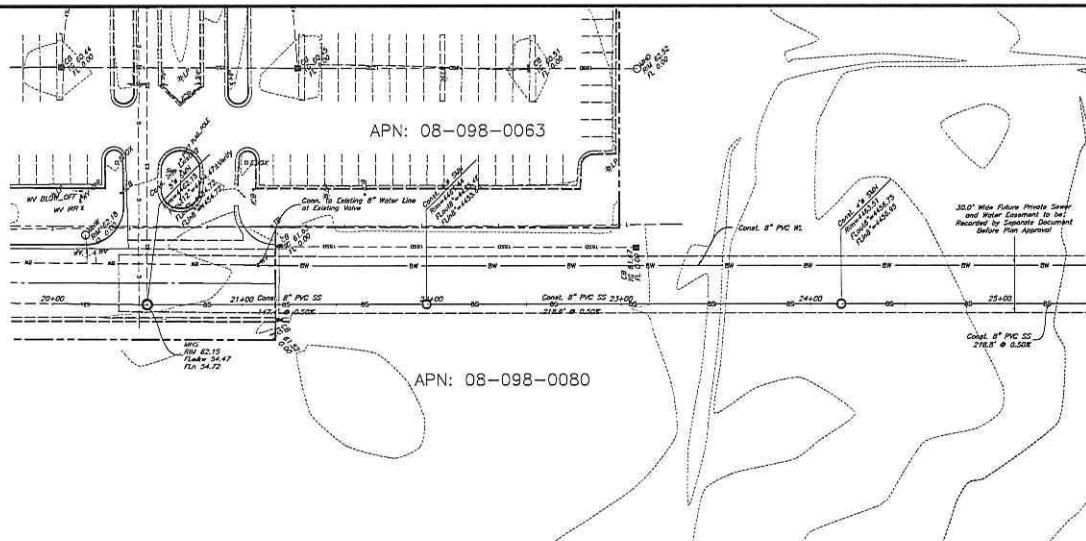


44 Sewer Lift Station
Not to Scale





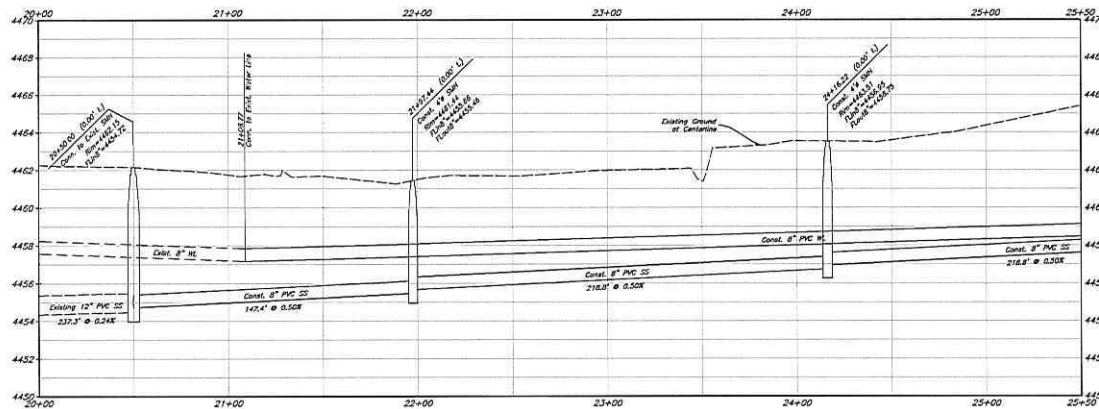
DESIGNATION	
DATE	
REV	
Designed by JC	
Drafted by GS	
Client Name:	Maverik, Inc.
21-013 PM	
	
	
Riverdale Road SD Outfall Plan & Profile Maverik Riverdale 1422 West Riverdale Road Riverdale, Utah	
	
3 Aug, 2021 SHEET NO. C5.2	



Scale: 1" = 30'



Match Line = 25+50
See Sheet C5.4

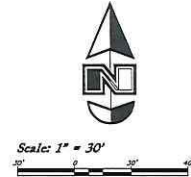


See Sheet C5.4 for Sewer Alternate B (Gravity Sewer Alternate) Quantities

ANDERSON WAHLEN & ASSOCIATES 2010 North Starview Drive, Suite 100, Salt Lake City, UT 84116 (801) 551-6339 - FAX (801) 551-6344	
MAVERIK	
Offsite Sewer Plan & Profile (Sewer Alternate B) Maverik Riverdale 1472 West Riverdale Road Riverdale, Utah	
3 Aug. 2021	
SHEET NO. C5.3	

APN: 08-098-0080

See Sheet C5.3
Match Line = 25+50



Note:
A 30' Wide Private Sewer and Water Easement, Along
With a Shared Use and Maintenance Agreement, Must be
Provided and Approved by Riverdale City Prior to
Issuance of Construction Permits.

Sewer Alternate B (Gravity Sewer Alternate) Quantities	
4" PVC SS	81 LF
6" PVC SS	211 LF
8" PVC SS	1108 LF
6 SS Manholes	
3 - SS Cleanouts	

Designed by: JC
Drafted by: SS
Client Name:
Maverik, Inc.
21-013 6P

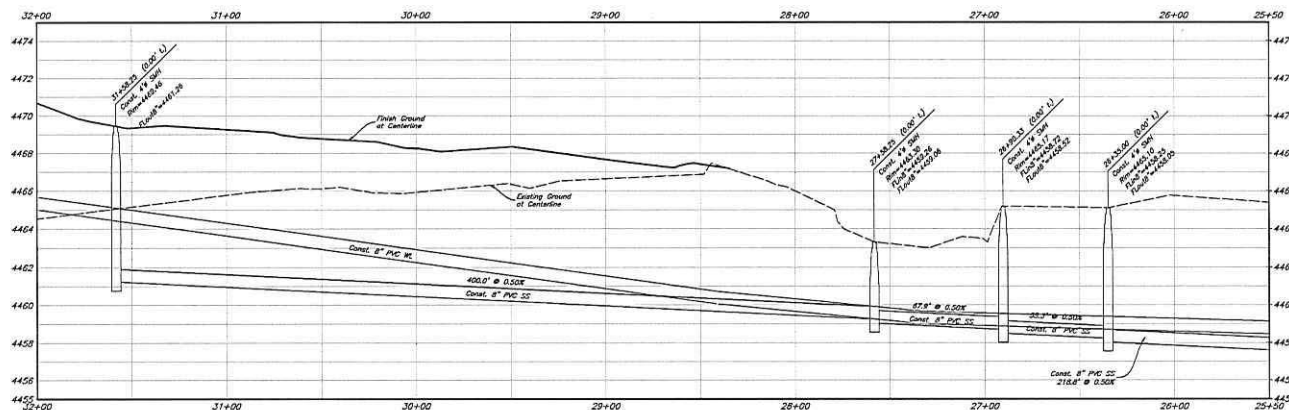
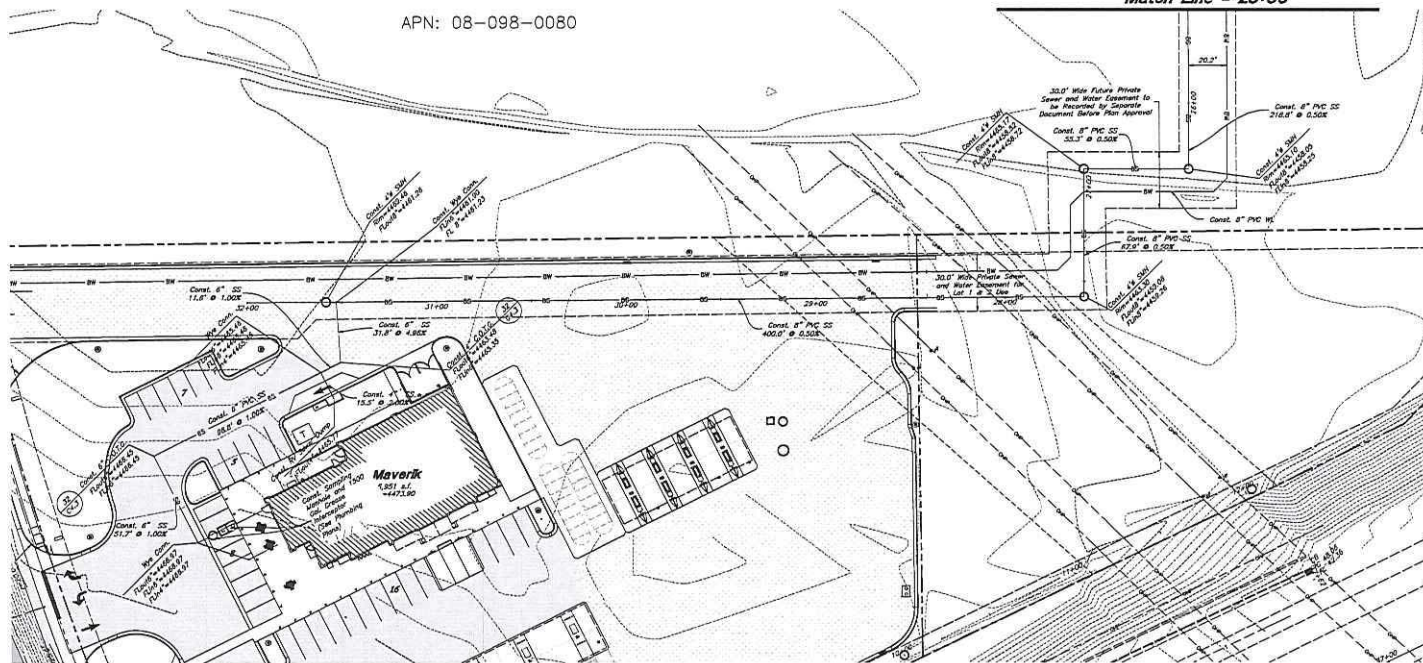
ANWA
ANDERSON WAHLEN & ASSOCIATES
2018 N. 11th Street, Suite 100
Bozeman, MT 59716
(406) 592-1234 • FAX: (406) 592-1235

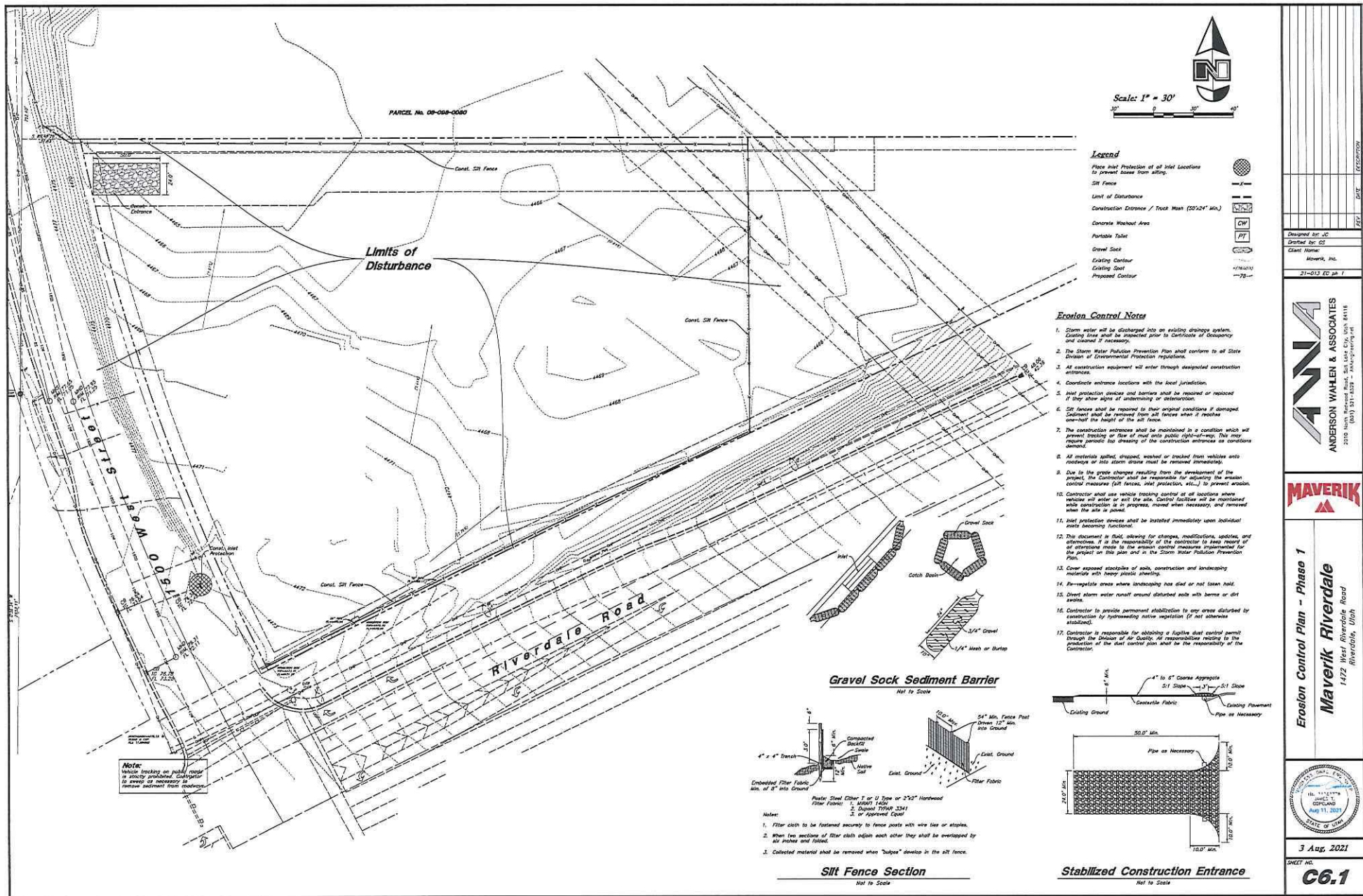


Offsite Sewer Plan & Profile
(Sewer Alternate B)
Maverik Riverdale
1473 West Riverdale Road
Riverdale, Utah



3 Aug. 2021
SHEET NO.
C5.4





ANDERSON WAHLEN & ASSOCIATES
2015 Main Street, Suite 200, Salt Lake City, UT 84111
(801) 331-8337 - FAX (801) 331-8338

Maverik

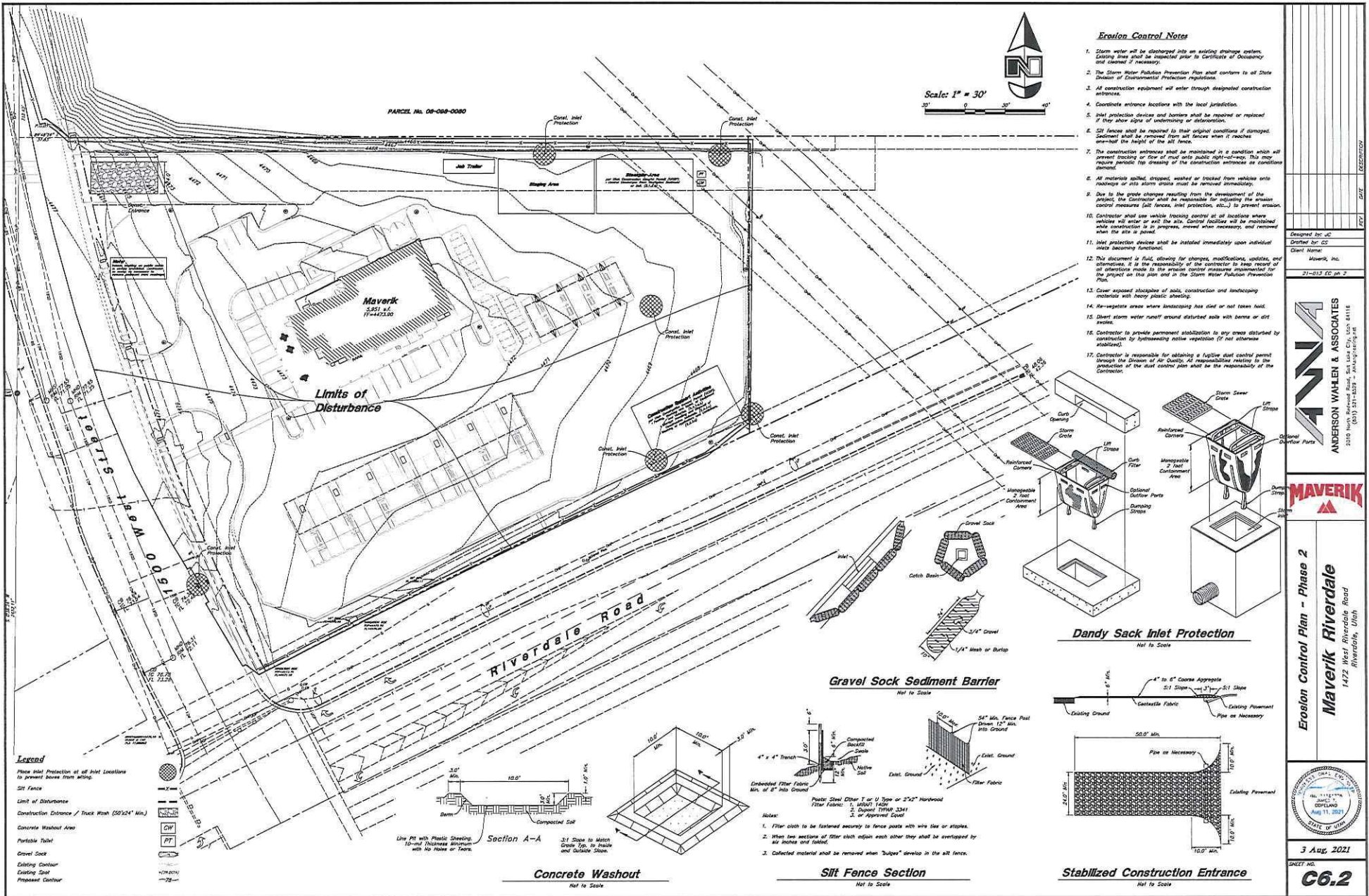
Erosion Control Plan - Phase 1

Maverik Riverdale
1472 West Riverdale Road
Riverdale, Utah

3 Aug. 2021

SHEET NO.

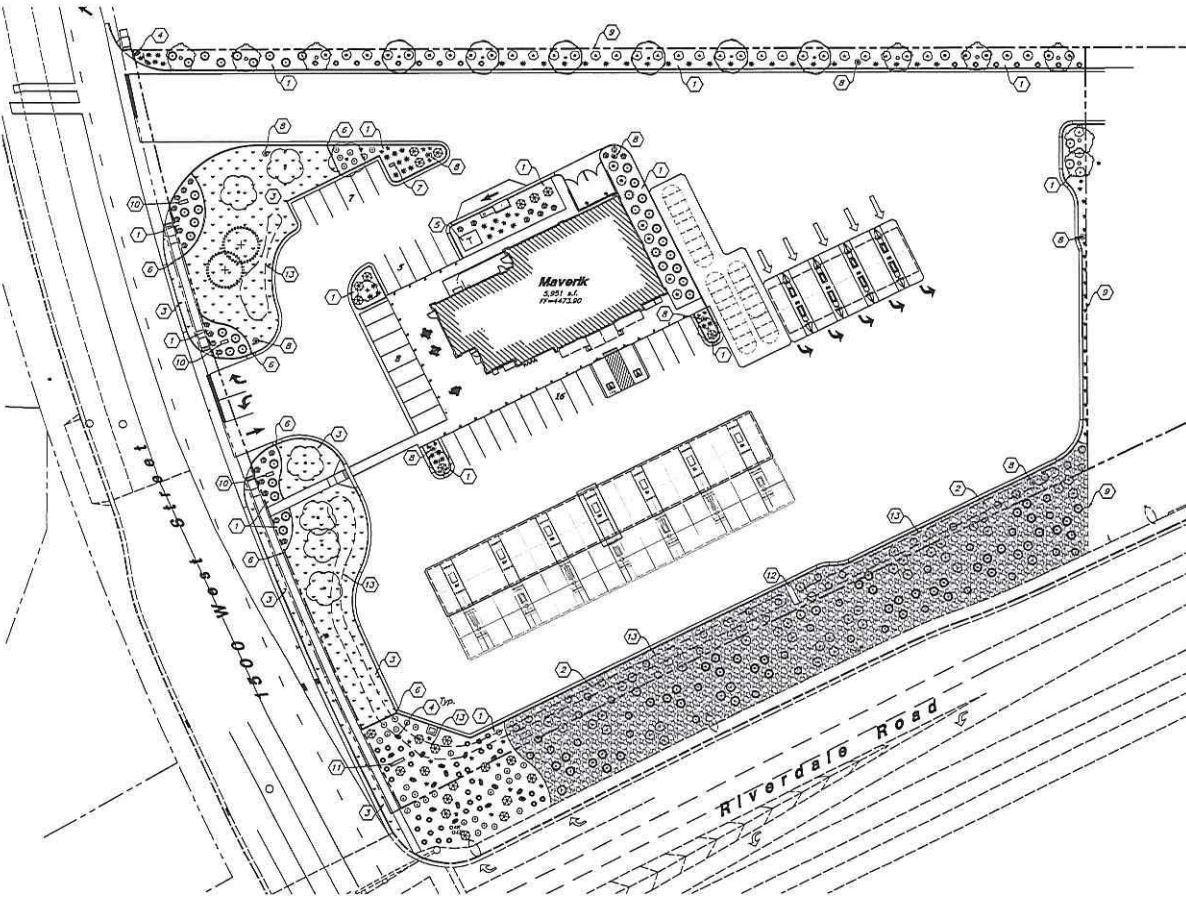
C6.1



ANDERSON WAHLEN & ASSOCIATES
3010 East 700 North, Suite 1111
Salt Lake City, Utah 84143
(801) 321-4325 • FAX (801) 321-4326

Erosion Control Plan - Phase 2
Maverik Riverdale
1422 West Riverdale Road
Riverdale, Utah

3 Aug 2021
C6.2



Landscaping Notes

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their respective sizes prior to submitting a bid. If the contractor determines a quantity discrepancy or availability problem with specified materials, the contractor shall provide sufficient quantities of plants equal to the symbol count or to fit the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stems before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site improvements, etc. which occurs as a result of the landscaping construction.
- The landscape contractor shall remove the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Cleanup must be performed daily, and all landscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.

- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, seed, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to monitor and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid undue stresses, delays, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- All existing and installed trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and nurseries.
- No greening or soil placement shall be undertaken when soils are wet or frozen.
- Existing structures located shall be used if available. If not, imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality store locally from the area of the project. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified and testing agency.
- Prior to placement of topsoil in all landscaping areas, of subgrade areas shall be loosened by aerating the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide on 2,000 depth of established or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle.

- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excess material shall be removed from the site and replaced with plant quality material. The top of the root balls shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil per, and shall be mixed at the planting hole. One meter of plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over 2-inch PWS wood barrier or approved equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
- All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Grade Two #12's.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

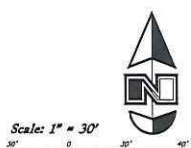
Landscaping Data

Zone: C-3 Commercial Zone
 Site Area = 145,350 s.f. (3.34 ac.)
 Landscape Area Required = 28,070 s.f. (20%)
 Overall Landscape Area Provided = 29,070 s.f. (20%)
 Lawn Area Provided = 9,212 s.f. (32%)
 Shrub Area Provided = 18,771 s.f. (64%)
 Hardscape Provided = 1,087 s.f. (4%)
 Off-site Landscape Area Provided = 15,558 s.f.
 Site Trees: 1 Tree per 5,000 s.f. of Lot Area
 Site Trees Required = 30 Trees (30 Provided)
 No More Than 33% of all Newly Planted Trees May be the Same Variety

* Xeriscape Landscape = 65% Xeriscape Areas Shall Consist of Shrub Areas with Drought Tolerant Plant Material and Hardscape Areas with Concrete Pavement and Outdoor Seating

Landscaping Notes

- All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Do Not Planting Areas until Satisfactory Soil Tests.
- Adjust Landscape Material as Needed to Allow Access to all New & Existing Utilities. Irrigation Components Shall be Located Between Plant Material to Allow Easy Access for Maintenance.
- All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone.



Landscaping Keynotes

- Install Shrub Planter with Decorative Stone #1
- Install Shrub Planter with Decorative Stone #2
- Install Lawn
- Install Landscape Boulder
- Elect. Transformer
- Install Landscape Concrete Curbing
- Install Irrigation Backflow Preventer; See Irrigation Plan for More Detail
- New Light Pole - See Site Elect. Plan
- Provide Nice Clean Edge Between New and Unexcavated Area
- Overhead Sign by Separate Permit
- Monument Sign by Separate Permit
- Pylon Sign by Separate Permit
- Install a Grade Berm to Screen Headlights

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
	6	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 8-8" Ht.
	3	Quercus robur 'Dorchester' / Dorchester English Oak	2" Cal. / 8-8" Ht.
	4	Pinus pungens / Colorado Spruce	6" Min. Ht.
	2	Pinus nigra / Austrian Black Pine	6" Min. Ht.
	7	Malus 'Prinlite' / Prinlite Crab Apple	2" Cal. / 8-8" Ht.
	6	Syringa reticulata 'Inuyasha' / Inuyasha Japanese Tree Lilac	2" Cal. / 8-8" Ht.
	18	Chrysanthemum leucanthemum / Yellow Chrysanthemum	5 gal.
	23	Geranium 'Crimson King' / Crimson Geranium Bush	5 gal.
	35	Petalostemum pubescens 'Goldfinger' / Goldfinger Petalostemum	2 gal.
	21	Pinus x densata / Purple Leaf Sand Cherry	5 gal.
	50	Rosa 'Majestic' / Red Drift Rose	5 gal.
	29	Rosa x 'Alopecurus' / Red Drift Rose	2 gal.
	40	Spiraea x bumalda 'Goldfinger' / Goldfinger Spiraea	2 gal.
	74	Juniperus horizontalis 'Blue Harbor' / Blue Harbor Creeping Juniper	5 gal.
	26	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal.
	44	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.
	43	Calamagrostis x acutiflora 'Tart Forest' / Tart Forest Grass	1 gal.
	50	Perennia stipitoides / Russian Sage	2 gal.
	10,405	Pinus strobus / Kentucky Bluegrass Blend	seed

MATERIAL SCHEDULE

- Decorative Stone #1 - Install a (1) Four inch depth over 2-inch PWS Wood Barrier. Stone shall be used in Shrub Planters where Shown on Plans. Stone shall be washed prior to installation. Stone shall be 2" Diameter Crushed Stone from Copper Canyon FH (385-233-0804) Detail: 4/3.1
- Decorative Stone #2 - Install a (1) Four inch depth over 2-inch PWS Wood Barrier. Stone shall be used in Shrub Planters where Shown on Plans. Stone shall be washed prior to installation. Stone shall be 4-6" Diameter Crushed Stone from Copper Canyon FH (385-233-0804) or Approved Equal. Detail: 4/3.1
- 3-4" Dia. Min. Landscape Boulder - Boulders shall be Angular, Earth Tone Color and Shall Exceed Decorative Stone. All Boulders Shall be Placed 3 Inches into Ground and Spaced Upon Completion. Detail: 5/3.1

Anderson Wahlen & Associates, Inc.
 2010 S. 1000 W. Suite 1110
 Salt Lake City, UT 84119
 (801) 331-8337

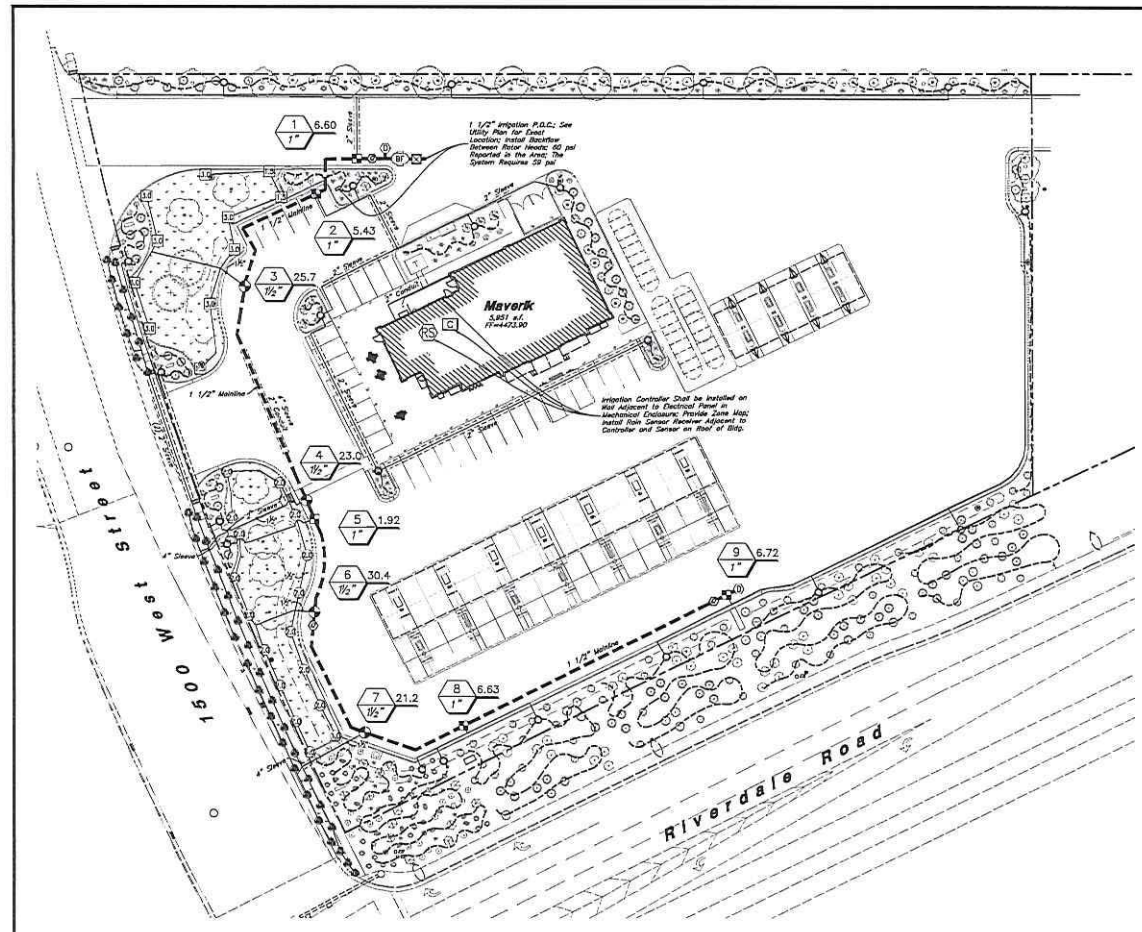
MAVERIK

Landscape Plan
Maverik Riverdale
 1422 West Riverdale Road
 Riverdale, Utah

811
 Know what's below.
 Call before you dig.

29 June, 2021
 SHEET NO.
L1.1

8-24-2018 Mavrik - Revised 8-24-2018 8:42 AM 8/24/2018 2:52:22 PM 1



Main Service Line & Other Irrigation Components are shown in Plan. See Sheet L2.1 for Plan Details. ONLY Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. See Sheet L2.1 for Plan Layout and Detail. See Sheet L2.1 for Plan Details.
2. See Sheet L2.1 for Irrigation Details and Valve Schedule.
3. A Hydrant Test was Conducted in the Area and Found that there is 65 psi Static Pressure Available for Irrigation. The Irrigation requires a Minimum of 30 psi Static Pressure.

Scale: 1" = 30'

IRRIGATION SCHEDULE

Sprayheads & Rotors

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Rain Bird 1804	4" Pop-Up Sprayhead with 15 Drop Spine Nozzle as Shown on Plan	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radius Coverages	17/2.1
	Rain Bird 1804	4" Pop-Up Sprayhead with Adjustable Nozzle as Shown on Plan	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radius Coverages	17/2.1
	Rain Bird 3004-PC	4" Pop-Up Rotor with Adjustable Nozzle as Shown on Plan	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radius Coverages	17/2.1
	Rain Bird 3004-PC	4" Pop-Up Rotor with Adjustable Nozzle as Shown on Plan	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radius Coverages	17/2.1

Valve

	Rain Bird 150-PE3	Remote Control Valve	1 1/2" Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weir Barrier; Install with Water Proof Wire Connectors	15/2.1
	Rain Bird 102-100-PR3-CDM	Drip Remote Control Valve	1 inch Size; Drip Control Valve; Install in Standard Valve Box with 3" Depth of Gravel over Weir Barrier; Install with Water Proof Wire Connectors	16/2.1
	Rain Bird 44-PC	Quick Coupler Valve with Soling Joint	1 inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weir Barrier	7/2.1
	Mottco-Nomad 750	Manual Drain Valve	1 1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 4" Depth of Gravel over Weir Barrier	15/2.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Fitter Line To All Drip Areas	11/2.1
	Rain Bird 335-700	1/2" Distribution Tubing - Pipe shown on Plan in Schematic; Adjust as Needed	1/2" Distribution Tubing - Install one per Emitters	
	Rain Bird 335-1000	1/4" Distribution Tubing - Install one per Emitters	1/4" Distribution Tubing - Install one per Emitters	
	Rain Bird 335-1000	1/4" Distribution Tubing - Install one per Emitters	1/4" Distribution Tubing - Install one per Emitters	

P.O.C. Components

	Master Drilled Hole #	Stop & Waste Valve	1 1/2" Inch Size; Install in 10" Round Valve Box with Weir Barrier and Gravel Sump	14/2.1
	Moline 375E	Pressure Pressure Backflow Assembly (2000 Approved Backflow Device)	1 1/2" Inch Size; Backflow shall be properly installed & tested to meet County Requirements, and Asst. of State and Local Health Dept. See Note on Drawings. Install in QuenchCheck Enclosure (R2-2) on Paired Concrete Foot with First Check (R2-2) & 2' Section (R2-2) Enclosure Color to be Woodland Tan	6/2.1

Pipes

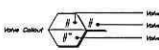
	Schedule 40 PVC	Mainline Pipe	1 1/2" Inch Size; Control Wiring shall be Tucked Under Mainline for Protection; Schedule 80 Fittings shall be Used for Mainline Components	6/2.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Size; Pipes Uncovered shall be 1 inch Minimum Pipe Size shall be 1 inch for PVC Pipe	6/2.1

Controller

	Rain Bird ESP/MS	4 Station Indoor Controller & Station Expansion Module	See Plan for Location of Controller; Coordinate Power Supply with Building Electrical Contractor; Provide Zone Map with Controller	12/2.1
	Rain Bird 102-100-PR3-CDM	Wireless Rain & Freeze Shut-off Sensor	Install Sensor on Corner of Shop, per Manufacturer's Specifications	None

Sleeving

	Schedule 40 PVC	Profile for In, Mainline, Lateral, and Control Wire Located under Concrete and Asphalt Paving of specified depths	Contractor shall Coordinate the Installation of Slewing with the Installation of Concrete Patios and Asphalt Paving. All Slewing is by the Landscape Contractor unless otherwise noted.	13/2.1
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General Irrigation Notes

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall make every effort to locate all utilities during the course of the work. It shall be the responsibility of the contractor to locate all utilities during the course of the work. The contractor shall be responsible for locating all utilities during the course of the work. The contractor shall be responsible for locating all utilities during the course of the work.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and study the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See end of architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability insurance and properly trained workers. Cleanup must be performed daily, and all hardscape areas must be washed free of dirt and mud on first cleanup. Contractors must arrive on site in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufacturer's requirements and specifications. The contractor is responsible for checking parts and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, maintain, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship must be one year from the time of above opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to, waterlogging, spring activation, roots, trench setting, backfilling operations, and resulting future damage.
10. Irrigation system check must be done before the system is installed. Irrigation machine and each control valve section must be flushed and pressure checked. Mainline, hardscape, and all other irrigation components must be flushed and pressure checked. Mainline, hardscape, and all other irrigation components must be flushed and pressure checked.
11. Irrigation system must be scheduled 40 PVC with schedule 40 fittings, one (1) inch minimum size. (Solvent weld all joints as per manufacturer's specifications for threaded pipe.) Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adjust system to manual compression or allowed.
12. Irrigation machine that are 3" and smaller machine shall be schedule 40 PVC pipe with schedule 40 fittings. Solvent weld all joints as per manufacturer's specifications for threaded pipe. Teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
13. Install electric fittings whenever disconnector metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light elements. Maintain 100% percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together whenever possible. Install valve bases with long side perpendicular to walk, curb, drive, building or landscape feature. Valve bases to conform with final grade.
16. Control valve wire shall be #14 gauge conductor while for common wire, red for hot wire and blue for the other wire. Provide (2) wire sizes one shall run the length of the mainline and to the controller. All wiring shall be UF-2 cable. All connections shall be made with water tight connectors (Eaton or equivalent) and combined in control valve bases. Provide 3/8" wire size length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide shield in control wire at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect, noted in heavy duty plastic, vinyl pipe, box. See bases according to valve type only.

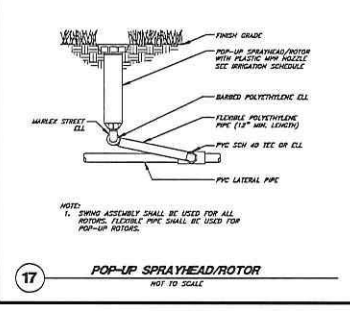
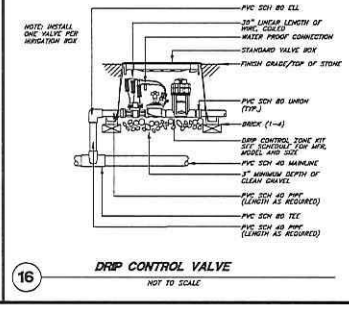
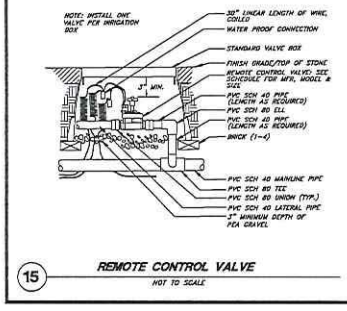
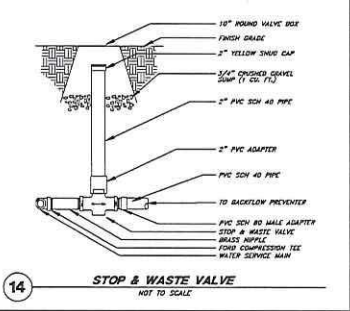
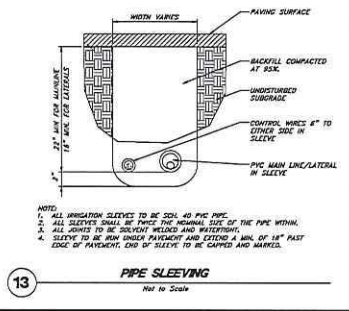
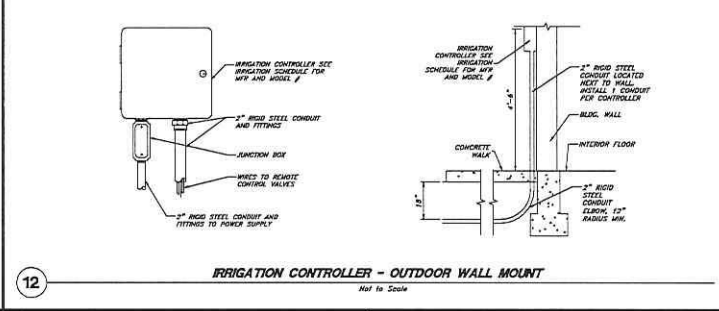
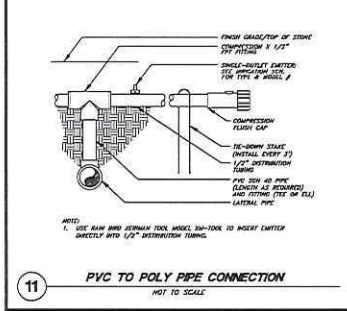
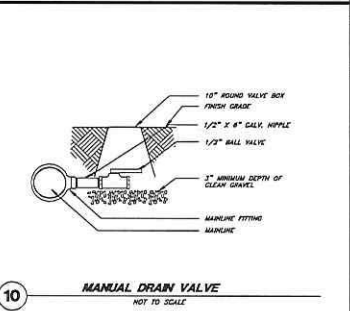
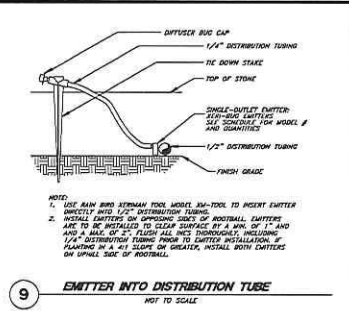
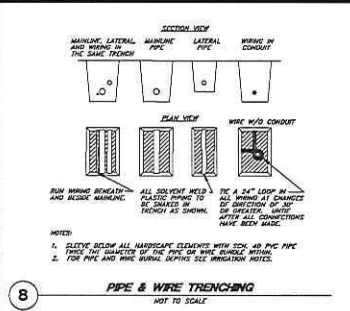
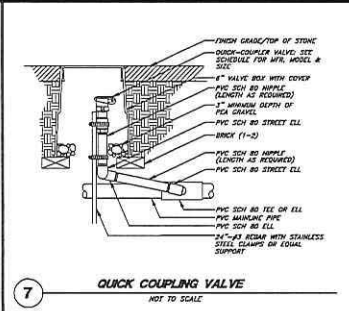
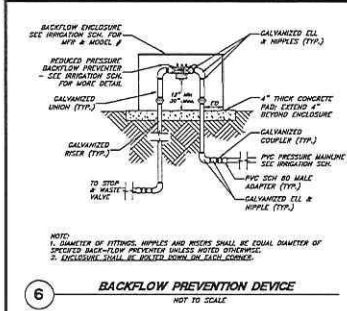
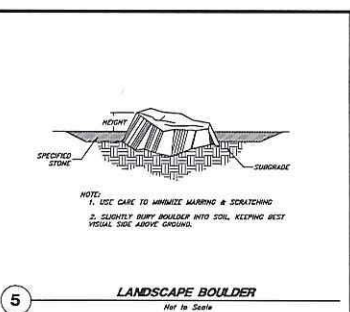
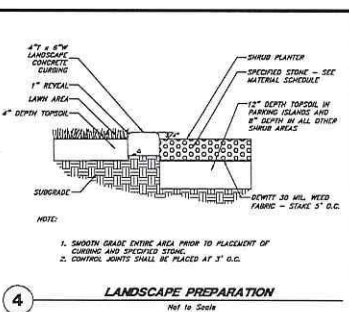
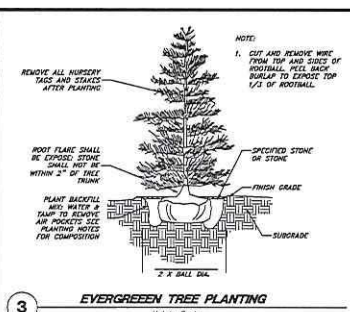
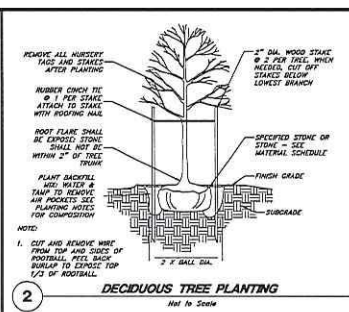
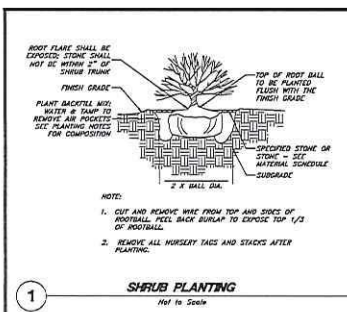
- size for ease of maintenance and repair. Install one (1) cubic foot of pea gravel for every 100 feet of mainline. Gravel to be 1/4" to 1/2" size. Gravel to be 1/4" to 1/2" size.
18. Quick couplers shall be a Rain Bird 44PC with a one inch Leeco unified using joint assembly. Support with rubber in each exterior lip. Install where shown on the plan.
19. Irrigation system layout must occur only after system check is completed as specified. Use only root free clean PEX ground pipes, valves, drains, or any irrigation system components. Water seals of fittings and assemblies.
20. All irrigation pipe running through walls, under sidewalks, curbs, or other hard surface shall be sleeved prior to pouring. It is the irrigation contractor's responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 PVC. The depth for mainline sleeves shall be twenty-four (24) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two feet longer than the pipe to be sleeved. All sleeve wiring shall be sleeved in separate sleeves.
21. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No laws, acts, or changes in direction shall occur under hardscape.
22. It is the contractor's responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible emergency into walls, roadways, and/or buildings as much as possible. This shall require watching the best degree of arc to fit the site and to ensure the flow control of each valve to obtain the uniform watering pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system supporting all irrigation emitter areas. Poly tubing or siphon pipe shall be run off the rigid PVC in each planting area or placed with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
25. Electrical power source of the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
26. Provide and install all manufacturer's recommended surge and splitting protection equipment on all controllers.
27. All lines shall slope to manual drains (see detail). If field conditions necessitate additional drains, these drains shall be installed for drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
28. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and drains.
29. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
30. It shall be the responsibility of the irrigation contractor to demonstrate to the Owner the proper maintenance and start-up procedures for the entire system prior to final payment.



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MAVERIK
1472 West Riverdale Road
Riverton, Utah

29 June, 2021
SHEET NO. **L2.1**



VALVE LOCATION	VALVE SIZE	IRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drp Emitters	6.90	46.38	56.67	0.18 in/h
2	1"	Area for Drp Emitters	5.43	44.83	54.09	0.33 in/h
3	1-1/2"	Turf Rotar	25.72	40.45	57.17	0.77 in/h
4	1-1/2"	Turf Spray	23.05	38.48	54.58	1.62 in/h
5	1"	Area for Drp Emitters	1.92	41.87	56.24	0.46 in/h
6	1-1/2"	Turf Rotar	30.38	40.46	56.24	0.69 in/h
7	1-1/2"	Turf Spray	29.84	21.23	56.19	2.36 in/h
8	1"	Area for Drp Emitters	6.63	45.29	57.85	0.51 in/h
9	1"	Area for Drp Emitters	6.72	45.89	56.72	0.57 in/h

**RIVERDALE CITY
CITY COUNCIL AGENDA
August 17, 2021**

AGENDA ITEM: G2

- SUBJECT:** Consideration to approve Ordinance #937 regarding proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 2, 9, and 14 regarding proposed changes to definitions, roofline setbacks, and internal accessory dwelling units.
- PRESENTER:** Mike Eggett, Community Development
- INFORMATION:**
- a. Exec Summ Title 10 Updates (Chapters 2, 9, and 14) – PC [20210810]
 - b. Ordinance #937
 - c. Draft Planning Commission meeting minutes for Municipal Code updates from August 10, 2021 meeting
 - d. ULCT Legis Update Guidance to Land Use Codes
 - e. Redline Changes to Code – 10-14 (IADU’s, Roofline Setbacks)
 - f. Prop Changes to Code – 10-14 (IADU’s, Roofline Setbacks) Clean Vers
 - g. StandExam AD-8287 [20210731]

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 8-17-2021

Petitioner: Community Development Dept

Summary of Proposed Action

Earlier this year, the State Legislature passed a few major updates to State land use codes that significantly changes some of the Riverdale land use codes. Therefore, the Community Development Department and City Administration have been discussing these changes and ways to amend affected City Codes as found in Title 10 regarding language found in various chapters therein. Additionally, there was a section of City Code found in Title 10, Chapter 14, Section 4 that has proven itself to be confusing in how the language has been recently applied to a test of this Code. Therefore, the Community Development Department is suggesting a proposed update to this language, in order to better clarify the intent of this language and more appropriately match it up to zoning codes found otherwise in Title 10. As a result of these discussion and the changes to State Codes, the Community Development Department has brought forward proposed City Code amendments (as found in the packet) to the associated sections of City Code.

On August 10th, 2021, the Planning Commission held a public hearing to review these proposed Municipal Code amendments to various chapters and sections of Title 10. This public hearing, regarding the proposed code amendments, was posted and advertised in accordance with State Code. No public comments were provided prior to this public hearing. At the conclusion of the public hearing, the Planning Commission provided a favorable recommendation to City Council for approval of the proposed amendments to the Municipal Code, specifically Title 10.

Following discussion of the matter, the City Council may take action to approve the proposed City Code changes to Title 10 ordinances (as found in Title 10, Chapters 2, 9, and 14), approve the proposed code changes with recommended modifications, table the matter to allow more time to gather additional information, or not approve the proposed City Code changes to the associated Title 10 ordinances, subject to outlining the appropriate findings of facts to support the conclusion.

Title 10 Ordinance Guidelines (Code Reference)

Suggested Code revisions are regulated under City Code Title 10, Chapter 2, 9, and 14. Documentation outlining the existing language and the proposed amendments to these chapters has been provided in your packet for review and commentary.

The City Attorney has also reviewed the proposed City Code amendments and his commentary has directed additional changes regarding the code amendments as found in the packet.

Staff would encourage the City Council to discuss this matter and then recommend that the Council take action to approve the proposed City Code changes to Title 10 ordinances (as found in Title 10, Chapters 2, 9, and 14), approve the proposed code changes with recommended modifications, table the matter to allow more time to gather additional information, or not approve the proposed City Code changes to the associated Title 10 ordinances, subject to outlining the appropriate findings of facts to support the

conclusion.

General Plan Guidance (Section Reference)

There is no *General Plan Guidance* for this request.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator



ORDINANCE NO. 937

AN ORDINANCE AMENDING THE RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 10, MULTIPLE CHAPTERS, TO ADD NEW OR MODIFY EXISTING SECTIONS THAT WILL BETTER IMPLEMENT, CLARIFY AND DEFINE THESE SECTIONS CONCERNING ZONING AND REGULATIONS ON APPLICABLE AREAS WITHIN RIVERDALE CITY AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Utah Code Annotated §10-9-102 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for the use and development of land located within the municipality; and

WHEREAS, the City finds it is in the best interest of the community and its citizens to address numerous issues concerning zoning and regulations in order to better serve the residents and community; and

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

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

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

Section 2. The Riverdale Municipal Ordinance, TITLE 10, ZONING AND SUBDIVISION REGULATIONS, CHAPTER 2, DEFINITIONS, CHAPTER 9, RESIDENTIAL ZONES, CHAPTER 14, REGULATIONS APPLICABLE TO ALL ZONES, are hereby adopted as outlined in Attachment 1, attached hereto and incorporated hereby.

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

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

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

PASSED, ADOPTED AND ORDERED POSTED this ____ day of August, 2021.

Norm Searle, Mayor

Attest:

Michelle Marigoni, City Recorder

CHAPTER 14

REGULATIONS APPLICABLE TO ALL ZONES

10-14-4: YARD REGULATIONS:

L. When a patio roof cover is attached to a dwelling in the rear yard, the edge of the roof shall not be **located** closer than twenty feet (20') to the rear property line; and the roofline of the patio roof cover cannot exceed the height of the existing roofline of the dwelling. Any attached patio roof that is **lower located closer** than **thirty twenty-five** feet (**30 25'**) to the rear property lot line shall not be enclosed with walls in any manner so as to make the patio interior habitable space. (Ord. 577, 5-24-2000; amd. Ord. 772, 10-19-2010, **Amd. Ord. 937, 8/2021**)

CHAPTER 9

RESIDENTIAL ZONES

ARTICLE C. SINGLE-FAMILY AND SINGLE-FAMILY WITH RENTAL UNIT RESIDENTIAL ZONE (R-2)

~~10-9C-3: CONDITIONAL USES~~ 10-14-14: INTERNAL ACCESSORY DWELLING UNITS (IADU's):

Internal Accessory Dwelling Units (IADUs's) are conditionally permitted in the following residential zones: A-1, A-2, RE-15, RE-20, R-1-10, and R-2 zones. Internal accessory dwelling units are not permitted or allowed in the following residential zones: R-1-8, R-1-6, R-1-4.5, R-3, R-4, R-5, and RMH-1 zones.

Single rental unit **Internal accessory dwelling units may only be established within created only** **by** owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted **rental and approved internal accessory dwelling unit** shall be incidental to the primary residential use and shall meet the following minimum standards:

All bedrooms shall have available a mode of window egress for residents occupying the primary residence and also a mode of window egress for residents occupying internal accessory dwelling unit bedrooms;

The square footage of the rental unit shall not exceed fifty percent (50%) of the overall square footage of the dwelling structure; The internal accessory dwelling unit shall not change or alter in anyway the exterior appearance of the primary dwelling;

The ~~rental~~ internal accessory dwelling unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

No internal accessory dwelling unit will be conditionally permitted for a primary dwelling receiving service from a failing septic tank on the residential property;

The ~~rental~~ internal accessory dwelling unit shall have its own off-street parking provided on the primary dwelling premises. Existing units will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006, Amd. Ord. 937, 8/2021)

CHAPTER 2

DEFINITIONS

10-2-2: DEFINITIONS:

FAMILY: A. Two (2) persons and their children, grandchildren, foster children, legally established children or other similar family members living together as a single housekeeping unit in a dwelling unit; ~~One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit;~~ or

B. A group of not more than four (4) persons ~~not related by blood, marriage, adoption, or legal guardianship~~ living together as a single housekeeping unit in a dwelling unit.

C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home (all types), a lodge or a fraternity/sorority house.

INTERNAL ACCESSORY DWELLING UNIT: An accessory dwelling unit created within a primary dwelling and is located within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created. This accessory dwelling unit may only be established for the purpose of offering a long-term rental use of 30 consecutive days or longer.

PRIMARY DWELLING: A single-family dwelling that is detached and is occupied as the primary residence of the owner of record for the associated residential property. (Amd. Ord. 937, 8/2021)

Minutes of the **Regular Meeting** of the Riverdale City **Planning Commission** held Tuesday, August 10, 2021, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Blair Jones, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner (present via telephone) Suzette DeMar, Commissioner Kent Anderson, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Amy Spiers, Chairman Robert Wingfield, Commissioner
Visitors:	Taber Cope Lori Fleming Doug Staker

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:39 p.m. Commissioner Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Mrs. Spiers and Mr. Wingfield.

B. Public Comment

Commissioner Jones asked for any public comments. There were no comments from the public.

C. Presentations and Reports

Mike Eggett with Community Development informed Commissioners about upcoming training and reminded them there is a requirement of four hours annually. He noted that all items on the agenda are new projects and that Maverik may be on the agenda on the August 17 City Council Meeting, as the rezone request was approved.

D. Consent Items

Consideration of Meeting Minutes from:
July 27, 2021 Work Session
July 27, 2021 Regular meeting

Commissioner Jones asked if there were any changes to be made to the minutes. There were no changes. Commissioner Hermann motioned to approve the minutes. Commissioner DeMar seconded the motion. All Commissioners were in favor.

E. Action Items

1. **a. Public hearing to receive and consider comments regarding proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 2, 9, and 14 regarding proposed changes to definitions, roofline setbacks, and internal accessory dwelling units.**

Mr. Eggett went over the executive summary and deferred to the Planning Commission for comments or questions.

Commissioner Anderson moved to open the public hearing. Commissioner Hermann seconded the motion. The public hearing was opened. Commissioner Jones invited any comments from the public. Resident Lori Fleming addressed the Commission and expressed her support for the changes, as it will allow more flexible housing for elderly persons and create affordable housing. She noted the homeowner must continue to live onsite when renting a portion of the home, as required by the State of Utah.

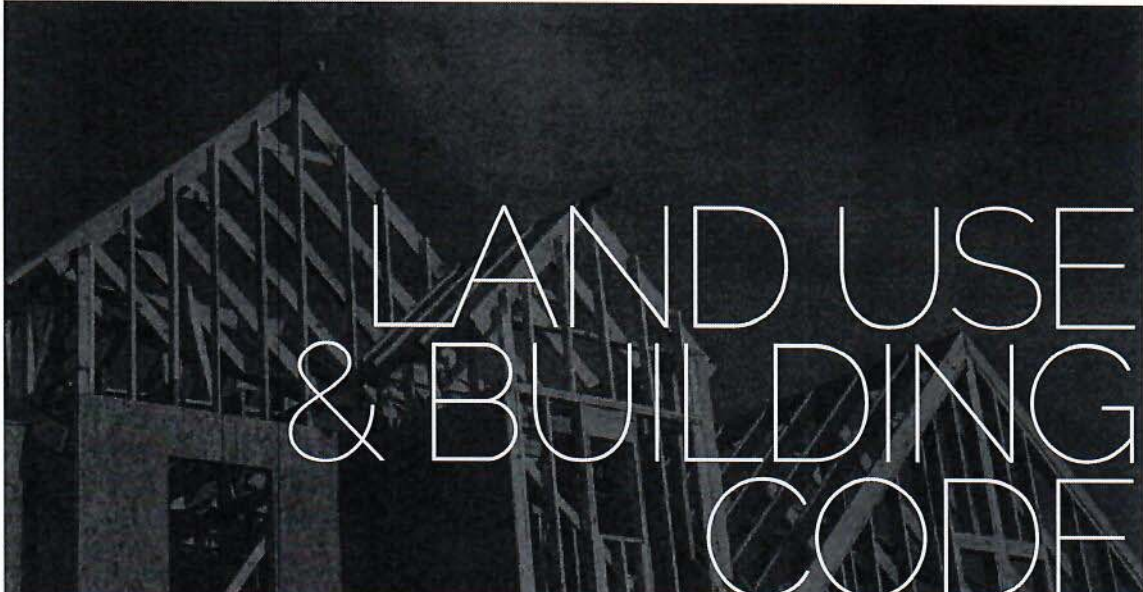
As there were no further comments, Commissioner Hermann moved to close the public hearing, which was seconded by Commissioner Anderson. All Commissioners were in favor and the public hearing was closed.

b. Consideration to forward a recommendation to the City Council regarding proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 2, 9, and 14 regarding proposed changes to definitions, roofline setbacks, and internal accessory dwelling units.

Mr. Eggett stated he had nothing further to add and deferred to Commissioners for questions. Mr. Anderson asked if the change would continue to require off-street parking for these residences. Mr. Eggett referred to City Code 10-14-14 which addresses parking requirements. There were no further questions.

MOTION: Commissioner Anderson moved to forward the recommendation to City Council.
Commissioner DeMar seconded the motion.

ROLL CALL VOTE: All Commissioners voted in favor. Motion passes.



LAND USE & BUILDING CODE

ULCT POSITION: NEUTRAL

HB 82 Single-family Housing Modifications

Sponsor: Ward, Ray ^{Rep.} ^{Senator} Anderegg

<https://le.utah.gov/~2021/bills/static/HB0082.html>

Legislative purpose of the bill

This bill mandates internal accessory dwelling units (IADUs) as a permitted use with certain exceptions, enacts enforcement mechanisms, modifies the building code to exempt IADUs, establishes a loan program for IADUs, and prohibits a homeowner association from banning IADUs.

Municipal impact/what you need to do:

The bill defines IADU as an accessory dwelling unit created within a primary dwelling, within the primary dwelling's footprint, and for the purpose of renting for 30 consecutive days or longer. The primary dwelling is a single-family dwelling in which the owner occupies the primary residence and the dwelling is detached. In areas zoned primarily for residential use (a determination up to the municipality), IADUs are permitted uses. However, a municipality may prohibit IADUs in 25% or less of the total area in the municipality zoned for primarily residential, or, if a state or private university with a student population of 10,000 or more is located in the municipality, 67% or less.

LAND USE, BUILDING CODE

A municipality may not establish restrictions on the construction or use of an IADU, including IADU size within the primary dwelling, total lot size, or street frontage.

However, HB 82 allows a municipality to adopt the following IADU restrictions and requirements: require bedroom window egress, prohibit installation of a separate utility meter, require that the IADU design not change the appearance of the primary dwelling, require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport, prohibit an IADU in a mobile home, require an IADU permit or license, prohibit an IADU if the primary dwelling is served by a failing septic tank, prohibit an IADU if the lot is 6,000 sq. ft. or less, prohibit the renting of the IADU for less than 30 consecutive days, and prohibit renting an IADU that is not in an owner-occupied primary dwelling.

To enforce IADU regulations, a municipality may file a lien recorded with the county recorder if the property owner violates IADU regulations, the municipality holds a hearing to determine that a violation has occurred, and the owner fails to cure the violation. A municipality may also record with the county recorder a notice of a permitted or licensed IADU. Finally, a municipality may prosecute or fine an individual who advertises an IADU as a short-term rental on a short-term rental website.

The above IADU provisions go into effect October 1, 2021.

HB 82 also modifies the definition of "single-family limit" in LUDMA so that whether individuals occupying a dwelling are related or not is irrelevant. HB 82 also modified the State Construction Code to create certain exemptions for IADUs for wall thickness, ventilation, and other changes.

LAND USE, BUILDING CODE

By October 1, 2021, a municipality should review those zones that are primarily residential and adopt an ordinance permitting IADUs if they are not permitted already. However, if the municipality chooses to, the municipality should also identify a zoning district covering, as applicable, an area equivalent to 25% or less, or 67% or less, of the total area in the municipality that is zoned primarily residential and exclude IADUs in those areas. The IADU ordinance should also adopt any restrictions that the municipality finds necessary and appropriate under HB 82. A municipality should also amend an ordinance setting a single-family limit based on whether individuals are related to each other and note the changes in the building code for IADUs.

ULCT POSITION: NEUTRAL

HB 98 Local Government Building Regulation Amendments

Sponsor: Ray, Paul ^{Rep.} Senator Sandall

<https://le.utah.gov/~2021/bills/static/HB0098.html>

Legislative purpose of the bill

This bill establishes, for a one or two family dwelling or townhome, clear timelines for a municipality to complete plan reviews and inspections and prohibits a municipality from requiring certain design elements.

Municipal impact/what you need to do

Under HB 98, if a municipality fails to provide a building inspection within three business days an applicant may engage an independent third-party licensed building inspector. The independent inspector must be licensed by DOPL, carry the appropriate liability insurance, and is responsible for issuing the certificate of occupan-

Proposed Title 10 Code Changes - DRAFT

CHAPTER 14

REGULATIONS APPLICABLE TO ALL ZONES

10-14-4: YARD REGULATIONS:

L. When a patio roof cover is attached to a dwelling in the rear yard, the edge of the roof shall not be located closer than twenty feet (20') to the rear property line; and the roofline of the patio roof cover cannot exceed the height of the existing roofline of the dwelling. Any attached patio roof that is ~~lower~~located closer than ~~thirty~~twenty-five feet (~~30'~~25') to the rear property lot line shall not be enclosed with walls in any manner so as to make the patio interior habitable space. (Ord. 577, 5-24-2000; amd. Ord. 772, 10-19-2010)

CHAPTER 9

RESIDENTIAL ZONES

ARTICLE C. SINGLE-FAMILY AND SINGLE-FAMILY WITH RENTAL UNIT RESIDENTIAL ZONE (R-2)

10-9C-3: CONDITIONAL USES: 10-14-14: INTERNAL ACCESSORY DWELLING UNITS (IADU's):

Internal Accessory Dwelling Units (IADUs's) are conditionally permitted in the following residential zones: A-1, A-2, RE-15, RE-20, R-1-10, and R-2 zones. Internal accessory dwelling units are not permitted or allowed in the following residential zones: R-1-8, R-1-6, R-1-4.5, R-3, R-4, R-5, and RMH-1 zones.

Single rental unit~~Internal accessory dwelling units may only be established within -created only~~by-owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted rental and approved internal accessory dwelling unit shall be incidental to the primary residential use and shall meet the following minimum standards:

All bedrooms shall have available a mode of window egress for residents occupying the primary residence and also a mode of window egress for residents occupying internal accessory dwelling unit bedrooms;

The square footage of the rental unit shall not exceed fifty percent (50%) of the overall square footage of the dwelling structure; The internal accessory dwelling unit shall not change or alter in anyway the exterior appearance of the primary dwelling;

The ~~rental~~internal accessory dwelling unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

No internal accessory dwelling unit will be conditionally permitted for a primary dwelling receiving service from a failing septic tank on the residential property;

The ~~rental-internal accessory dwelling~~ unit shall have its own off-street parking provided on the primary dwelling premises. Existing units will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006)

CHAPTER 2

DEFINITIONS

10-2-2: DEFINITIONS:

FAMILY: A. Two (2) persons and their children, grandchildren, foster children, legally established children or other similar family members living together as a single housekeeping unit in a dwelling unit; ~~One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit;~~ or

B. A group of not more than four (4) persons ~~not related by blood, marriage, adoption, or legal guardianship~~ living together as a single housekeeping unit in a dwelling unit; ~~or,~~

~~C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.~~

The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home (all types), a lodge or a fraternity/sorority house.

INTERNAL ACCESSORY DWELLING UNIT: An accessory dwelling unit created within a primary dwelling and is located within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created. This accessory dwelling unit may only be established for the purpose of offering a long-term rental use of 30 consecutive days or longer.

PRIMARY DWELLING: A single-family dwelling that is detached and is occupied as the primary residence of the owner of record for the associated residential property.

Proposed Title 10 Code Changes – DRAFT CLEAN

CHAPTER 14

REGULATIONS APPLICABLE TO ALL ZONES

10-14-4: YARD REGULATIONS:

L. When a patio roof cover is attached to a dwelling in the rear yard, the edge of the roof shall not be located closer than twenty feet (20') to the rear property line; and the roofline of the patio roof cover cannot exceed the height of the existing roofline of the dwelling. Any attached patio roof that is located closer than twenty-five feet (25') to the rear property lot line shall not be enclosed with walls in any manner so as to make the patio interior habitable space. (Ord. 577, 5-24-2000; amd. Ord. 772, 10-19-2010)

10-14-14: INTERNAL ACCESSORY DWELLING UNITS (IADU's):

Internal Accessory Dwelling Units (IADUs's) are conditionally permitted in the following residential zones: A-1, A-2, RE-15, RE-20, R-1-10, and R-2 zones. Internal accessory dwelling units are not permitted or allowed in the following residential zones: R-1-8, R-1-6, R-1-4.5, R-3, R-4, R-5, and RMH-1 zones.

Internal accessory dwelling units may only be established within owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted and approved internal accessory dwelling unit shall be incidental to the primary residential use and shall meet the following minimum standards:

All bedrooms shall have available a mode of window egress for residents occupying the primary residence and also a mode of window egress for residents occupying internal accessory dwelling unit bedrooms;

The internal accessory dwelling unit shall not change or alter in anyway the exterior appearance of the primary dwelling;

The internal accessory dwelling unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

No internal accessory dwelling unit will be conditionally permitted for a primary dwelling receiving service from a failing septic tank on the residential property;

The internal accessory dwelling unit shall have its own off-street parking provided on the primary dwelling premises. Existing units will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006)

CHAPTER 2

DEFINITIONS

10-2-2: DEFINITIONS:

FAMILY: A. Two (2) persons and their children, grandchildren, foster children, legally established children or other similar family members living together as a single housekeeping unit in a dwelling unit; or

B. A group of not more than four (4) persons living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home (all types), a lodge or a fraternity/sorority house.

INTERNAL ACCESSORY DWELLING UNIT: An accessory dwelling unit created within a primary dwelling and is located within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created. This accessory dwelling unit may only be established for the purpose of offering a long-term rental use of 30 consecutive days or longer.

PRIMARY DWELLING: A single-family dwelling that is detached and is occupied as the primary residence of the owner of record for the associated residential property.

Standard-Examiner/Daily Herald Legals Print Ad Proof

ADNo: 8287 Customer Number: U00310
Customer Name: Company: RIVERDALE CITY CORP
Address: 4600 SOUTH WEBER RIV
City/St/Zip: RIVERDALE ,UT 84405
Phone: (801) 436-1232 Solicitor: JR
Category: 10 Class: 1000 Rate: LE-0 Start: 7-31-2021 Stop: 7-31-2021
Lines: 37 Inches: 3.85 Words: 165

Credit Card: Expire:
Order Number:
Cost: 140.40 Extra Charges: .00 Adjustments: .00
Payments: .00 Discount: .00
Balance: 140.40

**RIVERDALE CITY
PUBLIC HEARING NOTICE**

Riverdale City gives notice that on Tuesday, **August 10, 2021** during the regular **Planning Commission Meeting**, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding proposed amendments to Title 10 of the Riverdale Municipal Code, specifically Chapters 2, 9, and 14 regarding proposed changes to definitions, roof-line setbacks, and internal accessory dwelling units.

The proposed amendments may be viewed on the Riverdale City Website: www.riverdalecity.com.

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale City Council concerning the proposed action at the aforementioned time and place.

Legal Notice 8287 Published in The Standard Examiner on July 31, 2021