
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. September Anniversaries Employee Recognition
 - c. Staffing Authorization Plans
 - d. Community Development Report

F. Consent Items

1. [Consideration to approve meeting minutes from:](#)
September 7, 2021 Council Work Session
September 7, 2021 Council Meeting
2. Consideration to approve Steve Brooks, City Attorney, as Interim City Administrator.

G. Action Items

1. [Consideration of proposed Site Plan Amendment for Walmart Supercenter, property located at 4848 South 900 West, Riverdale, Utah 84405, as requested by Walmart and Galloway & Company, Inc.](#)

H. Comments

1. City Council
2. City Staff
3. Mayor

J. Adjournment

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

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 17th day of September 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 September 21, 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 Brent Ellis, Councilmember Alan Arnold, Councilmember (5:34 pm) Bart Stevens, Councilmember Steve Hilton, Councilmember (present via telephone)
City Employees:	Bill Cobabe, City Administrator Steve Brooks, City Attorney 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 anyone knew of any public comment. There was none.

Presentations and Reports:

1. Mayor's Report

Mayor Searle stated he had nothing to report for this meeting.

2. Council Assignment Reports

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

3. Presentation from Weber School District

4. Presentation from Ogden-Weber Technical College

Consent Items:

1. Consideration of Meeting Minutes from August 17, 2021 Work Session and August 17, 2021 Council Meeting

Mayor Searle asked if there were any changes to the minutes from August 17. There were no changes.

Action Items:

Comments:

Mr. Arnold inquired about mosquito abatement and if they were still spraying for mosquitos in the area. Mr. Ellis reported there has been a large outbreak and they are continuing to try and mitigate it. There have been human and livestock cases of West Nile reported in the area and informed of an upcoming meeting.

Adjournment:

Having no further business to discuss, Councilmember Arnold motioned to adjourn, and Councilmember Mitchell seconded. The work meeting was adjourned at 5:39 pm.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 7, 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
Jared Sholly, Fire Chief
Scott Brenkman, Police Chief
Michelle Marigoni, City Recorder

Visitors: Lane Findlay Jeff Stephens
Larry Hadley Jim Taggart
Lori Fleming Gina Buttars

A. Welcome & Roll Call

The City Council meeting began at 6:06 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 Brent Ellis to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence in remembrance of the 9/11 tragedy and noted this is the 20-year anniversary.

D. Public Comment

There was no public comment.

E. Presentations and Reports

1. Mayors Report

Mayor Searle reported he had been approached by the Riverdale Utah Stake wanting to complete a "week of service" by cleaning up along the Weber River Parkway. The City provided trash bags and there were many youth and adults out picking up trash from Tuesday through Saturday. He Also noted the Riverdale Lions Club picked up a large amount of trash from Parker Drive. He expressed his appreciation for both groups.

2. Council Assignment Reports

Mayor Searle turned the time over to Council to provide reports from the various boards and organizations they are involved with.

Mr. Ellis reported from Mosquito Abatement that there had been five human and six livestock cases of West Nile Virus in the area. He suggested people exercise caution and wear repellent, as well as call Mosquito Abatement if your neighborhood needs an additional treatment. He noted Abatement has been monitoring the concentrations and doing what they can to control it.

Mr. Mitchell reported the Bonneville CTC had a successful half marathon and 5k for opioid prevention on August 20.

Mr. Stevens reported the Senior Citizens Board has resumed meetings prudently with social distancing and precautions, as well as some activities. Instructors are willing and happy to be back teaching and the seniors enjoy the programs. Mayor Searle stated he had heard the picnic in the park was successful as well.

There was nothing to report from Mr. Arnold and Mr. Hilton.

3. Presentation from Weber School District

Dr. Jeff Stephens, Superintendent at Weber School District, presented a short video about the bond that will be on the upcoming election ballots. Dr. Stephens thanked Council for the opportunity to speak and said it was an honor, and that the city's support of schools means a lot.

Dr. Stephens went over the plan for schools if the bond passes, noting there would be a new high school, a junior high, a new elementary, and a rebuild of Roosevelt Elementary. He stated there were many other projects that could be done as well, though adding more would require a tax increase.

Dr. Stephens deferred to Councilors for questions. Councilmember Stevens inquired if the school district owns the properties on which the new schools would be built, as well as how long bonds last. Dr. Stephens affirmed that there were three properties already owned that would be suitable for all three projects, and explained bonds are generally 15-30 years. He noted there have been five consecutive bonds that were approved with no tax increase.

Mayor Searle thanked Dr. Stephens and offered his support. Councilmember Arnold asked what the school district is asking of Riverdale Council. Dr. Stephens stated the school district just wanted to make sure they are transparent, that cities have the information and that he is able to address any concerns.

4. Presentation from Ogden-Weber Technical College

Jim Taggart, President of Ogden Weber Technical College, presented a PowerPoint about the school. He thanked Council for the opportunity to present and stated he was honored to follow Dr. Stephens. He remarked Dr. Stephens has been a mentor and a national as well as statewide leader. He described him as a "benefit to the community".

At the conclusion of the PowerPoint, Mr. Taggart announced the school would be giving a full one-year scholarship to a resident of Riverdale, an employee, or an employee's dependent.

Councilmember Stevens spoke about O-Tech providing a great service to the community and asked if there were any plans to provide training for police or firefighters. Mr. Taggart explained the local police academy was already assigned to Weber State, and that fire training is extremely expensive. He invited Council to visit the new facility and suggested they try the cinnamon rolls made by the culinary department.

Councilmember Mitchell commented that he hires a lot of employees in the pharmacy business from O-Tech. He questioned what the school was doing to get away from the old reputation of ATC and what they are doing to get the message out that this is a legitimate college. Mr. Taggart explained they are always working on this and changing the name and these types of presentations were a large part of the effort.

Mr. Stevens stated he appreciates the flexibility and availability of the programs.

F. Consent Items

1. Consideration of Meeting Minutes from August 17, 2021 Work Session and August 17, 2021 Council Meeting.

Mayor Searle asked if there were any changes to the minutes from August 17. There were no changes. Councilmember Mitchell motioned to approve the minutes. Councilmember Ellis seconded the motion. All Councilmembers were in favor and the minutes were approved.

G. Action Items

H. Comments

1. City Council
2. City Staff
3. Mayor

Mayor Searle asked if anyone present had any other comments to me made in this meeting. Councilmember Arnold stated he would be against a franchise tax if it was for park funding, but that he would support it if it helped fund Riverdale Public Safety.

There were no other comments from Council, Staff, or Mayor Searle.

I. Adjournment.

Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Arnold. All voted in favor. The meeting was adjourned at 6:55 p.m.

DRAFT

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 21, 2021**

AGENDA ITEM: E2

SUBJECT: City Administration Reports

PRESENTER:

INFORMATION:

- a. Department Reports August
- b. August 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.
- 3rd quarter Strategic Planning Meeting.

Stacey Comeau:

New Hires:	Jace Stromberg	Fire
	Joshua Gardner	Fire
	Jake Roberts	Community Services
	Korbin Kolb	Community Services

Promotions:

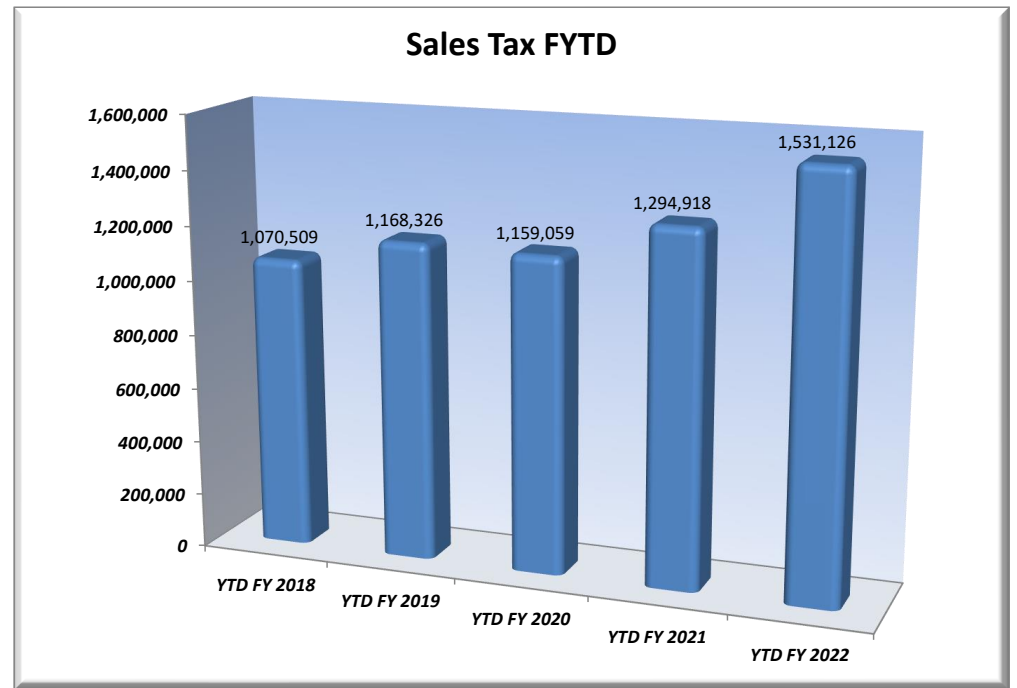
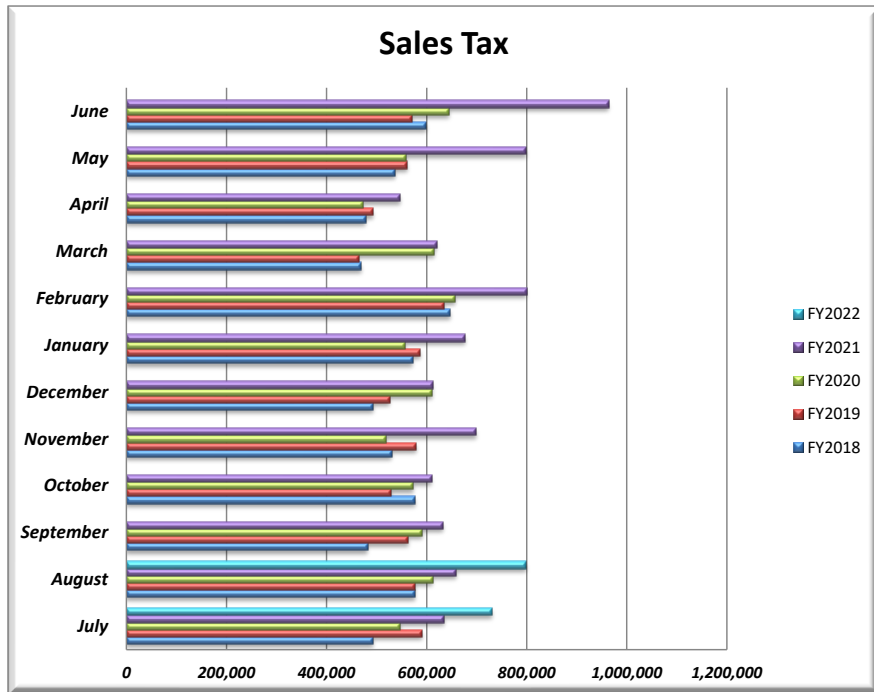
Terminations:	Chris Howell	Police
	Carrigan Sanders	Community Services
	Juan Torres	Police

- Random drug testing for the month
- Provided information to Lowery & Associates for Workers Compensation Audit
- 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:

- Attended the ribbon cutting for AutoZone and created social media post about the event.
- Submitted photos and text about Riverdale for Weber Remembers: The 9/11 Project.
- Gathered and uploaded candidate profiles to the election page on the city website.
- Cleaning on the Veterans Memorial.
- 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 September.
- Completed the employee newsletter for September.

**RIVERDALE CITY
SALES TAX REPORT
AS OF AUGUST 31, 2021**



Sales Tax	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2018	492,789	577,720	482,284	576,553	530,387	492,763	571,906	647,775	468,676	478,270	537,682	599,204	6,456,007
FY2019	591,419	576,907	563,499	528,836	578,794	526,228	586,556	634,811	464,253	493,348	560,967	571,607	6,677,225
FY2020	546,902	612,157	591,696	573,327	519,064	610,719	556,867	657,308	615,264	472,239	559,456	644,897	6,959,896
FY2021	635,065	659,853	632,737	610,213	698,778	612,021	676,337	799,676	619,991	547,110	799,140	963,922	8,254,844
FY2022	731,834	799,292											1,531,126

Sales Tax FYTD	YTD FY 2018	YTD FY 2019	YTD FY 2020	YTD FY 2021	YTD FY 2022
	1,070,509	1,168,326	1,159,059	1,294,918	1,531,126



Mayor & City Council Monthly Summary Report August 2021



Community Development Department:

- Raising Canes – Footings and foundation inspections
- America First Small Remodel – Electrical inspection
- Café Rio – Power and final inspections
- Mo Bettah's – Footings, shell, power, and duct wrap inspections
- Auto Zone – ADA ramp and final inspections
- GOAT Barbershop – Shell, framing, electrical, mechanical, plumbing, power, and sheet rock inspections
- Dutch Bros Coffee – Framing, above grid, light pole, and power inspections
- Old Mill Subdivision – Lot 6: Electrical, mechanical, and plumbing inspections; Lot 7: Framing, electrical, mechanical, and plumbing inspections; Lot 8: Final inspection; Lot 9: Framing, electrical, mechanical, and plumbing inspections
- Greenhill Apartments – New Bldg: Power and final inspection; Pool and Pool House: Mechanical and power inspections
- Panunzio Farms Subdivision – Lot 2: Framing, electrical, mechanical, plumbing, gas, insulation, power, weather barrier, and flashing inspections; Lot 5: Framing, electrical, mechanical, plumbing, gas, insulation, and power inspections; Lot 6: Gas and power 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
- Pick-up of various signs in violation of sign ordinance
- Grand Opening/Ribbon Cutting attendance with Auto Zone
- Design Review Committee meeting re: Riverdale Apartments (Trailside Flats)
- Preapplication review meeting re: Business Park Flex design concepts
- Preapplication review meeting re: Parks Riverwalk Plat Amendment
- Preapplication review meeting re: Bach Homes design concepts
- Meetings with ISO Representative re: ISO measurement update
- Meeting with AFCU and AWA Team re: Future transportation impacts and ideas
- Telephone meeting with Ted Heap re: West Bench RDA Area and agreements
- Meeting with Ted Heap and Paul Willie re: West Bench RDA Area and agreements
- Meeting with UDOT representatives re: 1050 West roundabout 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
- Weber County Affordable Housing panel attendance by department member
- FEMA training and meeting attendance by department member

Fire Inspection / Code Enforcement Report: **see attached**

Fire Marshal / Code Enforcement Month End 02/11/2021

09/20/21	21-09-388	Zoning Violations,	4409 S 900 W Reasonable Party: Pro Renter
09/14/21	21-09-394	Unmanaged Growth,	Parcel # 05-139-0090Nsl Fifty Llc & Dmkinball Llc Responsible Party Jayd Petersen
09/14/21	21-09-393	Unmanaged Growth,	711 W 4300 S Responsible party TASHA L RISSMAN
09/09/21	21-09-392	Accumulation of Junk, Unmanaged Growth,	4060 S RIVERDALE RD Spirit Halloween WILLIAMSEN RIVERDALE LLC
09/09/21	21-09-391	Obstruction to Pedestrian, Unmanaged Growth,	4415 S 1150 W KAREN R BRADFIELD
09/09/21	21-09-390	Other,	4409 S 900 W Reasonable Party: Pro Renter
09/09/21	21-09-389	Other,	913 W 4400 S Responsible Party: PATRICIA LOU NAY
08/26/21	21-08-387	Fire Hazard, Improper Accumulations,	719 W 4350 S BRADLEY JOHN BROWN
08/23/21	21-08-386	Obstruction to Pedestrian, Unmanaged Growth,	3962 S PARKER DR.
08/10/21	21-08-384	Maintaining a Nuisance, Unmanaged Growth,	4352 S 700 W Farias Guillermo
08/10/21	21-08-383	Maintaining a Nuisance, Unmanaged Growth,	4314 S 1000 W Canyon Advantage LLC Nathan D Nielson

08/09/21	21-08-385	City Code Nuisances,	915 w 4100 S
08/09/21	21-08-382	Maintaining a Nuisance, Unmanaged Growth,	730 W 4100 S DEARDEN, BRYANT
08/09/21	21-08-381	Unmanaged Growth,	4286 Riverdale Road c/o Brandon Hargett
08/09/21	21-08-380	Accumulation of Junk, Dangerous Conditions, Unmanaged Growth,	4338 S 1000 W NIELSEN, JUSTIN MACOY

- Attended Utah fire Marshal's meeting.
- Site plan reviews.
- Conditional use permit reviews.
- Fire alarm plan reviews.
- Submitted summons and information to court.
- GRAMA requests.
- Fire sprinkler plan reviews.
- Tier 2 Chemical Inventory Program.
- Submit RPA to FEMA for windstorm.

Inspection Type Business license	Inspection Number 202108232145	Occupant Food Truck for Zeppe's	Address 704 West 4450 South	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/23/2021	
Inspection Type Re-Inspection	Inspection Number 202108192144	Occupant Auto Zone	Address <i>Nothing Entered</i>	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/19/2021	Completed 8/19/2021
Inspection Type Re-Inspection	Inspection Number 202108182143	Occupant Spirit Halloween	Address 4060 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/18/2021	
Inspection Type Re-Inspection	Inspection Number 202108172142	Occupant Spirit Halloween	Address 4060 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/17/2021	
Total Violations									
Inspection Type Re-Inspection	Inspection Number 202108172141	Occupant Spirit Halloween	Address 4060 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/17/2021	
Total Violations									
Inspection Type Re-Inspection	Inspection Number 202108162140	Occupant Mo' Bettahs	Address 4182 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/16/2021	Completed 8/16/2021
Inspection Type Business license	Inspection Number 202108092139	Occupant IFIX	Address 5187 South 1500 West #2	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/9/2021	Completed 8/9/2021
Inspection Type Construction Site	Inspection Number 202108042138	Occupant Mo' Bettahs	Address 4182 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/4/2021	
Inspection Type Business license	Inspection Number 202108022137	Occupant Spirit Halloween	Address 4060 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/2/2021	

Inspection Number 202101141907	Occupant America First Credit Union (Commercial Center)	Address 4646 South 1500 West	Inspector Randy Koger	Station Riverdale Fire Station 41	Shift C	Received No
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Inspection Number 202109162158	Occupant Raising Cain's	Address 4168 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/1/2021
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Inspection Number 202109092152	Occupant Cafe Rio	Address 4194 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/1/2021	Completed 9/1/2021
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Inspection Number 202108302150	Occupant Auto Zone	Address <i>Nothing Entered</i>	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/30/2021	Completed 8/30/2021
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Inspection Number 202109162157	Occupant Raising Cain's	Address 4168 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/26/2021
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Inspection Number 202108302151	Occupant Cafe Rio	Address 4194 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/26/2021	Completed 8/26/2021
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Inspection Number 202108242148	Occupant Wasatch Front Kia	Address 770 West Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/24/2021
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Inspection Number 202108242147	Occupant The Animal Park Market Place	Address 744 West Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>
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Inspection Number 202108232146	Occupant Food Truck for Zeppe's	Address 704 West 4450 South	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 8/23/2021
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Inspection Number 202109162161	Occupant Dutch Brothers	Address 4177 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/16/2021
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Inspection Number 202109162160	Occupant Raising Cain's	Address 4168 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/16/2021
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Inspection Number 202109142156	Occupant Dutch Brothers	Address 4177 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/14/2021
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Inspection Number 202109162159	Occupant Raising Cain's	Address 4168 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/13/2021
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Inspection Number 202109132155	Occupant Dutch Brothers	Address 4177 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/13/2021
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Inspection Number 202109132154	Occupant Dutch Brothers	Address 4177 South Riverdale Road	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/13/2021
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Inspection Number 202109092153	Occupant America First Credit Union (Commercial Center)	Address 4646 South 1500 West	Inspector Randy Koger	Station <i>Nothing Entered</i>	Shift <i>Nothing Entered</i>	Received <i>Nothing Entered</i>	Scheduled 9/13/2021
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Mayor & City Council Monthly Summary Report August 2021



Fire Department:

Chief Jared Sholly

Calls for Service 150 and 276 Vehicle Movements

Dispatched Fire Incidents

Riverdale Hazmat Level (2) Extensive Fuel Leak I-15
(1) Brush Fire

Roy (3) House Fires

South Ogden (2) House Fires

Weber Fire District (1) House Fire

Ogden City (2) House Fires
(1) Commercial

Total: 10

Rescue & Emergency Medical Service Incidents

69 EMS call, excluding vehicle accidents with injuries.
1 Rescue
1 Medical Assist
12 Motor vehicle accident with injury
11 Motor vehicle accident without injury
1 Search for Victim
1 Extrication of Victim

Total: 96

Hazardous Conditions

1 Flammable liquid spill
2 Heat from Short Circuit
1 Powerline Down
1 Vehicle Hazardous Materials Clean-up

Total: 5

Service Call

4 Public Service

1	Person in Distress Other
3	Assist PD
1	Authorized Burning
1	Smoke Removal

Total: 10

Good Intent Call

21	Dispatched and Cancelled
1	No Incident Found
1	Smoke Scare

Total: 23

False Alarm & False Call

1	Alarm System Sounded Malfunction
1	Smoke Detector Malfunction
7	Alarm/Detector activation no fire – unintentional

Total: 9

Highlights:

- Fire Department Staff Meeting
- 9/11 Memorial Meeting/Planning Committee
- State of Utah COVID Meeting
- City Staff Meeting
- Heavy Rescue Dispatch Meeting and Response Protocol Change
- Submitted Reimbursement to Weber County for Heavy Rescue Costs
- Strategic Planning Meeting with Captains
- EMS Training
- Hired Two New Part-Time Firefighters
- State of Utah EMS Meetings
- Weber County Fire Chiefs Meeting
- Operational Dispatch Protocol Committee Meeting
- Fire Sub Meeting with County Chiefs and Dispatch

Patrol Report August 2021

Traffic Stop/Drug arrest- Officers made a traffic stop on a vehicle that had left a residence after a very short visit. The passenger was found to have a warrant for prior drug charges. Consent was given to search and some drug paraphernalia was found. A summons will be issued.

DUI/Crash-Officers responded to a crash that occurred at 4800 S. 1750 W. The driver drove his car off the road at 4800 S. 1750 W. entering the south bound travel lane and then striking the concrete barrier. The driver then ran. The driver was apprehended and taken to Weber County Jail.

Suspicious Circumstance- Officers responded to a residence where a father called to report a 20-year-old male was texting his 12-year-old daughter. After reviewing multiple text messages between the two no crime was found at this time. The suspect was advised to cease contact with the juvenile. The case was forwarded to investigations for more follow up.

Cardiac Arrest/Attempted Suicide- Police responded to a cardiac arrest complaint. A male was reported to have hung himself. Upon arrival, officers found the male and his mother in the kitchen. The suicidal subject tried to access a knife and was taken down to keep him from the knife. The male was transported by ambulance to McKay Dee where he was admitted.

Drug Violation- Officers checked out a vehicle parked in the area of a business. Police observed drug paraphernalia lying in plain view on the passenger seat. Police observed the car while waiting for a key holder response and observed a male approach the car and open the door. Police verified the male was the vehicle owner and subsequent paraphernalia owner. The male was cited and released and found a ride home.

Assault- Officers responded on an assault complaint. A mother reported her 15 and 14 year old sons were fighting. The mother reported her 15 year old son had a cut to his head. The mother and the 14 year old stated the 15 year old attacked the 14 year old during an argument. The 15 year old would not provide any information to officers. The mother transported the 15 year old to the hospital for his injuries.

Drug Arrest- Officers conducted a traffic stop on a vehicle for a speeding violation at 4240 S. Riverdale Rd. There were three occupants in the vehicle. The odor of burnt marijuana was detected and the occupants admitted to being in possession of marijuana. A search of the vehicle was conducted and inside one of the backpacks was a distribution amount of marijuana and drug paraphernalia was located. Post Miranda one of the occupants admitted to selling marijuana. All occupants were also found to be in possession of tobacco.

Lewdness- A female was cited and released for public urination and interfering with a peace officer at approximately 4600 S 900 W. The witness was an employee of the Ken Garff dealership.

Disturbance/Suspicious Person- A female was attempting to get a room at Motel 6. She alleges that she was propositioned for sex but the alleged suspect could not be located. Several tenants at the

motel were spoken with and advised that the female had been wandering the halls and the property. The female was trespassed from the property at the request of the management.

Suicide Threat: Riverdale, Roy, South Ogden, WCSO and OPD Officers responded to the area of 3400 Parker after a suicidal subject's vehicle was found in the parking lot. The subject had made statements that he was going to hang himself in a tree and was somewhere in the area of the river trail. South Ogden and WCSO utilized their drones along with OPD's Bloodhound K9. The subject was eventually found in the woods and escorted back to the parking lot. Officers transported him to McKay Dee for an evaluation.

Lewdness- Officers cited a male for lewdness after he was found in the women's bathroom at Chrysallis naked. The employees chased him out and he was found hiding in the bushes behind the power station on Cozy Dale Drive. The male was taken to Clearfield and released.

Weapon Disturbance- Riverdale Officers responded to the area of Home Depot after a citizen reported that a male in a silver vehicle brandished a black handgun at him while driving down the road. Officers located the vehicle but the vehicle fled when they tried to pull it over. The vehicle was last seen getting onto I-15 going north. An ATL was broadcast for the vehicle but it has not been located.

Fail to Yield- Officers attempted to stop a white passenger vehicle for a traffic violation. The vehicle fled north on 700 West from 4400 South. The driver of the vehicle is unknown and officers were not able to obtain a license plate on the vehicle.

Disturbance- Officers responded to Walmart on a disturbance complaint. Two customers became irate over being asked for a receipt and having a security device removed from a TV they purchased. The TV was purchased but their behavior alarmed just about everyone in the store. A summons will be issued for the two customers.

Traffic Stop/Drug Arrest- Officers conducted a traffic stop at approximately 900 W. Riverdale Rd. for a registration violation. The driver could not prove insurance, registration, or ownership of the vehicle. A K9 sniff was conducted on the vehicle and it indicated for narcotics. Four passengers consented to a search of their person which nothing illegal was found. The driver denied consent to a search of his person and a warrant was granted for the search of his person. The driver was found to be in possession of methamphetamine. The passenger provided false information of an actual person and was found to be in possession of drug paraphernalia. The driver will be summoned for multiple traffic violations, possession of drug paraphernalia, and possession of a controlled substance. The passenger will be summoned for her charges. The driver's vehicle was impounded for plates to previous owner and suspended registration. All evidence was photographed and booked into evidence at Riverdale PD. This case is closed.

Recovered Stolen Vehicles- Officers arrested a male for possession of a stolen vehicle and an NCIC hit out of Murray PD for being a runaway. The suspect was located after running from the stolen vehicle at 5000 S 1500 W (Motel 6) and still had the keys to the stolen vehicle in his pocket. The suspect was listed NCIC as a runaway and his mother was not able to be contacted by phone or in person. The suspect was booked into Weber Valley Detention center. While chasing the occupants and dealing with the suspect, another vehicle arrived in the parking lot that was found to be stolen as well. The occupants fled and the driver and a passenger were apprehended.

Assist OJ/OPD- Riverdale Officers responded to the area of to assist OPD in a shooting. One victim was shot twice in the leg and taken to the hospital. The suspect(s) are still outstanding and the only information at the time is that they are in a white or silver vehicle.

Trespass- Police responded to Motel 6 for a Trespass Complaint. A female was on scene past check out and was refusing to leave. Police attempted contact. Entry was made and the female was found lying in bed intoxicated and unclothed. The female was advised it was time to check out and to get dressed and gather her things. The female did not comply and had to be escorted out and booked into jail.

Trespass- Officers were dispatched to John Paras furniture 4130 S. Riverdale Rd. in regard to a trespass. An employee reported a male has been sitting on the lawn of their property and he is throwing trash everywhere and appears to be high on something. Police arrived and made contact with the male who was acting erratic and appeared to be under the influence of meth or was just mentally unstable. Police told the male to gather his belongings and leave the area. The male told Police he loved them and left the area.

Theft-Officers responded to a theft at the Motor Vu Drive In where the victim left his cell phone in the bathroom and when he returned to get the phone it was gone. The cell phone has since been turned off and cannot be tracked. Officers later got a tip on the location of the phone. Officers recovered the phone from the suspect.

Retail Theft- Officers were dispatched to Walmart in regard to a theft where a female was detained. The female was on video surveillance skip scanning multiple items and pushed out a cart full of groceries without making any attempt to pay for them. The female consented to a search of her purse and methamphetamine was located. The female will be summoned for retail theft and possession of a controlled substance.

Family Fight- Officers responded to a family disturbance. A male and female were involved in an argument that turned physical and was in the presence of two juveniles inside the home. This case will be screened for charges against both parties involved.

Investigations Report August 2021

Retail Theft- Detectives followed up on a retail theft where the suspect stole a bb gun from Sportsman's Warehouse. The suspects were interviewed and confessed to committing the theft. They were cited and released for retail theft.

Child Endangerment- Detectives followed up on a child abuse case. A mother and her boyfriend were using drugs inside the home in the presence and with some of the children. A warrant was obtained for hair test on the children. The mother and boyfriend were charged with child endangerment/abuse.

Stolen Vehicle- Detectives followed up on a stolen vehicle from Chick-Fila. The suspects stole the keys to a vehicle off the counter at Chick Fila. The vehicle was later recovered in Salt Lake City. Detectives interviewed one of the suspects who confessed to stealing the car. Detectives filed an arrest warrant for the 2nd suspect.

Detectives conducted follow up on numerous other cases.

Detectives did a lot of preparation work with the County Attorney's Office for an upcoming homicide trial that occurred on Christmas Day last year.

Detectives conducted background checks on prospective new hires for open police officer positions.

RIVERDALE POLICE DEPARTMENT CRIME BULLETIN

August 2021
Report #18-6

August Police Calls

- **1019 Calls for Service:**
 - **44 Animal Complaints**
 - **236 Crime Reports Written**
 - **9 Forgery/Fraud**
 - **4 Retail Thefts**
 - **6 Drugs**
 - **12 Family Offenses**
 - **20 Burglary/Theft Complaints**
 - **3 Stolen Vehicle Complaints**
 - **1 DUI**
 - **4 Damaged Property**
 - **37 Arrests**



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

Traffic Patrol and Enforcement

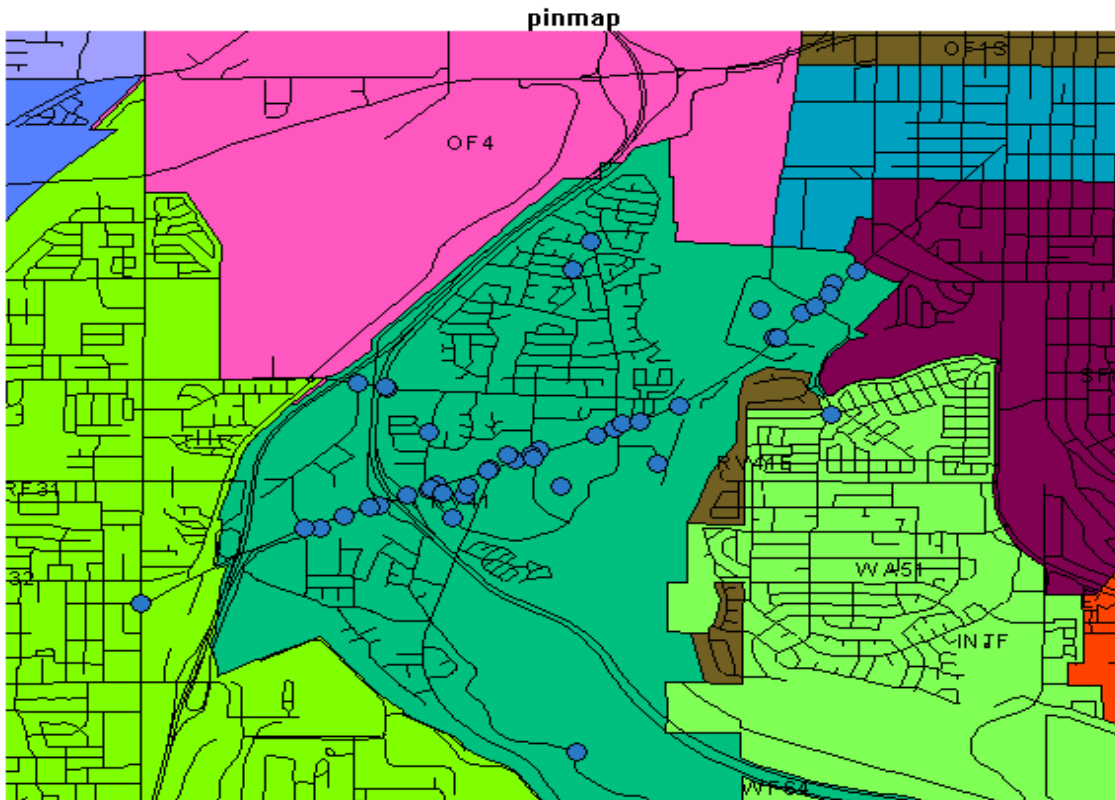
- **293 Traffic Stops resulting in:**
 - **155 Citations**
 - **226 Total Violations**
 - **71 Warnings Issued**

RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

August 2021
Report #18-6

o 38 Traffic Accidents



- 15 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 NOT CROSS

FOR LAW ENFORCEMENT USE ONLY!

Traffic Accidents

Monthly report - August 2021

Legal Dept., City Attorney - Steve Brooks:

- Resolutions/Ordinances work-
 - Legal work concerning - RDA loans, Site plans, Water agree., GRAMA, Maverick, Heap, Alkin, Reconveyance, RDA, ADU, Clerk job, Rezones, Prop purchases.
- 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

270 Total traffic cases YTD 5995 (Jan. 1, 2021 to December 31, 2021)

5 DUI	160 Moving violations	0 FTA
0 Reckless/DUI red.	73 Non-moving violations	0 Other
30 License violations	2 Parking	

30 Total Misdemeanor cases YTD 834 (Jan. 1, 2021 to Dec. 31, 2021)

1 Assault	0 Ill. sale Alc.	1 Dom. animal	2 Dom. violence
6 Theft	0 Other liq. viol.	0 Wildlife	11 Other misd./infrac
0 FTA	7 Contr. subst vio	0 Parks/rec.	
2 Public intox	0 Bad checks	0 Planning zon./Fire/Health	

255 Total cases disposed of this month

501 Total number of cases disposed of for the year (July 1, 2021 to June 30, 2022)

298 Total offenses this month

630 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=4

0 Cases filed	0 Trials
1 Settled/dismissed	0 Default judgment

CITATIONS BY AGENCY

YTD (July 1, 2020 to June 30, 2021)

Riverdale City	136	283
UHP	98	239

REVENUE/MISC.

YTD (June 1, 2021 to May 31, 2022)

Total Revenue collected	\$ 47,165.00	\$ 9,6262.22
Revenue Retained	\$ 29,199.46	\$ 62,315.20
Warrant Revenue	\$ 41,260.00	\$ 41,260.00
Issued warrants	61	144
Recalled warrants	98	189

RSAC MONTHLY REPORT

7 participants	51 drug tests given	0 walked away/warrants issued
0 orientations	0 in jail/violations	1 ordered to inpatient
0 new participant	1 positive UA's/tests/dilutes0 other	
0 graduates	1 incentive gifts	
0 terminated/quit	0 spice tests given	

Employee Recognition – September 2021 Anniversaries			
Years	Employee		Department
22		Karen Dille	Community Services
18		Colleen Winget	Community Services
8		Raelyn Boman	Business Administration
7		Betty Wilson	Community Services
6		Sam Smith	Community Services
4		Matthew Guymon	Public Works
4		Camille Jacobsen	Business Administration
3		Garrett Henry	Fire



Staffing Authorization Plan

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

As of August 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	8.50
Public Works	11.00	11.00
Police	22.75	20.75
Fire	15.50	13.50
Total	74.00	69.50

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	(0.50)	
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	(2.00)	
Fire	(2.00)	PT Firefighters unfilled
Totals	(4.50)	Staffing <u>under</u> authorization

Actual Full Time Employees	55.00
Actual Part Time Employees	48.00
Seasonal Employees	0.00

COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

September 15, 2021

OPEN FOR BUSINESS



Auto Zone celebrated their grand opening with a ribbon cutting on August 31st. Their new store is located at 4240 S. Riverdale Road, Suite B.



Café Rio is now open for business at 4194 S. Riverdale Road.

ONGOING DEVELOPMENTS



Dutch Bros Coffee is preparing to open a new drive-thru food service business at 4177 S. Riverdale Road.

Raising Cane's Chicken Fingers is building a new restaurant at 4168 S. Riverdale Road.



Mo' Bettahs Hawaiian Style Food is constructing a new restaurant at 4182 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.



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.



Maverik Convenience Store is planning to open a new location at 1472 W. Riverdale Road.



Cheddar's Scratch Kitchen restaurant is planning to open a location at 4171 S. Riverdale Road.



Take 5 Oil Change is planned to be built at 4021 S. Riverdale Road.

**RIVERDALE CITY
CITY COUNCIL AGENDA
September 21, 2021**

AGENDA ITEM: G1

SUBJECT: Consideration of proposed Site Plan Amendment for Walmart Supercenter, property located at 4848 South 900 West, Riverdale, Utah 84405, as requested by Walmart and Galloway & Company, Inc.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Walmart Amend Site Plan – CC \[20210921\]](#)
- b. [Walmart Amend Site Plan Review – 20210916](#)
- c. [Dept Staff Reports – Walmart Amend C \[20210914\]](#)
- d. [City Eng Walmart Amend Design review #2 – 15 September 2021](#)
- e. [Walmart Amend Site Plan App Updated - 20210726](#)
- f. [Walmart 1708 Riverdale_UT_Exterior Elevations 07-26-2021](#)
- g. [Walmart Amend Site Plan Dwgs \[r\] - 2210827](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 9-21-2021

Petitioner: *Walmart*
represented by Doug Staker, Galloway & Company

Summary of Proposed Action

Walmart, as represented by Doug Staker with Galloway and Company Engineering, has applied for an Amended Site Plan review of an add-on and alteration portion of the existing Walmart retail store at approximately 4848 South 900 West. The affected parcel is zoned in the Retail Commercial Park Overlay (RCP) zone. This amended site plan is being proposed for development on the Walmart site in the current lawn and garden area of the store. Walmart is also working on a smaller interior remodel of this retail store as a component of this process. The property is currently owned by Walmart Real Estate Business Trust et al. A public hearing is not required to consider this site plan proposal.

On August 10, 2021, this request came before the Planning Commission for recommendation consideration review by the Commission. Following discussion on the matter, the Planning Commission forwarded to the City Council a favorable recommendation for approval of the proposed Walmart Amended Site Plan, with the understanding that outstanding staff concerns be resolved. Based on resolution of these concerns, this matter is now before the City Council for consideration.

Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Walmart amended site plan proposal, approve the proposed amended site plan with any requested modifications, tabling the matter to a later date to allow time to resolve outstanding concerns, or not approve the proposed amended site plan with the appropriate findings of facts. If an approval of this amended site plan was provided, then this matter could move forward to next steps associated with building permitting and preconstruction processes.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones" and is affected by City Codes 10-13B "Retail Commercial Park Overlay Zone (RCP)", 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 east of Riverdale Road along 900 West on property currently owned by Walmart Real Estate Business Trust et al. The property is located in a RCP zoned area and the continued use of retail goods establishment and retail services establishment is a permitted use in this zone per the development agreement for this retail commercial area.

Attached with this executive summary is a document entitled "Amended Site Plan Review - Walmart"; this is a supplementary document addressing items on the 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 City Council should discuss any concerns raised by these summaries.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the City Council make a motion to approve the Walmart amended site plan proposal, approve the proposed amended site plan with any requested modifications, tabling the matter to a later date to allow time to resolve outstanding concerns, or not approve the proposed amended 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

Amended Site Plan Review – Walmart, 4848 South 900 West

Completed by Mike Eggett, Community Dev. Director on 7/30/2021, 8/2/2021, and 9/16/2021

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed amended 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 consider approval of the amended site plan, table, or not consider approval of the proposed amended Walmart 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)	July 26, 2021, updated on August 27, 2021
Date Application Submitted to City:	July 26, 2021
Date Fee Paid:	Paid on July 26, 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; address location reflects correct address of 4848 South 900 West
Property Owner's name, address, and phone number	Shown on cover page: Walmart, 702 S.W. 8 th Street, Bentonville, Arkansas 72716, 800-925-6278
Property Developer's name, address, and phone number	Shown on cover page: Walmart, 702 S.W. 8 th Street, Bentonville, Arkansas 72716, 800-925-6278
Approving agency's name and address: Utility companies if applicable	Shown, Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; <u>other utility agencies name and contact info not provided, as applicable</u>
Consulting Engineer's name, address, and phone number	Galloway & Company, Inc., 6162 S. Willow Drive, Suite 320, Greenwood Village, Colorado 80111, 303-770-8884
Licensed Land Surveyor's name, address, phone number, signature, and seal	<u>Name, address, phone number, seal and signature not provided at this time, may not be applicable to this project</u>
Date	Yes – 7/21/2021, updated on 8/27/21
Revision block with date and initials	Revision blocks shown and notes block provided

Sheet number and total sheets	Shown (11 total sheets)
<u>General</u>	
Street names	Shown – 900 West, River Park Drive
Layouts of lots with lot numbers	Yes, shown; one lot shown
Adjacent tract ownership and tax identification numbers	Neighboring tract ownership names and tax ID not shown or provided, but due to lot size this is not applicable
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 20'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown and identified, existing structures shown on plan, existing utility lines shown on sheet CS1; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, provided
Contours	Yes, shown on grading plan
Public areas	Existing and planned open areas (parking lot, etc) shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes, 900 West, River Park Drive
Site location	Yes
North arrow	Yes
Scale	Yes, scale is shown, 1" = 150'
<u>Layout</u>	
Landscaping (location and type with area calculations)	Landscaping plan has been provided in compliance with City Code 10-14-12(B)(1)
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting and signage shown in packet; no new proposed onsite lighting devices planned; new signage plans and locations provided
Location of underground tanks, dumpsters, etc	No tanks present on site; existing dumpster and dumpster enclosure location not shown but no dumpsters found in location of site plan amendment found in packet
<u>Additional Information</u>	
Benchmark	Shown or provided
Basis of bearings	Shown or provided

Legend	Shown on multiple sheets
<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; address location reflects correct address of 4848 South 900 West
Approving Agency's name and address	Shown, Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Galloway & Company, Inc., 6162 S. Willow Drive, Suite 320, Greenwood Village, Colorado 80111, 303-770-8884
Date	Yes – 7/21/2021, updated on 8/27/21
Scale	Yes, scale is shown
Revision block with date and initials	Revision blocks shown and notes block provided
Sheet number and total sheets	Shown (11 total sheets)
<u>General</u>	
North arrow	Yes
Street names	Shown – 900 West, River Park Drive
Lot numbers	Yes, shown; one lot shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on grading plan and demo plan
<u>Signage</u>	Updated building signage concepts provided; <u>may inquire more regarding future signage intent if desired</u>
Height	Shown in sign packet
Size	Shown in sign packet
Locations	Existing locations shown; new shown in sign packet
Colors	New signage concepts shown in packet
Lighting	New signage concepts shown in packet
<u>New and Existing Buildings</u>	
Height and Size	<u>Add-on building - Height = unknown; Building size = unknown</u>

Location, setbacks, and all dimensions	<u>Setbacks not provided, may not be applicable for this process</u> ; approximates: front setback – <u>unknown</u> at nearest point; rear setback – <u>unknown</u> at nearest point; south side setback – <u>unknown</u> at nearest point; north side setback – <u>unknown</u> at nearest point
Type of construction	Updated plans for signage and appearance provided
Type of occupancy and proposed uses	Regional retail fulfillment center and pick-up
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown, where applicable to the add-on area
<u>New and Existing Landscaping & Percentage</u>	Landscaping plan has been provided in compliance with City Code 10-14-12(B)(1), meets minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(1.)
Number of trees	Landscaping counts provided; trees shown per City Code 10-14-12(B)(2)(e)
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; irrigation plan provided
Xeriscaping alternatives being considered	Landscape/xeriscape plans provided; for more info inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fences shown; 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)	Associated dedicated stalls are provided and shown; handicapped parking space applied where appropriate; 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	Pick up area shown; parking area circulation shown
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, 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 where applicable

Right-of-way lines	Not applicable
Face of curb lines	Yes, this is shown where applicable
Centerline slope	Shown on drawings and established per previous and other project road development
Signing and striping	On site existing and new signage shown; no public signs applicable; no public roadway striping applicable; on site striping shown
Light poles	Yes, location of existing light poles and power equipment shown; no new onsite proposed light poles and equipment anticipated for this project
Street lights	Not applicable to add-on area
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	On site stop signs shown
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown on multiple sheets
Planting Strip	Not applicable to add-on area
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on multiple sheets, in detail on sheet C2.4 and C3.1
Slope of gutter	Shown on C3.0, in detail on sheet C3.1
Manholes	Existing shown on multiple sheets
Invert elevations	Shown on C3.0, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on C3.0, detail on C3.1, <u>defer to City Engineer</u>
Location of catch basins	Shown on C3.0, <u>defer to City Engineer</u>
Ditches, location and ownership	Not applicable
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other approval required, defer to City Engineer</u>
Calculations for retention system	Updated drainage report has been provided; <u>defer to City Engineer</u>
Method of storm water clean-up	Existing method noted on C1.0; erosion control plan provided; <u>defer to City Engineer</u>
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C3.0, <u>defer to City Engineer</u>

Length, size, type, and slope of mains and laterals	Shown on C3.0, detail on C3.1, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on C3.0, detail on C3.1, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Existing water location shown; <u>water meter size, and type not identified, where applicable</u> ; location of existing valves shown; existing fire hydrants for site shown; no new hydrants planned for this site plan
<u>New and Existing Gas Lines</u>	
Size and type	<u>Existing and new gas lines not shown, where applicable; size and type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	<u>Existing and new power lines locations unknown</u>
Location of power poles	Existing power poles and overhead lines location not located in plan area; new power poles location not planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	<u>Existing location of telephone boxes and new telephone utility lines, poles and associated manholes unknown, where applicable</u>
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	<u>Cable TV lines not shown, where applicable</u>
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C3.0 and C3.1 for pavement cross section and connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C3.0 and C3.1, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Existing shown and identified on multiple sheets; identified as bicycle safe grates on gutter inlet boxes; <u>defer to City Engineer</u>
Cleanout box	<u>Not shown, if any; defer to City Engineer</u>
Thrust blocking	<u>Not shown, if any; 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	Add-on site Geotechnical report not provided, may not be applied to this site

Drainage and runoff calculations	Updated drainage report has been provided; <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, where applicable and as directed by the Public Works Director</u>
Copy of protective covenants, codes, and regulations for development	Not applicable for this project
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Yes, provided
Corp of Engineers approval (if required)	No approval required
Zoning compliance	Yes, Retail Commercial Park Overlay (RCP) Zone meets intended uses for amended site design
RDA compliance (if applicable)	No applicable RDA regulations for this project area
Use compliance	Yes, this use complies with the zoning for this RCP 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
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Amended Submission approval consideration being reviewed by City Council</u>

DEPARTMENTAL STAFF REPORTS – 7/28/2021 to 9/14/2021

From: Shawn Douglas
Sent: Wed 8/4/2021 9:49 AM
To: Mike Eggett
Subject: Review

Mike,

I have included my review comments for the three projects. Thanks

Plan Review For Walmart

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
- 2-Show existing storm drain lines, retention ponds, orifice plates, catch basins, gutter inlet boxes, etc. Calculator new storm water flows to ensure detention and release rates still meet city specifications.
- 3-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to completed on Compliance Go. Include concrete washout BMP.

Other

- 1-Note requiring all construction and materials shall meet Riverdale City standards.
- 2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
- 3-Calculate new Square footage of impervious surface for entire lot.

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

From: Scott Brenkman
Sent: Wed 7/28/2021 4:47 PM
To: Mike Eggett
Subject: RE: Review needed - Walmart Fulfillment Center Site Plan Amend Proposal

I have no concerns.

Scott

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

From: Jared Sholly
Sent: Tue 9/14/2021 7:55 PM
To: Mike Eggett
CC: Randy Koger
Subject: Re: Council review of Walmart Retail Fulfillment Center

I have no additional comments.

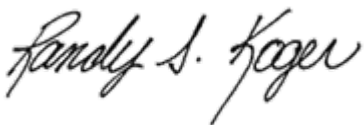
*Jared Sholly
Fire Chief
Riverdale City Fire Department
Cell: 801-628-6562
Office: 801-394-7481*

From: Randy Koger
Sent: Tue 9/14/2021 3:17 PM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: Council review of Walmart Retail Fulfillment Center

REVIEW COMMENTS:

The following review comments are based on information provided on the Preliminary 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 have no additional recommendations.



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

15th September 2021

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Walmart – Construction of new Pickup Lanes with a Canopy.**
Subj: Site Plan Review – Recommended Approval

Dear Mike,

I have completed my review of the recently submitted Site Plan Drawings from the Developer's Design Engineer. The review comments in my last review dated the 4th of August 2021 have all been resolved. In my opinion the drawings and calculations now reflect the Standards of Riverdale City.

I herewith recommend approval.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

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



Riverdale City

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

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

CASE NO: 2021-07 DATE SUBMITTED: 7/26/2021

APPLICANT'S NAME: Galloway & Company attn: Zell Cantrell

BUSINESS ADDRESS: 6162 S Willow Dr. Greenwood Village CO 80111

BUSINESS PHONE: 303-770-8884

ADDRESS OF SITE: 4848 900 W, Riverdale UT 84405

APPLICANT'S INTEREST: Engineering consultant

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 224,961 sq. ft (5.16 ac) of property in the RCP zone in (sq. ft./acreage)

accordance with the attached site

Signature of Applicant

Signature of Property Owner

I authorize Galloway & Company to act as my representative in all matters relating to this application.

Signature of Property Owner

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

Fee: \$ 2,064.⁰⁰

Date paid: 7/26/2021

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

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

Date: 8/10/2021

Decision of Commission: Recommend Council Approval, resolve staff concerns

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

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

Date: 9/21/2021

Decision of Council: _____



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

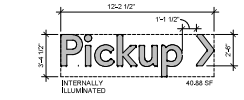
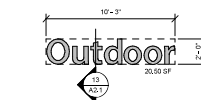
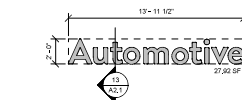
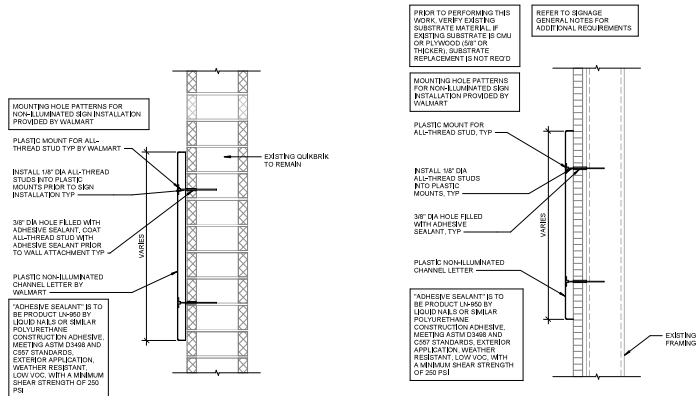
XBP Confirmation Number: 103585058

Transaction detail for payment to Riverdale City.			Date: 07/26/2021 - 2:06:37 PM MT	
		Transaction Number: 153367263PT Visa — XXXX-XXXX-XXXX-7221 Status: Successful		
Account #	Item	Quantity		Item Amount
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Notes: SITE PLAN AMENDMENT 4848 S 900 W				

TOTAL: \$2064.00

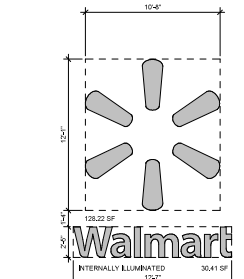
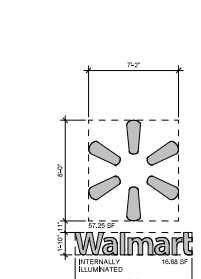
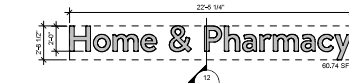
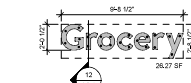
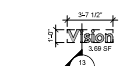
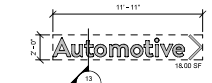
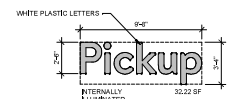
Billing Information
JACLYN MILLICAN
, 84405

Transaction taken by: cjacobsen



NOTE: ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK.

NOTE TO SIGN INSTALLER: ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY KEKAL METAL STUDS, CHANNELS, OR OTHER MISG METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES.



EXISTING SIGNAGE SCHEDULE						NEW SIGNAGE SCHEDULE							
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE							FRONT SIGNAGE						
Valiant	1	LED	WHITE	2'-6"	28.00 SF	28.00 SF	Valiant	1	LED	WHITE	2'-6"	30.41 SF	156.80 SF
Span (V)	1	LED	YELLOW	2'-6"	28.00 SF	28.00 SF	Span (V)	1	LED	YELLOW	12'-1"	126.22 SF	156.80 SF
Home & Living	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF	Home & Pharmacy	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF
Grocery & Pharmacy	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF	Grocery	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF
Outdoor Living	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF	Outdoor	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF
Auto Center >	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF	Automotive >	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF
Pickup	1	LED	WHITE	2'-6"	28.00 SF	28.00 SF	Pickup	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF
Span (V)	1	LED	YELLOW	4'-5 1/2"	65.43 SF	65.43 SF	Span (V)	1	N/A	WHITE	2'-6"	28.00 SF	28.00 SF
TOTAL FRONT SIGNAGE						547.16 SF	TOTAL FRONT SIGNAGE						287.63 SF
REAR SIGNAGE							REAR SIGNAGE						
Valiant	1	LED	WHITE	2'-6"	28.00 SF	28.00 SF	Pickup Canopy Signage	1	LED	WHITE	2'-6"	45.88 SF	45.88 SF
Span (V)	1	LED	YELLOW	2'-6"	28.00 SF	28.00 SF	Phage 2	1	LED	WHITE	2'-6"	33.33 SF	33.33 SF
TOTAL REAR SIGNAGE						56.00 SF	TOTAL REAR CANOPY SIGNAGE						79.21 SF
AUTO CENTER SIGNAGE							AUTO CENTER SIGNAGE						
Auto Center	1	N/A	WHITE	1'-0"	17.75 SF	17.75 SF	Valiant	1	LED	WHITE	4'-0"	16.68 SF	16.68 SF
Truck	1	N/A	WHITE	1'-0"	17.75 SF	17.75 SF	Span (V)	1	LED	YELLOW	6'-7"	67.26 SF	73.93 SF
Lube	1	N/A	WHITE	1'-0"	17.75 SF	17.75 SF							
TOTAL AUTO CENTER SIGNAGE						53.25 SF	TOTAL REAR SIGNAGE						79.21 SF
TOTAL BUILDING SIGNAGE						656.41 SF	TOTAL BUILDING SIGNAGE						495.74 SF

- SIGNAGE GENERAL NOTES**
- SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC.
 - ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ON SITE. THE EXISTING SIGNAGE WILL THEN BE REMOVED. PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS.
 - GENERAL CONTRACTOR RESPONSIBILITIES:
 - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED.
 - TEMPORARY BANNER WILL BE APPROPRIATELY SIZED BY D23.
 - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED PRIOR TO THE CONSTRUCTION SCHEDULE.
 - BY END OF FIRST WORK WEEK, REVIEW EXISTING CONSTRUCTION WHERE SIGNAGE WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS, REVIEW WITH APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT REPAIR ACCORDANCE WITH SECTION 0125, NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
 - PROVIDE SUBSTRATE SURFACE FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED TIDALOG SIGN.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW 'Valiant' and 'Span' SIGNAGE. EXISTING (S) BOXES FROM 'Valiant' SIGNAGE MAY BE REUSED.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO 'TRUCK' SIGNAGE LOCATION. SHOWN, REFER TO ELECTRICAL.
 - INSTALL ACCESS DOORS AND FRAMES IN OPTIMAL BOARD CELLS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
 - VERIFY ACCESS DOOR AT CIRCUIT FEEDING LIMITED SIGNAGE. REFER TO ELECTRICAL.
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
 - REMOVE ALL UT BUILDING SIGN AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE.
 - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 0106.
 - INSTALL SIGNAGE PER DETAILS.

ARCHITECT OF RECORD:
BENTON RIVERDALE, UT
4848 S. 500 W.
ST. GEORGE, UT 84770
TEL: 435-864-8888
WWW.BRR-UT.COM

CONSULTANTS

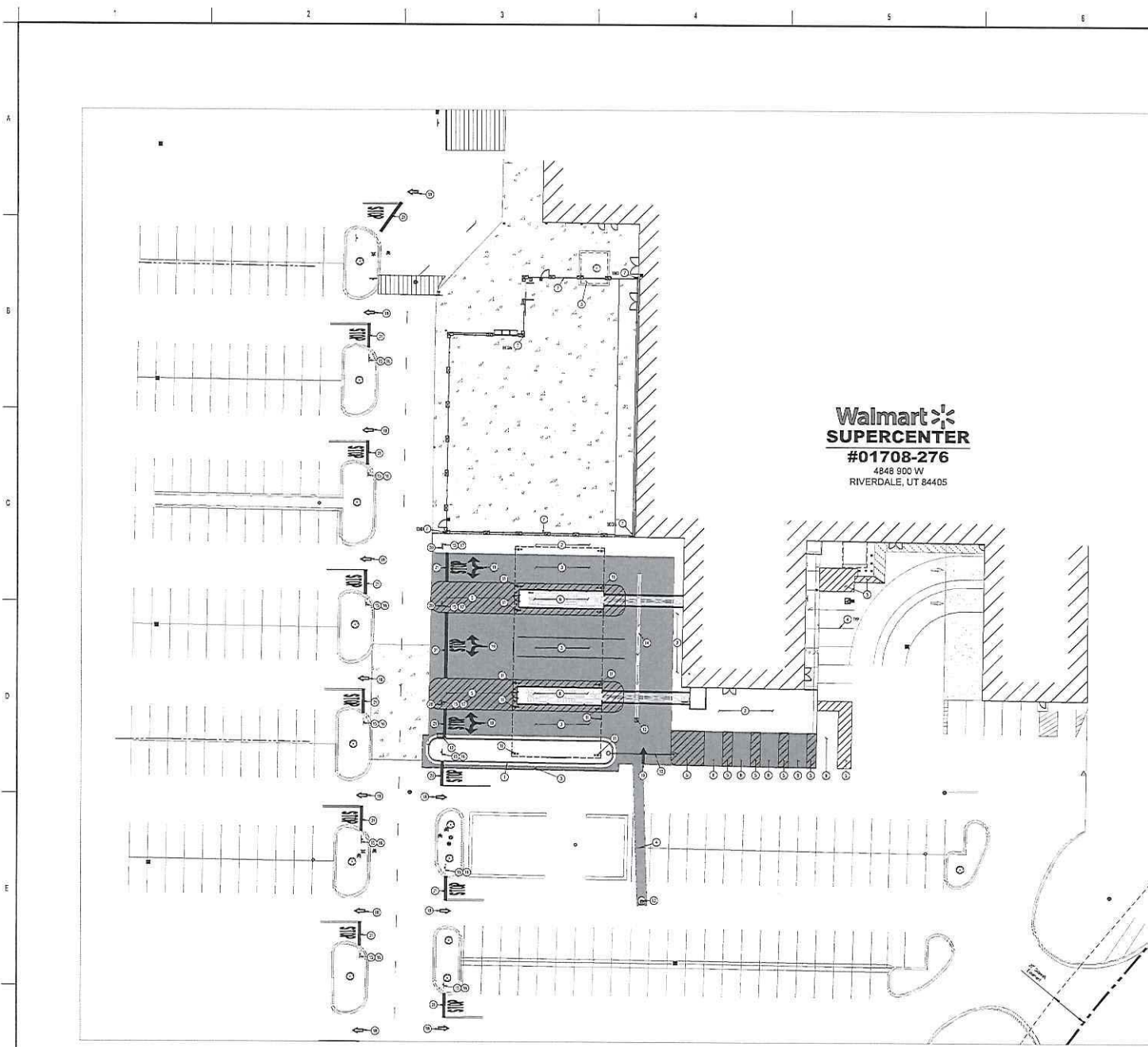
2022 SPRING

ISSUE BLOCK

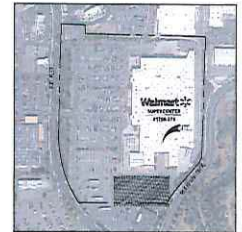
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PHOTO CYCLE: 02/20/21
DOCUMENT DATE: 09/21/21

EXTERIOR DETAILS AND SIGNAGE

SHEET
A2.1



Walmart*
SUPERCENTER
#01708-276
 4848 900 W
 RIVERDALE, UT 84405



KEY MAP
 SCALE: 1" = 1/2"

LEGEND

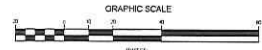
- EXISTING PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- EXISTING CONCRETE PAVING TO REMAIN
- PROPOSED CONCRETE PAVING
- PROPOSED SOIL EXIST LIMITS
- EXISTING LIGHT POLE TO REMAIN
- EXISTING TOWER SHED STRUCTURE TO REMAIN
- EXISTING SANITARY SHED STRUCTURE TO REMAIN
- EXISTING WATER METER TO REMAIN
- EXISTING GAS METER
- PROPOSED CANNY CLEAN
- PROPOSED WELLS

SITE PLAN SCHEDULE NOTES

- 1. PROPOSED CLARK AND GUTTER (REFERENCE SEE DETAIL)
- 2. PROPOSED CONCRETE SIDEWALK ASPHALT BERMING (REFERENCE SEE DETAIL)
- 3. PROPOSED STANDARD DUTY ASPHALT PAVING (REFERENCE SEE DETAIL)
- 4. PROPOSED 4" HPS, 18" DEEP YELLOW PAVING OVER EXISTING 4" HPS, 18" DEEP 4" EXISTING DRIVE
- 5. PROPOSED 4" HPS, 18" DEEP YELLOW PAVING OVER EXISTING 4" HPS, 18" DEEP 4" EXISTING DRIVE
- 6. PROPOSED 4" HPS, 18" DEEP YELLOW PAVING OVER EXISTING 4" HPS, 18" DEEP 4" EXISTING DRIVE
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- 16. PROPOSED 4" HPS, 18" DEEP YELLOW PAVING OVER EXISTING 4" HPS, 18" DEEP 4" EXISTING DRIVE
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- 19. PROPOSED 4" HPS, 18" DEEP YELLOW PAVING OVER EXISTING 4" HPS, 18" DEEP 4" EXISTING DRIVE
- 20. PROPOSED 4" HPS, 18" DEEP YELLOW PAVING OVER EXISTING 4" HPS, 18" DEEP 4" EXISTING DRIVE

CAUTION - NOTICE TO CONTRACTOR

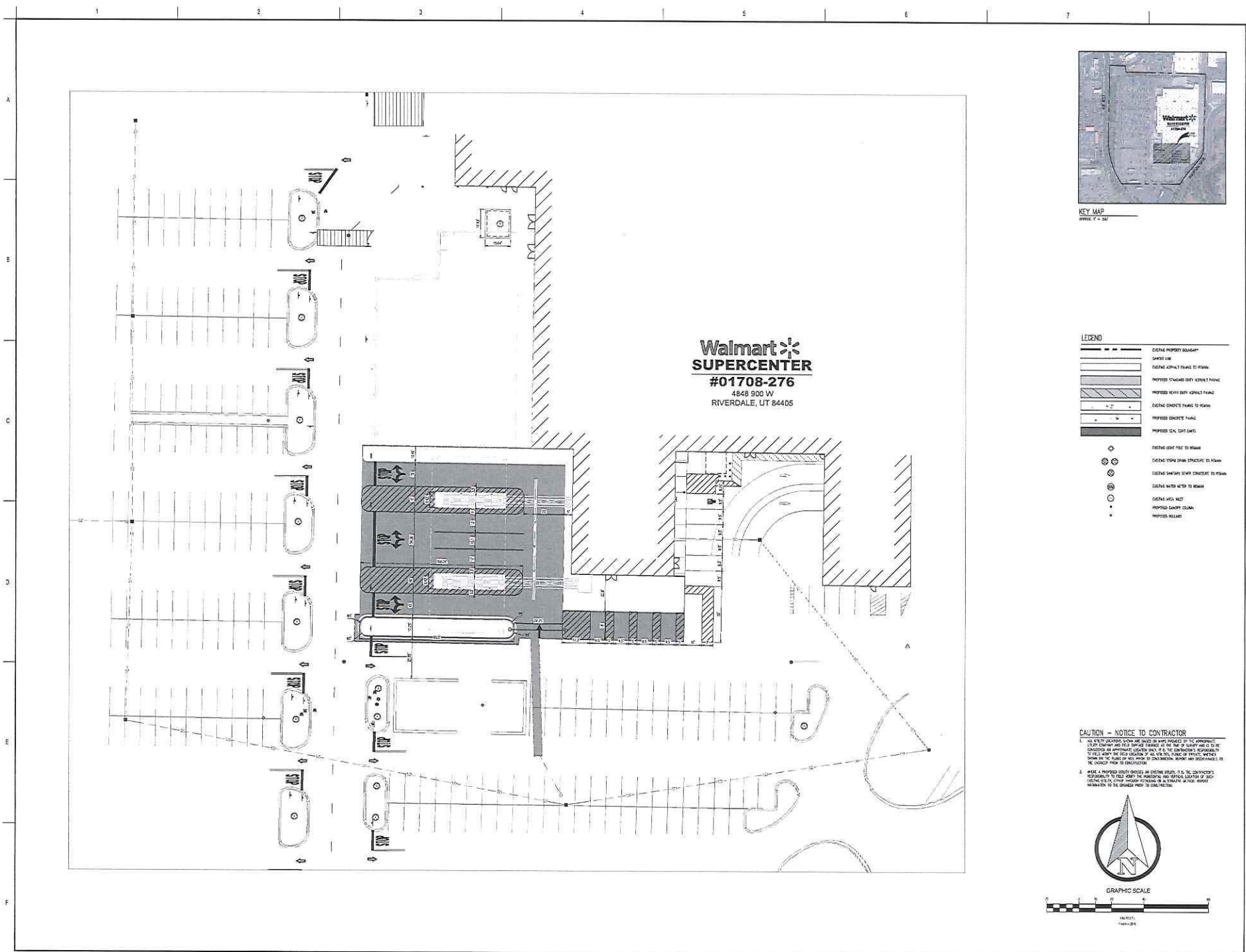
- 1. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE LOCATION OR DEPTH OF UTILITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- 2. MAINTAIN A PROPOSED 10' BUFFER ZONE AROUND ALL UTILITIES. IF THE CONTRACTOR DETERMINES THAT A BUFFER ZONE IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.



Galloway
 ENGINEERS & ARCHITECTS
 1000 N. 1000 E.
 SUITE 100
 RIVERDALE, UT 84405
 (801) 466-1000
 www.galloway-engineers.com



Walmart*
RIVERDALE, UT
STORE NO. 01708-276
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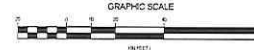
KEY MAP
APPENDIX 1

LEGEND	
	EXISTING PROPERTY BOUNDARY
	EASEMENT
	EXISTING ASPHALT PAVING TO REMAIN
	PROPOSED CONCRETE CURB AND GUTTER PAVING
	PROPOSED HEAVY DUTY CONCRETE PAVING
	EXISTING CONCRETE PAVING TO REMAIN
	PROPOSED CONCRETE PAVING
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING STORM DRAIN CONCRETE TO REMAIN
	EXISTING SANITARY SEWER CONCRETE TO REMAIN
	EXISTING WATER MAIN TO REMAIN
	EXISTING WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN

CAUTION - NOTICE TO CONTRACTOR

1. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTING UTILITY AND REPORT LOCATION OF ANY EXISTING UTILITY CROSSING OR INTERFERENCE TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.



Galloway
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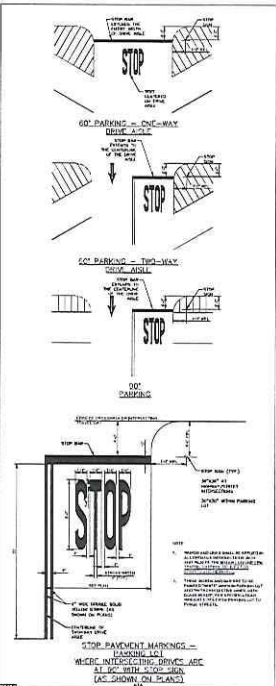
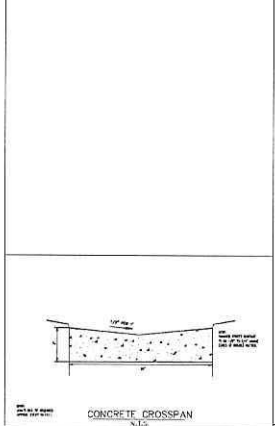
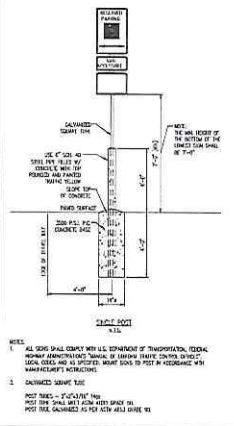
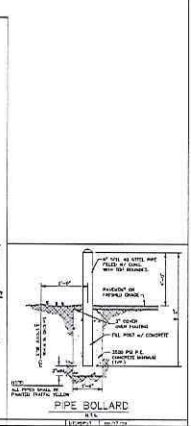
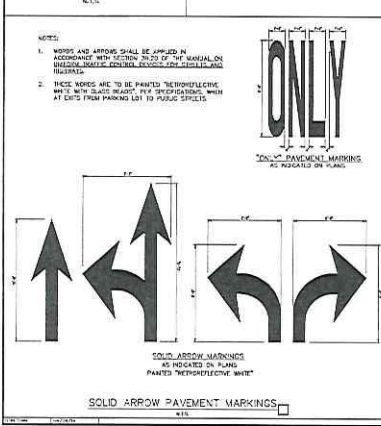
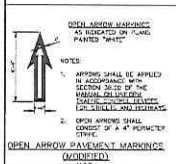
Walmart
RIVERDALE, UT
STORE #01708-276
FOR EXISTING RECORDS SEE EXISTING RECORDS

SHEET BLOCK	
REV	DATE
1	07/27/21

DESIGNED BY: RLG
DRAWN BY: DCS
PROJECT NO.: 27624
DOCUMENT DATE: 07/27/2021

HORIZONTAL CONTROL PLAN

SHEET **C2.3**



DATE	BY	REVISION
07/21/2007	RAC	1.0
08/27/2011	DJS	2.0
07/21/2007	37021	3.0

DRAWN BY: DJS
CHECKED BY: 37021
DATE: 07/21/2007



KEY MAP
SCALE: 1" = 1/2"

GRADING LEGEND

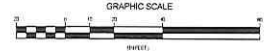
- EXISTING PROPERTY BOUNDARY
- PROPOSED FENCE LINE
- EXISTING WATER CENTERLINE
- EXISTING WATER CENTERLINE
- PROPOSED WATER CENTERLINE
- FF FINISHED FLOOR
- FL FLOW LINE
- TM TOP BACK CURB
- SM SIDEWALK
- TP TOP OF PAVEMENT
- WM WATCH DITCHING
- TO TOP OF GRADE
- HP HIGH POINT
- LP LOW POINT
- FILE EASE OF EASEMENT
- TO TOP OF GRADE
- SAMPLE LINE
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING TO REMAIN
- PROPOSED CONCRETE PAVING
- EXISTING LIGHT POLE TO REMAIN
- EXISTING STORM DRAIN STRUCTURE TO REMAIN
- EXISTING SLOPE STRUCTURE TO REMAIN
- EXISTING WATER METER TO REMAIN
- PROPOSED AREA PAINT
- EXISTING AREA PAINT
- PROPOSED CANOPY COLUMN
- PROPOSED SIGNAGE

NOTES

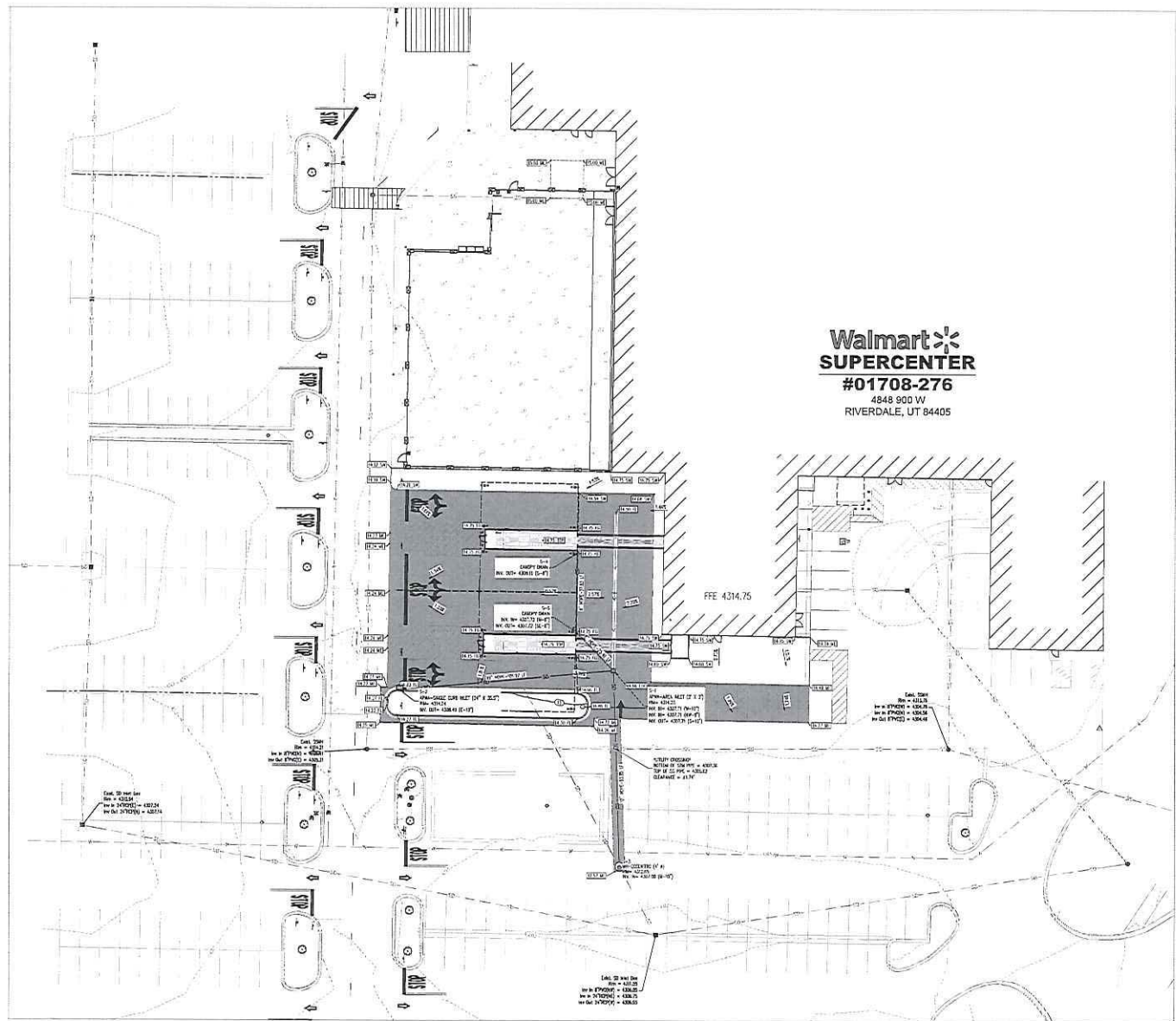
1. ELEVATIONS ON THIS PLAN MAY BE EXpressed WITH THE FIRST TWO DIGITS TRUNCATED. SEE NOTE TO THESE ELEVATIONS.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL PREEXISTING OBSTRUCTIONS SHALL NOT EXCEED THE EXISTING GRADE OR BE LONGER THAN THE EXISTING GRADE.
4. AREA PAVING SPACES AND EXISTING DRAINAGE SHALL NOT EXCEED THE EXISTING GRADE.
5. CONTRACTOR TO INSTALL ROOF DRAIN LEADING FROM PROPOSED CANOPY TO STORM DRAIN WITH A MINIMUM 2% SLOPE. SEE EXISTING SEE TO MAKE CONNECTION TO EXISTING STORM PIPE. SEE THE EXISTING FOR EXISTING SEE DETAIL.

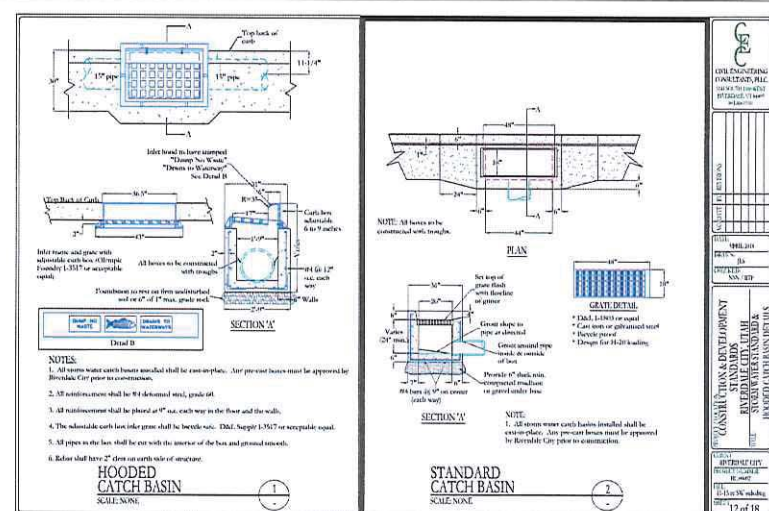
CAUTION - NOTICE TO CONTRACTOR

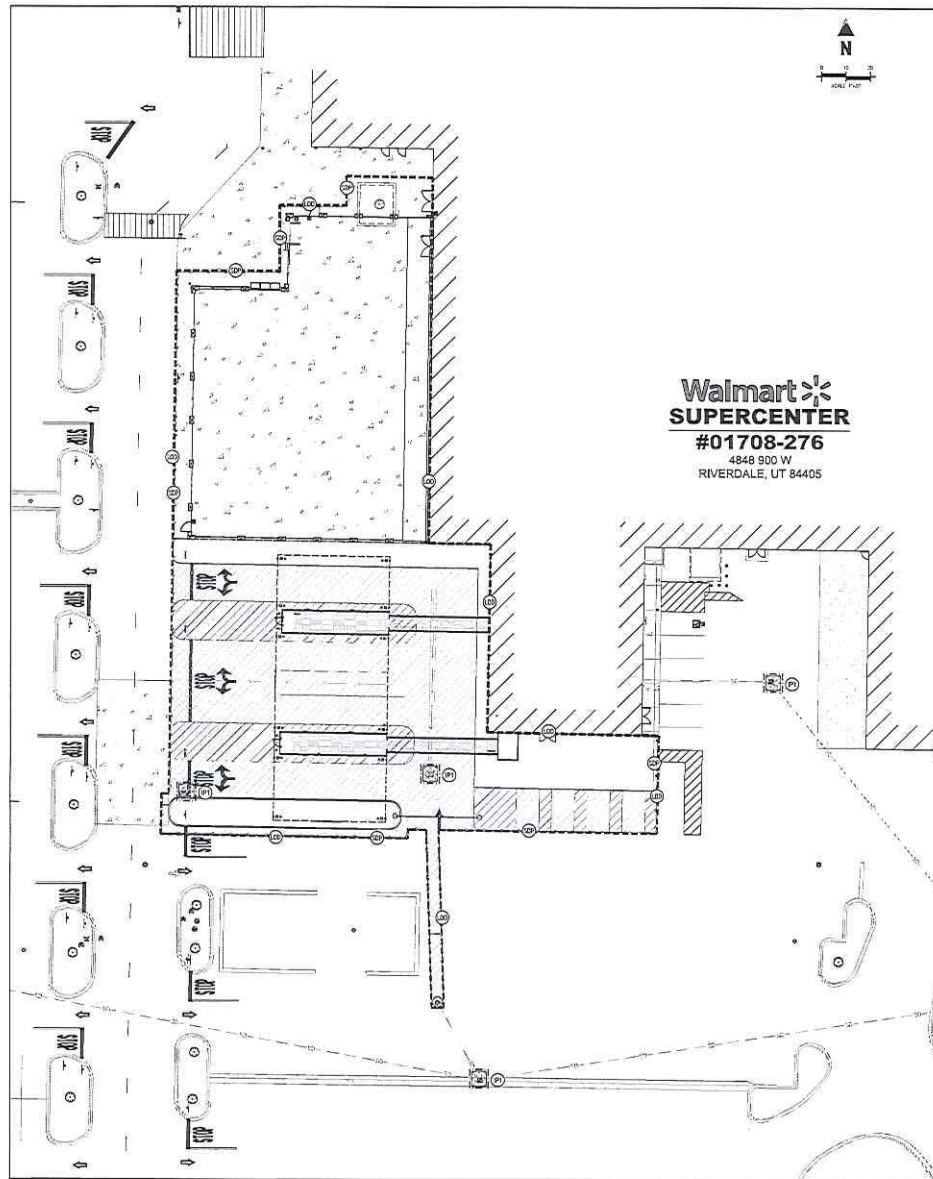
1. ALL EXISTING UTILITY LINES ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES.
2. WHEN A PROVISION IS MADE FOR EXISTING UTILITY LINES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES.



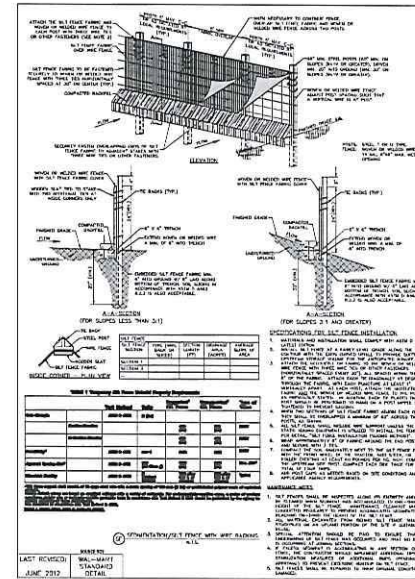
Walmart*
SUPERCENTER
#01708-276
4848 900 W
RIVERDALE, UT 84405



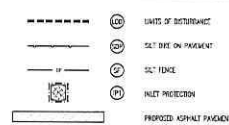




Walmart
SUPERCENTER
#01708-276
4848 900 W
RIVERDALE, UT 84405



EROSION & SEDIMENT CONTROL LEGEND



NOTES: EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY.

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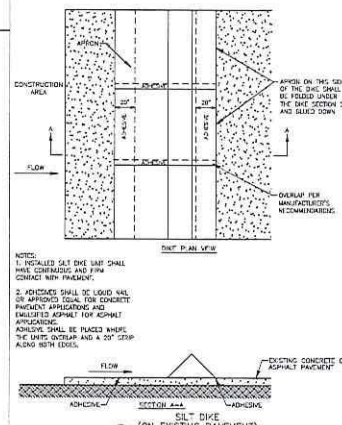
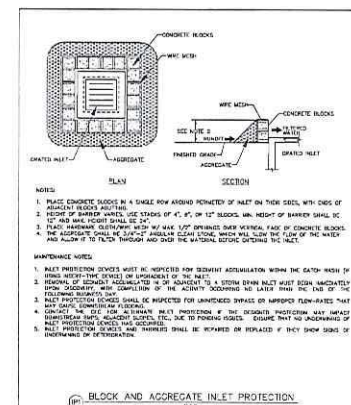
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LAST REVISED: WAL-MART
APRIL 30, 2011 STANDARD
DETAIL

LAST REVISED: CEC
JUNE 2012 STANDARD
DETAIL

Galloway
ENGINEERS & ARCHITECTS
1000 S. 1000 E.
SUITE 100
SALT LAKE CITY, UT 84143
PHONE: 801.466.1234
FAX: 801.466.1235
WWW.GALLOWAYUT.COM

UTAH PROFESSIONAL ENGINEERING BOARD
REGISTERED PROFESSIONAL ENGINEER
No. 12345
EXPIRATION DATE: 12/31/2012

UTAH PROFESSIONAL ARCHITECT BOARD
REGISTERED PROFESSIONAL ARCHITECT
No. 12345
EXPIRATION DATE: 12/31/2012

Walmart
RIVERDALE UT
STORE NO. 01708-276
JOB NUMBER: 01708-276-001

DATE	BY	REVISION
06/27/2011	R. H. H.	01
07/01/2011	D. G.	02
07/01/2011	D. G.	03
07/01/2011	D. G.	04
07/01/2011	D. G.	05
07/01/2011	D. G.	06
07/01/2011	D. G.	07
07/01/2011	D. G.	08
07/01/2011	D. G.	09
07/01/2011	D. G.	10
07/01/2011	D. G.	11
07/01/2011	D. G.	12
07/01/2011	D. G.	13
07/01/2011	D. G.	14
07/01/2011	D. G.	15
07/01/2011	D. G.	16
07/01/2011	D. G.	17
07/01/2011	D. G.	18
07/01/2011	D. G.	19
07/01/2011	D. G.	20

DESIGNED BY: R. H. H.
DRAWN BY: D. G.
PROJECT NO.: 01708-276
DOCUMENT DATE: 07/01/2011

EROSION & SEDIMENT CONTROL PLAN

DATE: C4.0

