

5:30 p.m. – Work Session

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

Discussion regarding Fiber Internet

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. Council Assignment Reports

F. Consent Items

1. Consideration to approve meeting minutes from:
February 15, 2022 Council Work Session
February 15, 2022 Council Meeting

G. Action Items

1. Consideration of Ordinance #946 regarding a proposed Subdivision Amendment for Riverdale Joann Subdivision, property located approximately 4868 South and 4978 South 1050 West, Riverdale Utah 84405, as requested by The Lodge Properties, LLC and AWA Engineering Group.
Presenter: Mike Eggett, Community Development
2. Consideration of Ordinance #947 regarding a proposed Small Subdivision for Riverdale Shopko Subdivision, property located approximately 4054 South and 4060 South Riverdale Road, Riverdale Utah 84405, as requested by The Chasebrook Company.
Presenter: Mike Eggett, Community Development
3. Review and consideration of Resolution #2022-08 adopting a Memorial and Community Project Donation policy.
Presenters: Shawn Douglas, Public Works and Steve Brooks, City Administrator/Attorney
4. Consideration of Resolution #2022-09 awarding a bid to Great Basin Development and Construction for the Weber Basin Water Line Connection and PRV Vault, in an amount not to exceed \$460,369.80.
Presenter: Shawn Douglas, Public Works

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.

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 25th day of February 2022 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 March 1, 2022 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

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 1, 2021**

AGENDA ITEM: G1

SUBJECT: Consideration of Ordinance #946 regarding a proposed Subdivision Amendment for Riverdale Joann Subdivision, property located approximately 4868 South and 4978 South 1050 West, Riverdale Utah 84405, as requested by The Lodge Properties, LLC and AWA Engineering Group

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Executive Summary – Riverdale Joann Amended Subdivision](#)
- b. [Ordinance #946](#)
- c. [Plat 2022-02-15 Inc. Legal Description \(Exhibit A, B\)](#)
- d. [Riverdale Joann Amended Small Subdivision Plan CC Review](#)
- e. [Department Staff Reports](#)
- f. [City Engineer Joann Subdivision Amended Review #2 – 2/24/2022 Approval](#)
- g. [Draft Minutes from February 8, 2022 PC Meeting](#)
- h. [Joann Subdivision Application Updated](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 3-1-2022

Petitioner: Anderson Wahlen & Associates, Inc./The
Lodge Properties, LLC
Represented by Jake Tate

Summary of Proposed Action

The Lodge Properties, LLC, as represented by AWA/Jake Tate, have applied for an amended small subdivision plat review and approval for the Riverdale Joann Subdivision proposal located at approximately 4868 South and 4978 South 1050 West in a Retail/Commercial Park Overlay (RCP) zone. The proposed amended small subdivision plan is before the City Council for final review and approval of the proposed plat amendment. The small subdivision is affecting approximately 4.996 acres of property. A public hearing is not required for review of this proposed subdivision.

On February 8, 2022, this matter was reviewed by the Planning Commission and the amended small subdivision proposal was approved by the Commission. Following their approval, the Planning Commission forwarded a favorable recommendation to the City Council for the proposed amended small subdivision.

Following the presentation and discussion of the final amended plat proposal, the Council may make a motion to approve the amended, approve with additional requirements and criteria, or not approve the amended plat with the appropriate findings of fact provided for the selected decision. Should this proposal receive final Council approval, the proposed amended plat would need to be prepared for review and recordation with Weber County.

Title 10 Ordinance Guidelines (Code Reference)

This Commercial Amended Small Subdivision Plan review is regulated under City Code 10-21 "Subdivisions" (specifically 10-21-12 for Small Subdivisions) and is affected by City Codes 10-10A "Regional Commercial (C-3) Zone", 10-13B "Retail/Commercial Park Overlay (RCP) Zone", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-25 "Development in All Zones".

The petitioner's properties are currently listed in the County Records under the ownership of Lodge Properties, LLC 90% and Biadi, LLC 10%. These properties are currently partially developed with one large building (Joann's) and the remainder partially undeveloped with the intent to divide the parcel into two lots (one for the existing business location and the other lot for the currently undeveloped parcel).

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, and Police Department. The City Council should discuss these summaries and any noted Planning Commission and/or staff concerns.

Staff encourages the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the Council make a motion to approve the amended, approve with additional requirements and criteria, or not approve the

amended plat with the appropriate findings of fact provided for the selected decision.

General Plan Guidance (Section Reference)

The General Plan use for this property is currently set as “Planned Commercial - High” and this proposed subdivision complies with this land use designation.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator



ORDINANCE NO. 946

AN ORDINANCE CREATING AN AMENDED SUBDIVISION AND APPROVING A PROPOSED PLAT AMENDMENT KNOWN AS THE RIVERDALE JOANN SUBDIVISION, 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 an amended subdivision and proposed plat amendment, located at approximately 4868 and 4978 South 1050 West, known as the "Riverdale Joann Subdivision," at the request of The Lodge Properties, LLC, and Anderson Wahlen & Associates, Inc., as represented by Jake Tate (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibits, for a commercial development; and

WHEREAS, the petitioner has complied with all the requirements set forth in Utah Code and the Riverdale City Code (Title 10 Chapter 21, where required) concerning subdivision creation or amendment; and

WHEREAS, the petitioner of the said parcel of land, has received a recommendation of approval to the City Council for said subdivision from the Riverdale City Planning Commission during a public hearing (February 8, 2022); and

WHEREAS, the City Council now desires to approve the amended subdivision 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 Riverdale City to allow the proposed amended subdivision and final plat proposal 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 and Plat. Be it hereby ordained by the Riverdale City Council that the site, located at approximately 4868 and 4978 South 1050 West, be subdivided, creating the "Riverdale Joann Subdivision," and the amended final plat proposal be approved for the proposed location, 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. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED, AND ORDERED POSTED this _____ day of March, 2022.

Braden Mitchell
Riverdale City Mayor

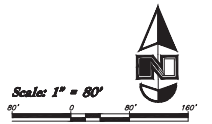
Attest:

Michelle Marigoni
City Recorder

Amending Lot 1 RMRE 1050 West Retail Lot 1 Amended Subdivision, being a part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Riverdale City, Weber County, Utah

January, 2022

Corner Monument to Corner Monument H 89°11'40" W VRS (Basis of Bearing) 5,242.96' (meas'd)



I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act of the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of RMKRE 1050 West Retail Lot 1 Amended Subdivision in Weber County, Utah described in the plat in accordance with Section 17-23-17 and have verified all measurements; and have placed monuments as represented on this plat, and have subdivided said tract of land into 2 lots and easements hereafter to

and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

All of Lot 1, RMRE 1050 West Retail Lot 1 Amended Subdivision, according to the Official Plat thereof on file and recorded December 17, 2020 as Entry No. 3110794 in Book 89 of Plats at Page 55 of Official Records in the Office of the Weber County Recorder, located in the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Riverdale City, Weber County, Utah, being more particularly described metes and bounds as follows:

[illegible]

Contains 217,636 sq. ft.
Or 4.997 acres

This Subdivision was requested by the Lodge Properties, LLC to create 2 Lots.

This Subdivision retraces and honors the underlying RMRE 1050 West Retail Lot 1 Amended Subdivision.

The North Quarter Corner Monument falls within a government security fenced area and could not be accessed for this survey, the location has been calculated based on record documents and the Weber County Survey.

A line between monuments found for the Northeast and Northwest Corners of Section 18 was assigned the VRS bearing of North 89°11'40" West; place the Subdivision on the NAD 1983 State Plane Utah North Zone datum which matches the Weber County Survey referenced hereon.

Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

State of _____ } SS
County of _____

On this _____ day of _____, 20____ personally appeared before me, _____, the
signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of
_____ LLC, and is authorized to execute the foregoing dedication in its behalf and that he executes
it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah
(If above information is provided,
no stamp required per Utah Code,
Title 46, Chapter 1, Section 10)

A Notary Public

State of _____ } SS
County of _____

On this _____ day of _____, 20____, personally appeared before me, Aaron Alized he signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of Lodge _____ Properties LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah
(If above information is provided,
no stamp required per Utah Code,
Title 46, Chapter 1, Section 16.)

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements blanketing this site and/or the common areas of this site and are contained in the following recorded Declaration, Amendment, Agreements and Addendum to Agreements thereto, records of Weber County. Uofa:

Entry No. 1794066 in Book 2166 at Page 533
 Entry No. 1794076 in Book 2166 at Page 632
 Entry No. 1794078 in Book 2166 at Page 641
 Entry No. 1794113 in Book 2166 at Page 840
 Entry No. 1418383 Book 39 Page 71
 Entry No. 1794074 Book 2166 P 616
 Entry No. 1794069 B 2166 P 585
 Entry No. 2677794
 Entry No. 2970558
 Entry No. 2113305
 Entry No. 2982400

 Monument
 --- Adjoining Lot Line
 === Property Line
 --- Lot Line
 - - - Easement Line
 Centerline
 --- Section Line
 Street Address
 WCS Weber County Survey

ANDERSON WAHLEN & ASSOCIATES

Approved by the Riverdale City Planning Commission on the

_____ Day of _____
 _____ 20____.

 Clerk, Board of Civil Service Commission

I hereby certify that the Office of the City Engineer has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Riverdale City.

Signed this _____ Day of _____
_____ 20____.

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 Mayor

Approved by the Riverdale City Attorney on the _____

Day of 20.

Riverdale City Attorney

ENTRY NO. _____ FEE PAID _____
 _____ FILED FOR RECORD AND
 RECORDED _____ AT _____
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____

 WEBER COUNTY RECORDER
 BY: _____
 _____ DEPUTY



Subdivision Amendment Review – Riverdale Joann Subdivision, 4868 South and 4978 South 1050 West

Completed by Michelle Marigoni on 1/20/2022, updated by Mike Eggett on 2/24/2022

Recommendation: City staff recommends that the City Council examine and review this proposed small subdivision review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the subdivision amendment proposal, approve the subdivision amendment plat with additional comments or concerns to be addressed by the developer, or not approve the subdivision amendment plat proposal for the Riverdale Joann Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	January 21, 2022, update submitted on February 15, 2022
Date Application Submitted to City:	January 21, 2022
Date Fee Paid:	Paid on January 21, 2022 (see application and receipt for details)
Subdivision/Site Plan – Requirements	Departmental Review Comments
COVER SHEET	Not applicable
PLAT SHEET	Provided
<u>Title Block</u>	
Project name and address	Project name shown and addresses shown
Property Owner's name, address, and phone number	The Lodge Properties, LLC, 1914 East 9400 South #107, Sandy, Utah 84093
Developer's name, address, and phone number	The Lodge Properties, LLC, 1914 East 9400 South #107, Sandy, Utah 84093
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 not needed

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; surveyor's seal shown and signature provided as required
Date	January 2022
Sheet number and total sheets	2 total sheet – preliminary and final plats
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles shown; <u>may need to include utility company blocks where requested/required</u>
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
<u>Layout</u>	
Street Names	Shown – 1050 West and River Park Drive
Layouts of lots with lot numbers	2 lots shown, addresses shown on plat
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1" = 80'
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	No landscaping plan shown nor required for this existing subdivision due to no change to site plans
Location of exterior lighting devices, signs, and outdoor advertising	Exterior lighting devices (street lights) not shown; no anticipated subdivision signage locations
Location of underground tanks, dumpsters, etc	No underground tanks shown for this site; no need to identify dumpsters for this subdivision
<u>Additional Information</u>	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified and shown; existing structures on site shown (on preliminary); existing utility lines shown; <u>unsure of approvals provided to cross, use, relocate</u>
PLAN AND PROFILE SHEETS	Not applicable

<i>DETAILED DRAWINGS</i>	Not applicable
<i>ADDITIONAL INFORMATION</i>	
Soils report	No Geotech anticipated to be provided. Clearly, in the event any new buildings were to be built, the developer would need to provide an updated Geotechnical Report to building official for the future building permits.
Water right transfer documentation	<u>Applicant needs to discuss with Public Works whether or not water transfer is required; defer to PW Director</u>
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Retail/Commercial Park Overlay (RCP) Zone meets intended uses for subdivision
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, subdivision request complies with RCP zoning requirements and standards as directed by development agreement
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Building Official, Fire Dept, and Police Dept comments provided
Traffic study	Not applicable unless requested by City or PC
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration of Amended Subdivision Plat submission being reviewed for approval by City Council</u>

DEPARTMENTAL STAFF REPORTS – 1/26/2022 to 2/17/2022

From: Shawn Douglas

Sent: Thu 2/17/2022 9:00 AM

To: Mike Eggett

Subject: RE: Updated Review Comments needed for Joann Subdivision Amendment review by Council

Mike,

I have no further comments on this. Thanks

Shawn Douglas

Riverdale City Public Works

801-394-5541 ext 1217

Sdouglas@Riverdalecity.com

From: Scott Brenkman

Sent: Wed 1/26/2022 9:15 AM

To: Mike Eggett

Subject: RE: Comments needed for Joann Subdivision Amendment

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: Wed 1/26/2022 10:49 AM

To: Mike Eggett

Subject: RE: Comments needed for Joann Subdivision Amendment

I don't have any further recommendations.

Jared Sholly

Fire Chief

Riverdale City Fire Department

Office 801-394-7481

Cell 801-628-6562

From: Randy Koger
Sent: Wed 1/26/2022 9:17 AM
To: Mike Eggett
Cc: Jared Sholly
Subject: RE: Comments needed for Joann Subdivision Amendment

I have no additional recommendations.

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. Ultimate responsibility for compliance rest with the owner.

A handwritten signature in black ink that reads "Randy S. Koger". The signature is written in a cursive, flowing style.

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

24 February 2022

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett
Proj: **Riverdale Joann Subdivision**
Subj: Plat Review #2 – Recommend Approval

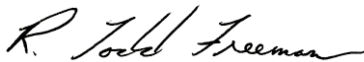
Dear Mike,

I have reviewed the above referenced subdivision plat drawing and recommend approval with the following comments for consideration.

1. The “Acknowledgements” needs to reference both signers of the “Owner’s Dedication” and the correct language needs to reference “he, she, or they” in the written paragraph.
2. Under the “A Notary Public” signature, the text in the box needs to reference “individuals”.
3. As a reminder, an electronic copy of the Plat must be submitted to the Public Works Department for record keeping.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

Cc. Shawn Douglas, Riverdale City Public Work Director
Jeff Woody, Riverdale City Building Official and Inspector

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 8, 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
Robert Wingfield, Commissioner
Blair Jones, Commissioner
Wanda Ney, Commissioner
Rikard Hermann, Commissioner
Kent Anderson, Commissioner
Kathy Eskelsen, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Visitors: Suzette DeMar Guy Larson Jay Larson Jake Tate

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:36 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present.

B. Public Comment

Chairman Spiers asked if there were any public comments. There was no public comment.

C. Presentations and Reports

Chairman Spiers turned the time over to Mr. Eggett, who reported the Gibby Floral building had been demolished, Cheddar's would be pulling a building permit soon, and that a new business, J Dawgs, would be moving in next to Starbucks on 300 West.

D. Consent Items

1. Consideration of Meeting Minutes from January 25, 2022 Work Session and January 25, 2022 Regular Meeting.

Chairman Spiers asked if there were any changes to the minutes from the January 25 meetings. There were no changes. Commissioner Jones moved to approve the minutes. Commissioner Wingfield seconded the motion. All were in favor and the minutes were approved.

2. Recognition of Suzette DeMar for her service as a Planning Commissioner.

Mr. Eggett congratulated and recognized Suzette DeMar on behalf of Mayor Searle and Mayor Mitchell, who appreciated her efforts and willingness to serve. Mrs. DeMar thanked the city and commissioners for the experience and stated she would like to work with them again in the future. Mr. Eggett presented a gift from the city.

E. Action Items

1. Consideration of Conditional Use Permit request for Billboard Sign Alterations for Sign located approximately 3450 South Parker Drive, as requested by Reagan Outdoor Advertising.

Reagan Outdoor Advertising is requesting a height adjustment due to obstruction by the sound wall near the freeway. Mr. Eggett explained this is allowed by state code, but the city code requires a Conditional Use Permit, and that staff have no concerns regarding this item.

MOTION: Commissioner Wingfield moved to approve the Conditional Use Permit

SECOND: Commissioner Jones seconded the motion.

ROLL CALL VOTE: All Councilmembers voted in favor.

2. Consideration to forward a recommendation to the City Council of a proposed Subdivision Amendment for Riverdale Joann Subdivision, property located approximately 4868 South and 4978 South 1050 West, Riverdale Utah 84405, as requested by The Lodge Properties, LLC and AWA Engineering Group.

Mr. Eggett noted Jake Tate from AWA was present representing this item. He explained this is a Commercial C3 area, which is subject to a development agreement, no public hearing was required, and that an approval would send it to City Council. He noted there were no items of concern other than from Public Works to make sure water transfer is not necessary.

MOTION: Commissioner Hermann moved to forward a recommendation based on staff comments.

SECOND: Commissioner Jones seconded the motion.

ROLL CALL VOTE: All Councilmembers voted in favor.

3. Consideration to forward a recommendation to the City Council of a proposed Small Subdivision, property located approximately 4054 South and 4060 South Riverdale Road, Riverdale Utah 84405, as requested by The Chasebrook Company.

Mr. Eggett explained this is the front parcel of the (formerly Shopko) vacant building parking lot. He noted this is a Commercial C3 zone, 9.6 acres, no public hearing required. He went over the site plan review and noted missing items and engineer comments, and stated there were no concerns staff, but that water may need to be discussed in the future.

4. a. Consideration to untable the discussion and considerations regarding proposed Development Agreement Amendment and associated language, as submitted by Bach Land and Development, LLC.

Commissioner Wingfield moved to untable the discussion on this item. Commissioner Hermann seconded the motion and all were in favor. The item was no longer tabled.

b. Consideration to forward a recommendation to the City Council regarding proposed Development Agreement and associated language, as submitted by Bach Land and Development, LLC.

Chair Spiers turned the time over to Mr. Eggett, who noted this item was before the Planning Commission on January 25, 2022 and was tabled at that time due language changes needing to be made. He said the changes had since been reviewed by attorneys for both parties who felt comfortable with the language updates. Mr. Eggett explained if a recommendation to City Council is forwarded, they may or may not approve as it is written, and the standing agreement is set to expire on February 15, 2022. A six-month extension may be necessary on February 15 if City Council is not ready to approve the agreement. He also noted the applicants had addressed everything previously discussed in the agreement. Commissioner Jones inquired about the process at the City Council meeting. Mr. Eggett clarified that City Council could either extend the original agreement or approve the new one.

MOTION: Commissioner Wingfield moved to forward a positive recommendation to the City Council regarding the proposed Development Agreement as submitted.

SECOND: Commissioner Jones seconded the motion.

ROLL CALL VOTE: All Councilmembers voted in favor.

F. Comments

There were no additional comments from the Planning Commission or City Staff.

G. Adjournment

As there was no further business to discuss, Mr. Jones moved to adjourn. This was seconded by Mr. Wingfield. The Planning Commission meeting adjourned at 7:08 p.m.

Amy Ann Spiers
Planning Commission Chair

Michelle Marigoni
City Recorder

Date Approved: _____



Riverdale City

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

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

CASE NO: 2022-01 DATE SUBMITTED: 1-21-2022

APPLICANT'S NAME: Jake Tate

BUSINESS ADDRESS: 2010 North Redwood Road, Salt Lake City, UT

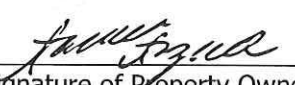
BUSINESS PHONE: 801-410-8505

ADDRESS OF SITE: 4868 & 4978 South 1050 West, Riverdale UT

APPLICANT'S INTEREST: Owners Authorized Agent

Application is hereby made to the Riverdale City Planning Commission requesting that a
(Amending 1 Lot into 2) 217,656 s.f.
commercial subdivision consisting of 2 lots be approved on 4.996 a.c. of
(number of lots) (sq. ft./acreage)
property in the GC Commercial zone in accordance with the attached site plan.


Signature of Applicant


Signature of Property Owner

I authorize Anderson Wahlen & Associates - Jake Tate 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 - \$200 per lot/unit

Fee: \$ 400.00 Date paid: 1/21/2022

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: 2-8-22 Decision of Commission: Approve + recommend City Council Approval
City Council scheduled to hear this application for site plan approval on: with understanding resolve staff concerns

Date: 3-1-2022 Decision of Council: _____



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

XBP Confirmation Number: 113824685

Transaction detail for payment to Riverdale City.			Date: 01/21/2022 - 3:05:55 PM MT
Transaction Number: 165042451PT VisaXXXX-XXXX-XXXX-6543 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Zoning ampamp Subdiv. Fee	1	\$400.00
Notes: 4868 &4978 S 1050 WEST			

TOTAL: \$400.00

Billing Information
AARON AIZAD
, 84405

Transaction taken by: Admin cjacobsen

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 1, 2021**

AGENDA ITEM: G2

SUBJECT: Consideration of Ordinance #947 regarding a proposed Small Subdivision for Riverdale Shopko Subdivision, property located approximately 4054 South and 4060 South Riverdale Road, Riverdale Utah 84405, as requested by The Chasebrook Company.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Executive Summary – Riverdale Shopko Small Subdivision](#)
- b. [Ordinance #947](#)
- c. [Plat Including Legal Description \(Exhibit A, B\)](#)
- d. [Shopko Small Subdivision Plan CC Review](#)
- e. [Department Staff Reports](#)
- f. [City Engineer Shopko Subdivision Review #2 – 2/24/2022 approval](#)
- g. [Draft Minutes from February 8, 2022 PC Meeting](#)
- h. [Shopko Subdivision Application Updated](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 3-1-2022

Petitioner: The Chasebrook Company
Represented by Jay Larsen/Thom Williamsen

Summary of Proposed Action

The Chasebrook Company, as represented by Jay Larsen, have applied for a small subdivision plat review and approval for the Riverdale Shopko Subdivision proposal located at approximately 4054 South and 4060 South Riverdale Road in a Regional Commercial (C-3) zone. The proposed small subdivision plan is before the City Council for final review and approval of the small subdivision plat. The small subdivision is affecting approximately 9.6 acres of property. A public hearing is not required for review of this proposed subdivision.

On February 8, 2022, this matter was reviewed by the Planning Commission and the small subdivision proposal was approved by the Commission. Following their approval, the Planning Commission forwarded a favorable recommendation to the City Council for the proposed small subdivision.

Following the presentation and discussion of the final small subdivision plat proposal, the Council may make a motion to provide approval of the small subdivision plat, approval with additional requirements and criteria, or not approve the small subdivision plat with the appropriate findings of fact provided for the selected decision.

Should this proposal receive final Council approval, the proposed subdivision plat would need to be prepared for review and recordation with Weber County.

Title 10 Ordinance Guidelines (Code Reference)

This Commercial Small Subdivision Plan review is regulated under City Code 10-21 "Subdivisions" (specifically 10-21-12 for Small Subdivisions) and is affected by City Codes 10-10A "Regional Commercial (C-3) Zone", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-25 "Development in All Zones".

The petitioner's properties are currently listed in the County Records under the ownership of Williamsen Riverdale, LLC. These properties are currently partially developed with one large building (ShopKo) and the remainder parking lot area with the intent to divide the parcel into two lots (one for the existing business location and the other lot for a large open area of existing parking).

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, and Police Department. The City Council should discuss these summaries and any noted Planning Commission and/or staff concerns.

Staff encourages the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the Council make a motion to provide approval of the small subdivision plat, approval with additional requirements and criteria, or not approve the small subdivision plat with the appropriate findings of fact provided for the selected decision.

General Plan Guidance (Section Reference)	
The General Plan use for this property is currently set as “Planned Commercial - High” and this proposed subdivision complies with this land use designation.	
Legal Comments – City Attorney	
	_____ Steve Brooks, Attorney
Administrative Comments – City Administrator	
	_____ Steve Brooks, City Administrator



ORDINANCE NO. 947

AN ORDINANCE CREATING A SUBDIVISION KNOWN AS RIVERDALE SHOPKO SUBDIVISION, 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 an amended subdivision and final site plan approval, located at approximately 4054 and 4060 South Riverdale Road, known as the "Riverdale Shopko Subdivision," at the request of The Chasebook Company, represented by Jay Larsen (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibits, for a commercial development; and

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

WHEREAS, the petitioner of the said parcel of land, has received a recommendation of approval for said subdivision from the Riverdale City Planning Commission (February 8, 2022) during a public hearing; and

WHEREAS, the City Council now desires to approve the subdivision 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 Riverdale 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 4054 and 4060 South Riverdale Road, be amended to create the "Riverdale Shopko Subdivision," for the proposed location, 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. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. This ordinance shall take effect immediately upon its adoption and posting.

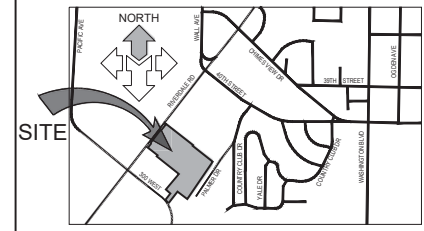
PASSED, ADOPTED, AND ORDERED POSTED this _____ day of March, 2022.

Braden Mitchell
Riverdale City Mayor

Attest:

Michelle Marigoni
City Recorder

RIVERDALE SHOPKO SUBDIVISION



I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER BE KNOWN AS:

RIVERDALE SHOPKO SUBDIVISION

[illegible]

CONTAINS: 418,164 SQUARE FEET OR 9,600 ACRES (2 LOTS)

DAVID B. DRAPER
L.S. LICENSE NO. 6891599

A circular notary seal for David B. Draper, a Notary Public in the State of Tennessee. The seal features his signature across the center. The text around the perimeter includes "NOTARY PUBLIC", "STATE OF TENNESSEE", and "COMMISSION EXPIRES 2-11-22". The license number "6891599" is printed at the bottom.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE:

RIVERDALE SHOPPING SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20____

8

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, A.D. 30____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ IS A UTAH CORPORATION, AND THAT _____ SIGNED THE OWNERS' DECLARATION FREELY AND VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREMENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

WEBER COUNTY RECORDER			
ENTRY NO. _____	FEE PAID _____	FILED FOR RECORD AND RECORDED _____	
_____ AT _____	IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____		
RECORDED FOR _____			

WEBER COUNTY RECORDER			

BY: _____			
DEPUTY _____			

DEVELOPER
CHASSERBROOK COMPANY
JAY LAGER
1564 MYRTLE AVE #103
MURRAY, UTAH
JAY@CHASSERBROOK.COM

PREPARED BY:

 **McNEIL ENGINEERING™**
Experienced and Creative Design Professionals You Know and Trust

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Structural Engineering • Land Surveying & NDS**





Small Subdivision Review – Riverdale Shopko Subdivision, 4054 South and 4060 South Riverdale Road

Completed by Michelle Marigoni on 2/3/2022, updated by Mike Eggett on 2/24/2022

Recommendation: City staff recommends that the Planning Commission examine and review this proposed small subdivision review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the small subdivision proposal, approve the small subdivision plat with additional comments or concerns to be addressed by the developer, or not approve the small subdivision plat proposal for the Riverdale Shopko Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	January 20, 2022, update submitted on February 15, 2022
Date Application Submitted to City:	January 20, 2022
Date Fee Paid:	Paid on January 21, 2022 (see application and receipt for details)
Subdivision/Site Plan – Requirements	Departmental Review Comments
COVER SHEET	Not applicable
PLAT SHEET	Provided
Title Block	
Project name and address	Project name and addresses shown, 4054 South and 4060 South Riverdale Road
Property Owner's name, address, and phone number	Chasebrook Company, Jay Larsen, 154 E. Myrtle Ave #303, Murray, Utah; phone number not on plat – 801-364-2602
Developer's name, address, and phone number	Chasebrook Company, Jay Larsen, 154 E. Myrtle Ave #303, Murray, Utah; phone number not on plat – 801-364-2602
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	McNeil Engineering 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700
Consulting Engineer's stamp, signature, and license expiration date	McNeil Engineering 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700; engineer's stamp and signature not needed

Licensed Land Surveyor's name, address, phone number, signature, and seal	McNeil Engineering – David B. Draper 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700, Surveyor's seal shown and signature provided as required
Date	Date not shown on plat, i.e. February 2022
Sheet number and total sheets	2 total sheet – preliminary and final plats
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles shown; <u>may need to include utility company blocks where requested/required</u>
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
<u>Layout</u>	
Street Names	Shown – Riverdale Road and 300 West
Layouts of lots with lot numbers	2 lots shown, addresses shown on plat
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1" = 60'
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	No landscaping plan shown nor required for this existing subdivision due to no change to site plans
Location of exterior lighting devices, signs, and outdoor advertising	Exterior lighting devices (street lights) not shown; no anticipated subdivision signage locations
Location of underground tanks, dumpsters, etc	No underground tanks shown for this site; no need to identify dumpsters for this subdivision
<u>Additional Information</u>	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified and shown; existing structures on site shown (on preliminary); existing utility lines shown (where applicable); <u>unsure of approvals provided to cross, use, relocate</u>
<i>PLAN AND PROFILE SHEETS</i>	Not applicable

<i>DETAILED DRAWINGS</i>	Not applicable
<i>ADDITIONAL INFORMATION</i>	
Soils report	No Geotech anticipated to be provided. Clearly, in the event any new buildings were to be built, the developer would need to provide an updated Geotechnical Report to building official for the future building permits.
Water right transfer documentation	<u>Applicant needs to discuss with Public Works whether or not water transfer is required; defer to PW Director</u>
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Planned Commercial – High, C-3 Zone meets intended uses for subdivision
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, subdivision request complies with C-3 zoning requirements and standards
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Building Official, Fire Dept, and Police Dept comments provided
Traffic study	Not applicable unless requested by City or PC
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration of Small Subdivision Plat submission being reviewed for approval by City Council</u>

DEPARTMENTAL STAFF REPORTS – 1/26/2022 to 2/17/2022

From: Shawn Douglas
Sent: Thu 2/17/2022 9:03 AM
To: Mike Eggett
Subject: RE: Updated Review Comments needed for ShopKo Subdivision Council review

Mike,

I have no further comments on this. Thanks

Shawn Douglas

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

From: Scott Brenkman
Sent: Wed 1/26/2022 9:46 AM
To: Mike Eggett
Subject: RE: Comments needed for ShopKo Subdivision

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:
To: Mike Eggett
Subject:

No comments provided.

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

From: Randy Koger
Sent: Wed 1/26/2022 10:43 AM
To: Mike Eggett
Cc: Jared Sholly
Subject: RE: Comments needed for ShopKo Subdivision

I have no additional recommendations.

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. Ultimate responsibility for compliance rest with the owner.

A handwritten signature in black ink that reads "Randy S. Koger". The signature is written in a cursive, flowing style.

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

24 February 2022

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett
Proj: **Riverdale Shopko Subdivision**
Subj: Plat Review #2 – Recommend Approval

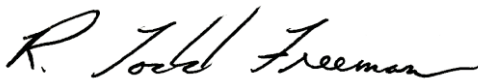
Dear Mike,

I have reviewed the above referenced subdivision plat drawing and recommend approval with the following comments for consideration.

1. The Narrative needs to reference 300 West not Washington Terrace Road.
2. Under the Owner's signature line, the name of the person(s) signing the Plat needs to be printed and his/her title.
3. The Riverdale City Engineer approval block needs the date verbiage and the below the signature line should say "Riverdale City Engineer" not "signature". The other approval blocks also need below the signature line, "Riverdale City Attorney", "Riverdale City Mayor", and "Chair, Riverdale City Planning Commission".
4. The signature blocks need to change the year to 2022.
5. As a reminder, an electronic copy of the Plat must be submitted to the Public Works Department for record keeping.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

Cc. Shawn Douglas, Riverdale City Public Work Director
Jeff Woody, Riverdale City Building Official and Inspector

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 8, 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
Robert Wingfield, Commissioner
Blair Jones, Commissioner
Wanda Ney, Commissioner
Rikard Hermann, Commissioner
Kent Anderson, Commissioner
Kathy Eskelsen, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Visitors: Suzette DeMar Guy Larson Jay Larson Jake Tate

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:36 p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present.

B. Public Comment

Chairman Spiers asked if there were any public comments. There was no public comment.

C. Presentations and Reports

Chairman Spiers turned the time over to Mr. Eggett, who reported the Gibby Floral building had been demolished, Cheddar's would be pulling a building permit soon, and that a new business, J Dawgs, would be moving in next to Starbucks on 300 West.

D. Consent Items

1. Consideration of Meeting Minutes from January 25, 2022 Work Session and January 25, 2022 Regular Meeting.

Chairman Spiers asked if there were any changes to the minutes from the January 25 meetings. There were no changes. Commissioner Jones moved to approve the minutes. Commissioner Wingfield seconded the motion. All were in favor and the minutes were approved.

2. Recognition of Suzette DeMar for her service as a Planning Commissioner.

Mr. Eggett congratulated and recognized Suzette DeMar on behalf of Mayor Searle and Mayor Mitchell, who appreciated her efforts and willingness to serve. Mrs. DeMar thanked the city and commissioners for the experience and stated she would like to work with them again in the future. Mr. Eggett presented a gift from the city.

E. Action Items

1. Consideration of Conditional Use Permit request for Billboard Sign Alterations for Sign located approximately 3450 South Parker Drive, as requested by Reagan Outdoor Advertising.

Reagan Outdoor Advertising is requesting a height adjustment due to obstruction by the sound wall near the freeway. Mr. Eggett explained this is allowed by state code, but the city code requires a Conditional Use Permit, and that staff have no concerns regarding this item.

MOTION: Commissioner Wingfield moved to approve the Conditional Use Permit

SECOND: Commissioner Jones seconded the motion.

ROLL CALL VOTE: All Councilmembers voted in favor.

2. Consideration to forward a recommendation to the City Council of a proposed Subdivision Amendment for Riverdale Joann Subdivision, property located approximately 4868 South and 4978 South 1050 West, Riverdale Utah 84405, as requested by The Lodge Properties, LLC and AWA Engineering Group.

Mr. Eggett noted Jake Tate from AWA was present representing this item. He explained this is a Commercial C3 area, which is subject to a development agreement, no public hearing was required, and that an approval would send it to City Council. He noted there were no items of concern other than from Public Works to make sure water transfer is not necessary.

MOTION: Commissioner Hermann moved to forward a recommendation based on staff comments.

SECOND: Commissioner Jones seconded the motion.

ROLL CALL VOTE: All Councilmembers voted in favor.

3. Consideration to forward a recommendation to the City Council of a proposed Small Subdivision, property located approximately 4054 South and 4060 South Riverdale Road, Riverdale Utah 84405, as requested by The Chasebrook Company.

Mr. Eggett explained this is the front parcel of the (formerly Shopko) vacant building parking lot. He noted this is a Commercial C3 zone, 9.6 acres, no public hearing required. He went over the site plan review and noted missing items and engineer comments, and stated there were no concerns staff, but that water may need to be discussed in the future.

MOTION: Commissioner Jones moved to forward a positive recommendation based on staff comments.

SECOND: Commissioner Wingfield seconded the motion.

ROLL CALL VOTE: All Councilmembers voted in favor.

4. a. Consideration to untable the discussion and considerations regarding proposed Development Agreement Amendment and associated language, as submitted by Bach Land and Development, LLC.

Commissioner Wingfield moved to untable the discussion on this item. Commissioner Hermann seconded the motion and all were in favor. The item was no longer tabled.

b. Consideration to forward a recommendation to the City Council regarding proposed Development Agreement and associated language, as submitted by Bach Land and Development, LLC.

Chair Spiers turned the time over to Mr. Eggett, who noted this item was before the Planning Commission on January 25, 2022 and was tabled at that time due language changes needing to be made. He said the changes had since been reviewed by attorneys for both parties who felt comfortable with the language updates. Mr. Eggett explained if a recommendation to City Council is forwarded, they may or may not approve as it is written, and the standing agreement is set to expire on February 15, 2022. A six-month extension may be necessary on February 15 if City Council is not ready to approve the agreement. He also noted the applicants had addressed everything previously discussed in the agreement. Commissioner Jones inquired about the process at the City Council meeting. Mr. Eggett clarified that City Council could either extend the original agreement or approve the new one.

MOTION: Commissioner Wingfield moved to forward a positive recommendation to the City Council regarding the proposed Development Agreement as submitted.

SECOND: Commissioner Jones seconded the motion.

ROLL CALL VOTE: All Councilmembers voted in favor.

F. Comments

There were no additional comments from the Planning Commission or City Staff.

G. Adjournment

As there was no further business to discuss, Mr. Jones moved to adjourn. This was seconded by Mr. Wingfield. The Planning Commission meeting adjourned at 7:08 p.m.

Amy Ann Spiers
Planning Commission Chair

Michelle Marigoni
City Recorder

Date Approved: _____

DRAFT



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL

CASE NO: 2022-02 DATE SUBMITTED: 1-20-2022

APPLICANT'S NAME: Jay Larsen

BUSINESS ADDRESS: 154 E. Myrtle Ave Suite 303, Murray UT 84107

BUSINESS PHONE: 801-364-2602

ADDRESS OF SITE: 4060 South River

APPLICANT'S INTEREST: Owners Agent

Application is hereby made to the Riverdale City Planning Commission requesting that a

commercial subdivision consisting of 2 lots be approved on 9.6 of
(number of lots) (sq. ft./acreage)

property in the C-3 zone in accordance with the attached site plan.

Jay Larsen
Signature of Applicant

Shirley Miller
Signature of Property Owner

I authorize Jay Larsen
matters relating to this application.

Shirley Miller
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$200 per lot/unit

Fee: \$ 400.00

Date paid: 1/21/2022

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: 2-8-22 Decision of Commission: Approve & Recommend City Council Approval
City Council scheduled to hear this application for site plan approval on: with understanding resolve staff concerns

Date: 3-1-2022 Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.548045

Jan 21, 2022

Jay Larsen

Previous Balance:	.00
MISCELLANEOUS - SITE PLAN 4060 SOUTH 10-34-1500 ZONING & SUB. FEES	400.00
Total:	400.00
CHECK	Check No: 9244
Total Applied:	400.00
Change Tendered:	.00

01/21/2022 3:50 PM

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 1, 2021**

AGENDA ITEM: G3

- SUBJECT:** Review and Consideration of Resolution #2022-08 adopting a Memorial and Community Project Donation policy.
- PRESENTER:** Shawn Douglas, Public Works and
Steve Brooks, City Administrator/Attorney
- INFORMATION:**
- a. [Executive Summary](#)
 - b. [Resolution #2022-08](#)
 - c. [Exhibit A – Riverdale City Memorial and Community Project Donation Policy](#)
 - d. [Exhibit B – Written Proposal](#)
 - e. [Exhibit C – Donation Letter of Intent](#)
 - f. [Exhibit D – Donations List](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 3-1-2022

Petitioner: Shawn Douglas/Steve Brooks

Summary of Proposed Action

A request has arisen recently about the naming of parks and memorials on or in city property. As a result of that it became apparent that the City had no process or procedure to address these types of requests. This Resolution is an attempt to provide the information for the public to consider when making donations, improvements, etc., either for their own purpose or in memory of a lost friend or family member.

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

Steve Brooks, City Administrator

Resolution No. 2202-08

**A RESOLUTION ADOPTING A MEMORIAL AND COMMUNITY PROJECT
DONATION POLICY**

WHEREAS, on occasions the Riverdale City receives requests from individuals, groups or organizations about re-naming certain landmarks, locations or fixtures or receives requests from the same to make donations to beautiful or enhance city property; and

WHEREAS, to better clarify and serve the public in this regard, the Riverdale City Council has sought out solutions to better address these occasions; and

WHEREAS, by adopting a policy, the public would be better informed and allow for certain projects to materialized following the processes outlined in the policy; and

WHEREAS, protecting the integrity of City property is paramount for the residents in Riverdale City; and

WHEREAS, the City Council discussed the policy in a regularly held City Council meeting and finds the attached policy to be in the best interests of the residents and property of Riverdale City.

NOW THEREFORE, be it resolved by the Riverdale City Council as follows:

1. Policy Adoption. The **Riverdale City Memorial and Community Project Donation Policy** attached hereto as Exhibit A is hereby adopted.

PASSED AND ADOPTED this ____ day of _____, 2022.

Braden Mitchell, Mayor

Attest:

Michelle Marigoni, City Recorder

EXHIBIT A

RIVERDALE CITY MEMORIAL AND COMMUNITY PROJECT DONATION POLICY

I. Purpose

To establish a policy for non-artistic donations proposed in public parks, facilities, open space and trails on City property or on public easements.

II. Authorization

The City Council shall retain final authority for accepting donations and/or authorizing any use of City owned property.

III. Objectives

- Ensure uniformity and a timeline for requests
- Facilitate and encourage contributions to the city
- Protect the integrity of City property
- Provide opportunities for residents to augment the provision of City services and create a vested connection to place and community
- Provide customer service consistent with open and responsive government

IV. Qualifying Donations

- Community project enhancements and/or services, such as eagle scout and youth program projects, civic club projects, etc.
- Memorial items, such as benches, picnic table or trees
- Artistic donations **will not be considered** as part of this policy but will be managed separately through the City Council.
- Third party consideration discouraged. Unless specifically approved by the City Council, third parties, including non-profit organizations, may not market or include donations to the City as part of a donation or additional consideration to that party or organization. The City Council may only approve such arrangements where the consideration is used to offset costs or enhance existing services or donations directly provided by that organization to the city (such as Adopt a Trail programs).

V. RIVERDALE CITY 'Donation List'

RIVERDALE CITY has created a list of items (see Attachment D) that may represent a benefit to the community but are not currently funded within the budget. It is recommended that all proposals review this list of approved items. Donations identified on this list have a higher probability of being approved.

VI. Process

The purpose of this policy is to establish a uniform process for donations in public parks, facilities, open space and trails on City property or public easements.

The following guidelines will be used when donating items:

A. Written Proposal and Letter of Intent

A written proposal (Exhibit B) must be submitted to the Executive Office at Riverdale City Municipal Corporation for review. The proposal submitted should include: an explanation or scope of the proposed donation; specifications, including type, dimensions, material and proposed location; estimated value of the donation; and any other pertinent information. Additionally, a draft Letter of Intent (Exhibit C), detailing the general criteria and obligations for a donation needs to accompany the proposal.

B. General Criteria

In general, the following criteria will be considered: Any existing agreements, regulations or deeds, proposal, scope, easements, utilities, existing structures, quality and/or quantity of an object(s), size, future or ongoing maintenance, public safety, estimated value, relationship to the natural environment, users of the proposed site, future development plans, landscape design, existing infrastructure, environmental concerns, visibility and accessibility and if the item is identified on the RIVERDALE CITY "donations list."

All applications may be reviewed by such city agencies as Engineering, Finance, Public Works, Recreation, Legal, Administration or Planning before making a recommendation. Should the donation be proposed for a historic building, site or district, RIVERDALE CITY will consult with the Planning staff and the appropriate departments and organizations. Finally, donations made on property with a conservation easement or deed restriction shall require approval from the easement holder if required per the applicable easement or deed.

The City Council shall retain final authority for all use of City owned property.

C. Timeline and Review Process

Once an application is considered complete, (verified in writing) staff will process and respond to each application within 60 days of submittal. One of the following responses will be provided:

1. Application acceptance and prepare for Council approval.

2. Application denial due to the applicant not meeting the terms of agreement of general criteria.
3. Application modification request which may include a general modification to the scope of the project
4. No timeframe shall be set for Council approval.
5. Donations under 2500.00 with no long-term financial requirement will be approved by the Public Works Director

D. Implementation

The following guidelines are provided for the installation, construction or placement of any donation:

1. Project and Process

All projects/donations shall follow all provisions of this policy and shall have the location, scope and project approved prior to work or installation beginning.

2. Funding

All costs including initial installation, labor and materials are the responsibility of the donor. All donations with an estimated value over \$5000 need to be reported to the Finance Department.

3. Installation

Riverdale City Public Works Department will oversee the installation of all donations. Donations requiring installation services outside of the Public Work's regular duties may require an outside contractor at the applicant's expense. Furthermore, the Public Works Department shall approve final locations and the installation timeline for all donations.

4. Location

RIVERDALE CITY reserves the right to amend and/or reject any location provided by the applicant, based on any existing agreements, regulations or deeds, scope, proposal, easements, utilities, existing structures, quality and/or quantity of an object(s), size, maintenance, public safety, relationship to the natural environment, users of the proposed site, future development plans, landscape design, existing infrastructure, proximity to other donations, environmental concerns, visibility and accessibility and if the item is identified on the RIVERDALE CITY "Donations List." Unless specifically agreed to in writing, the City may, at any future date, elect in its sole discretion to remove or relocate the donation. No permanent right, title, or interest of any kind shall vest in the Donor's behalf by virtue of this agreement.

5. Vandalism & Maintenance

All normal maintenance costs are at the City's expense, however, no special maintenance and/or replacement will be undertaken. Special maintenance shall be defined as exceeding normal maintenance as determined and provided by the Public Works Department. The City reserves the right to relocate any donation.

6. Plaques

Upright, free standing signs or plaque donations are discouraged and only allowed with City Council approval. Other details such as materials and wording must be approved by the city as part of the written proposal.

7. Materials

All donated benches, tables, species of trees, etc, must be approved by the Public Works Department. Benches and tables shall be the same manufacture and style currently used by the city. Trees may only be planted between ~~May~~ March 15th to October 1st; weather permitting, approved and coordinated with the Public Parks Department. All trees shall be at least a 2" caliper and a variety approved by the Public Works Director

8. Liability

In no event shall the City be liable for value or tax assertions/claims by the Donor. The Donor(s) agree(s) to hold the City harmless and indemnify the City for any and all claims which might arise from any person, entity or corporation, resulting from the Donor's use of the City property or right-of-way for installation purposes, or arising from the Donor's performance or improvement/item donated pursuant to this policy.

9. Other

This agreement shall be in effect for the life of the donated item in accordance with generally applicable standards.

(Exhibit B)
Written Proposal

Date: _____

Applicant: _____

Address: _____

Phone: _____

Email: _____

Scope of donation(s) *(Why and what are you submitting for this request?)*

Location *(Where are you proposing to donate the item(s)? maps, photos are encouraged. Please be specific)*

Type of Donation *(Please provide size, shape, materials, quantity of donation.)*

Approximate Cost of Donation

(Exhibit C)

Donation Letter of Intent

The following guidelines are provided for the installation, construction or placement of any donation:

1. Project and Process

This donation agreement shall be appurtenant to the following location and project: _____

2. Funding

All costs including initial installation, labor and materials are the responsibility of the donor. All donations with an estimated value over \$5000 need to be reported to the Finance Department.

3. Installation

Riverdale City Public Works Department will oversee the installation of all donations. Donations requiring installation services outside of the Public Works Department's regular duties may require an outside contractor at the applicant's expense. Furthermore, the Public Works Department shall approve final locations and the installation timeline for all donations.

4. Location

RIVERDALE CITY reserves the right to amend and/or reject any location provided by the applicant, based on any existing agreements, regulations or deeds, scope, proposal, easements, utilities, existing structures, quality and/or quantity of an object(s), size, maintenance, public safety, relationship to the natural environment, users of the proposed site, future development plans, landscape design, existing infrastructure, proximity to other donations, environmental concerns, visibility and accessibility and if the item is identified on the RIVERDALE CITY "Donations List." Unless specifically agreed to in writing, the City may, at any future date, elect in its sole discretion to remove or relocate the donation. No permanent right, title, or interest of any kind shall vest in the Donor's behalf by virtue of this agreement.

5. Vandalism & Maintenance

All normal maintenance costs are at the City's expense, however, no special maintenance and/or replacement will be undertaken. Special maintenance shall be defined as exceeding normal maintenance as determined and provided by the Public Works Department.

The City reserves the right to relocate any donation.

6. Plaques

Upright, free standing signs or plaque donations are discouraged or allowed without City Council approval. Other details such as materials and wording must be approved by the city as part of the written proposal.

7. Materials

All donated benches, tables, species of trees, etc., must be approved by the Public Works Department. Benches and tables shall be the same manufacture and style currently used by the city. Materials or items not specified within this document will be reviewed and approved by Public Works. Trees may only be planted between March 15th to October 1st; weather permitting, approved and coordinated with the Public Works Department. All trees shall be at least a 2" caliper and a variety approved by the Public Works Director

8. Liability

In no event shall the City be liable for value or tax assertions/claims by the Donor. The Donor(s) agree(s) to hold the City harmless and indemnify the City for any and all claims which might arise from any person, entity, or corporation, resulting from the Donor's use of the City property or right-of-way for installation purposes, or arising from the Donor's performance or improvement/item donated pursuant to this policy.

9. Other

This agreement shall be in effect for the life of the donated item in accordance with generally applicable standards.

THIS AGREEMENT is made by and between RIVERDALE CITY MUNICIPAL CORPORATION (City) and _____ (Donor(s)) to set forth the terms and conditions under which the City will permit the applicant to donate certain improvements on City property at _____ (location), Riverdale City, Utah.

By signing this Agreement, the Donor(s) hereby certifies that they have read the applicable terms and conditions and will abide by all the terms contained therein.

DATED this _____ day of _____, 20__

RIVERDALE CITY MUNICIPAL CORPORATION

Mayor

Attest:

City Recorder

Donor's Signature

Donor's Name (Printed)

Mailing Address

email address or phone number

STATE OF UTAH)
 ss
COUNTY OF WEBER)

On the ____ day of _____, 20____, _____ personally appeared before me _____ who, being first duly sworn and upon oath, and in full recognition of the penalty for perjury in the State of Utah, did acknowledged to me that she/he is the Donor(s) of the property and/or donation, if the Donor(s) is/are a Corporation, that she/he is an authorized representative of the Corporation, and that she/he signed the foregoing instrument on their behalf.

Notary Public

EXHIBIT D

DONATIONS LIST

All proposed donations must meet City specifications and be approved by the Public Works Department.

- Interior Plants
- Trees
- Shrubs
- Flowers
- Picnic tables
- Benches
- Playground equipment
- Drinking fountains (existing water service must be considered)
- Doggy waste dispensers or bags
- Ball Field Conditioner
- Ball Field Bleachers
- Recreational Equipment – (ball sports, swimming, exercise, etc.)
- Soccer or Lacrosse goals or nets
- Garbage cans
- Shade Structures
- Memorial Markers
- Flags (national or municipal)
- Trailhead (tools) kiosk/informational items
- Signage (informational and without sponsorship)
- Trailhead Kiosk
- Bicycle Racks
- Any other item identified by the Administration as being beneficial to the city and approved by the Public Works Department

**RIVERDALE CITY
CITY COUNCIL AGENDA
March 1, 2021**

AGENDA ITEM: G4

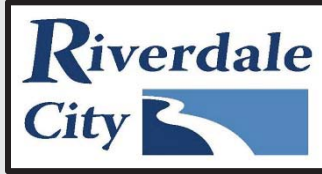
SUBJECT: Consideration of Resolution #2022-09 awarding a bid to Great Basin Development and Construction for the Weber Basin Water Line Connection and PRV Vault, in an amount not to exceed \$460,369.80.

PRESENTER: Shawn Douglas, Public Works

INFORMATION:

- a. [Executive Summary](#)
- b. [Resolution #2022-09](#)
- c. [Bid Proposal Tabulation \(Exhibit A\)](#)
- d. [City Engineer Letter of Recommendation](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
March 1 2022

Petitioner:
Shawn Douglas, Public Works Director

Summary of Proposed Action

Award Bid for 2022 Weber Basin Water Line Connection and PRV Vault

Summary of Supporting Facts & Options

On February 3rd we conducted a bid opening for Weber Basin Water Line Connection and PRV Vault. The low bidder was Great Basin Development and Construction in the amount of \$418,518.00. This project will give us an additional connection to Weber Basins supply line. All of our current connections with Weber Basin are on their North Line. This connection will be on their South Line in Ritter Dr. It will provide an additional source of water and some redundancy if their North Line is shut down. CEC Engineering has worked with the contractor on previous projects and recommends them. The current year budget includes funds for this project. I would recommend approval of the project with a ten percent contingency and a total bid amount not to exceed \$460,369.80

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

Steve Brooks
City Administrator



RESOLUTION NO. 2022-09

A RESOLUTION ACCEPTING A BID ON THE WEBER BASIN WATERLINE CONNECTION AND PRV VAULT ON RITTER DRIVE, FOR AN AMOUNT NOT TO EXCEED \$460,369.80 TO GREAT BASIN DEVELOPMENT AND CONSTRUCTION AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT(S) FOR THE PROJECT

WHEREAS, the city staff has prepared a report and the results on the above captioned subject which is attached hereto as Exhibit "A," detailing the work, bids and submissions concerning the Weber Basin Waterline Connection and PRV Vault Project on Ritter Drive; and

WHEREAS, the above noted project has been previously discussed and planned for as one that needs to be addressed and has gone through all the legal and usual processes in preparation for this type of bidding and work; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report(s); and

WHEREAS, interested parties and the public, if any, have had the opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Riverdale City does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and hereby awards the contract to Great Basin Development and Construction.

FURTHER, the Council instructs that the Mayor is hereby authorized to enter into a contract(s) with Great Basin Development and Construction at a cost not to exceed \$460,369.00, for the 2022 Weber Basin Waterline Connection and PRV Vault Project on Ritter Drive.

ADOPTED by the City Council of the City of Riverdale at a regular meeting thereof this ____ day of March 2022 and shall take effect at the earliest date allowed by law.

BRADEN MITCHELL, Mayor

ATTEST:

Michelle Marigoni, City Recorder

EXHIBIT A

BID PROPOSAL TABULATION

PROJECT NAME: Waterline Improvements for Riverdale City and Weber Basin Water Conservancy District with PRV Vault and Connections

BID DATE: February 3, 2022

OWNER: RIVERDALE CITY

PUBLIC WORKS DIRECTOR: SHAWN DOUGLAS

Bid Item	Description	Quantity	Unit	Beck Construction & Excavation Inc. 1194 South Jordan Parkway, Ste A South Jordan, UT 84095	Great Basin Development & Construction 42 South 200 West Mantua, UT 84324	Leon Poulsen Construction Co., Inc. 1675 South 1900 West Ogden, UT 84401			
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule A - Riverdale City PRV and Waterline Piping.									
A1.	Mobilization, insurance, bonds, traffic control.	1	ls.	\$50,000.00	\$50,000.00	\$43,625.00	\$43,625.00	\$90,200.00	\$90,200.00
A2.	Removal and disposal of asphalt surfacing.	175	sy.	\$21.00	\$3,675.00	\$24.00	\$4,200.00	\$55.55	\$9,721.25 *
A3.	Removal and replacement of sidewalk / flatwork.	300	sf.	\$16.00	\$4,800.00	\$16.00	\$4,800.00	\$19.50	\$5,850.00
A4.	Removal and replacement of curb and gutter.	80	lf.	\$70.00	\$5,600.00	\$60.00	\$4,800.00	\$102.00	\$8,160.00
A5.	Remove and replace handicap ramp (red in color).	2	ea.	\$10,000.00	\$20,000.00	\$2,450.00	\$4,900.00	\$4,400.00	\$8,800.00
A6.	Furnish and install 10-inch diameter, DR-18, C-900 pvc culinary water pipe.	110	lf.	\$380.00	\$41,800.00	\$196.00	\$21,560.00	\$205.00	\$22,550.00
A7.	Furnish and install 10-inch diameter gate valve and box.	2	ea.	\$4,650.00	\$9,300.00	\$3,593.00	\$7,186.00	\$5,400.00	\$10,800.00
A8.	Construct waterline connection at Station 1+33/100+00.	1	ls.	\$22,500.00	\$22,500.00	\$8,972.00	\$8,972.00	\$22,500.00	\$22,500.00
A9.	Construct waterline connection at Station 1+27.	1	ls.	\$12,000.00	\$12,000.00	\$7,485.00	\$7,485.00	\$22,600.00	\$22,600.00
A10.	Furnish and install concrete PRV vault.	1	ls.	\$92,250.00	\$92,250.00	\$61,355.00	\$61,355.00	\$74,700.00	\$74,700.00
A11.	Furnish and install PRV station complete.	1	ls.	\$175,000.00	\$175,000.00	\$172,620.00	\$172,620.00	\$211,000.00	\$211,000.00
A12.	Furnish clean 1" diameter crushed gravel pipe bedding.	75	ton	\$50.00	\$3,750.00	\$25.00	\$1,875.00	\$34.00	\$2,550.00
A13.	Furnish UDOT approved trench backfill material.	200	ton	\$45.00	\$9,000.00	\$22.00	\$4,400.00	\$47.00	\$9,400.00
A14.	Furnish and install UDOT approved flowable fill for trench backfill.	60	cy.	\$250.00	\$15,000.00	\$250.00	\$15,000.00	\$300.00	\$18,000.00
A15.	Furnish and install UDOT untreated roadbase materials.	100	ton	\$50.00	\$5,000.00	\$22.00	\$2,200.00	\$125.00	\$12,500.00

Bid Item	Description	Quantity	Unit	Beck Construction & Excavation Inc. 1194 South Jordan Parkway, Ste A South Jordan, UT 84095	Great Basin Development & Construction 42 South 200 West Mantua, UT 84324	Leon Poulsen Construction Co., Inc. 1675 South 1900 West Ogden, UT 84401			
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A16.	Furnish and install 3" thick bituminous asphalt.	40	ton	\$250.00	\$10,000.00	\$224.00	\$8,960.00	\$165.00	\$6,600.00
A17.	Furnish and install bituminous asphalt paving materials UDOT PG grade 64-34.	90	ton	\$325.00	\$29,250.00	\$230.00	\$20,700.00	\$195.00	\$17,550.00
A18.	Furnish and install UDOT micro surfacing.	180	sy.	\$20.00	\$3,600.00	\$50.00	\$9,000.00	\$48.00	\$8,640.00
A19.	Adjust valve box ring and cover to finish grade.	2	ea.	\$725.00	\$1,450.00	\$500.00	\$1,000.00	\$550.00	\$1,100.00
A20.	Adjust manhole ring and cover to finish grade.	2	ea.	\$950.00	\$1,900.00	\$700.00	\$1,400.00	\$755.00	\$1,510.00
A21.	Remove and restore all landscaping improvements, public/private damaged during construction.	250	sf.	\$25.00	\$6,250.00	\$5.00	\$1,250.00	\$11.00	\$2,750.00
A22.	Furnish and install 10-inch 45° bend (included for pricing only not anticipated to be used).	1	ea.	\$2,700.00	\$2,700.00	\$975.00	\$975.00	\$2,200.00	\$2,200.00
A23.	Furnish and install 10-inch 22.5° bend (included for pricing only not anticipated to be used).	1	ea.	\$2,675.00	\$2,675.00	\$975.00	\$975.00	\$2,200.00	\$2,200.00
A24.	Furnish and install 10-inch 11.25° bend (included for pricing only not anticipated to be used).	1	ea.	\$2,650.00	\$2,650.00	\$975.00	\$975.00	\$2,200.00	\$2,200.00
A25.	Furnish and install 10-inch waterline loop.	1	ls.	\$20,000.00	\$20,000.00	\$8,305.00	\$8,305.00	\$11,400.00	\$11,400.00
Subtotal Schedule A: Riverdale City PRV and Waterline Piping:					\$550,150.00		\$418,518.00		\$585,481.25 *
Schedule B: Weber Basin Water Conservancy District 24-inch Waterline Piping.									
B1.	Mobilization, insurance, bonds, traffic control.	1	ls.	\$50,000.00	\$50,000.00	\$48,598.00	\$48,598.00	\$66,200.00	\$66,200.00
B2.	Removal and disposal of asphalt surfacing.	165	sy.	\$21.00	\$3,465.00	\$24.00	\$3,960.00	\$55.50	\$9,157.50
B3.	Removal and replacement of sidewalk/flatwork.	100	sf.	\$30.00	\$3,000.00	\$16.00	\$1,600.00	\$19.50	\$1,950.00
B4.	Removal and replacement of curb and gutter.	80	lf.	\$70.00	\$5,600.00	\$60.00	\$4,800.00	\$102.00	\$8,160.00
B5.	Remove and replace handicap ramp (red in color).	2	ea.	\$10,000.00	\$20,000.00	\$2,450.00	\$4,900.00	\$4,400.00	\$8,800.00
B6.	Furnish and install 24-inch diameter, DR-18, C-900 pvc culinary water pipe.	168	lf.	\$515.00	\$86,520.00	\$475.00	\$79,800.00	\$450.00	\$75,600.00
B7.	Furnish and install 24-inch diameter butterfly valve and box.	2	ea.	\$19,000.00	\$38,000.00	\$15,378.00	\$30,756.00	\$17,300.00	\$34,600.00

Bid Item	Description	Quantity	Unit	Beck Construction & Excavation Inc. 1194 South Jordan Parkway, Ste A South Jordan, UT 84095	Great Basin Development & Construction 42 South 200 West Mantua, UT 84324	Leon Poulsen Construction Co., Inc. 1675 South 1900 West Ogden, UT 84401	Unit Price	Total Amount
				Unit Price	Total Amount	Unit Price	Total Amount	Total Amount
B8.	Construct waterline connection at Station 0+27 (Ritter Drive).	1	ls.	\$27,500.00	\$27,500.00	\$16,235.00	\$16,235.00	\$29,600.00
B9.	Construct waterline connection at Station 2+30 (South Weber Drive).	1	ls.	\$27,250.00	\$27,250.00	\$16,235.00	\$16,235.00	\$29,600.00
B10.	Furnish and install Weber Basin Culinary Water typical drain/blow off at Station 2+06.	1	ls.	\$27,550.00	\$27,550.00	\$16,460.00	\$16,460.00	\$25,500.00
B11.	Furnish and install grout in abandoned 24-inch waterline.	1	ls.	\$9,750.00	\$9,750.00	\$17,250.00	\$17,250.00	\$17,000.00
B12.	Furnish clean 1" diameter crushed gravel pipe bedding.	190	ton	\$50.00	\$9,500.00	\$25.00	\$4,750.00	\$34.00
B13.	Furnish UDOT approved trench backfill material.	300	ton	\$45.00	\$13,500.00	\$22.00	\$6,600.00	\$47.00
B14.	Furnish and install UDOT approved flowable fill for trench backfill.	85	cy.	\$250.00	\$21,250.00	\$250.00	\$21,250.00	\$300.00
B15.	Furnish and install UDOT untreated roadbase materials.	90	ton	\$50.00	\$4,500.00	\$22.00	\$1,980.00	\$123.00
B16.	Furnish and install 3" thick bituminous asphalt.	40	ton	\$250.00	\$10,000.00	\$224.00	\$8,960.00	\$161.00
B17.	Furnish and install bituminous asphalt paving materials UDOT PG grade 64-34.	90	ton	\$325.00	\$29,250.00	\$230.00	\$20,700.00	\$193.00
B18.	Furnish and install UDOT micro surfacing.	160	sy.	\$25.00	\$4,000.00	\$50.00	\$8,000.00	\$54.00
B19.	Adjust valve box ring and cover to finish grade.	2	ea.	\$725.00	\$1,450.00	\$500.00	\$1,000.00	\$550.00
B20.	Adjust manhole ring and cover to finish grade.	3	ea.	\$950.00	\$2,850.00	\$700.00	\$2,100.00	\$725.00
B21.	Remove and restore all landscaping improvements, public/private damaged during construction.	250	sf.	\$15.00	\$3,750.00	\$5.00	\$1,250.00	\$11.00
B22.	Furnish and install 24-inch 45° bend (included for pricing only not anticipated to be used).	1	ea.	\$7,250.00	\$7,250.00	\$6,300.00	\$6,300.00	\$5,500.00
B23.	Furnish and install 24-inch 22.5° bend (included for pricing only not anticipated to be used).	1	ea.	\$7,000.00	\$7,000.00	\$6,100.00	\$6,100.00	\$5,500.00
B24.	Furnish and install 24-inch 11.25° bend (included for pricing only not anticipated to be used).	1	ea.	\$6,850.00	\$6,850.00	\$5,945.00	\$5,945.00	\$5,500.00

Bid Item	Description	Quantity	Unit	Beck Construction & Excavation Inc. 1194 South Jordan Parkway, Ste A South Jordan, UT 84095	Great Basin Development & Construction 42 South 200 West Mantua, UT 84324	Leon Poulsen Construction Co., Inc. 1675 South 1900 West Ogden, UT 84401□			
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
B25.	Furnish and install 8-inch waterline loop.	1	ls.	\$17,500.00	\$17,500.00	\$7,108.00	\$7,108.00	\$9,000.00	\$9,000.00
Subtotal Schedule B: Weber Basin Water Conservancy District 24-inch Waterline Piping:					\$437,285.00		\$342,637.00		\$427,272.50
Subtotal Schedule A: Riverdale City PRV and Waterline Piping:					\$550,150.00		\$418,518.00		\$585,481.25 *
Subtotal Schedule B: Weber Basin Water Conservancy District 24-inch Waterline Piping:					\$437,285.00		\$342,637.00		\$427,272.50
TOTAL BID:				\$987,435.00		\$761,155.00		\$1,012,753.75 *	
Surety Company City, State Bid Security - Bid Bond Amount Contractor's License Number				Atlantic Specialty Insurance Company Salt Lake City, UT 5% 8659846-5501		Westfield Insurance Company Westfield Center, OH 5% 6509978-5501		Atlantic Specialty Insurance Company Plymouth, MN 5% 84-244670-5501	

* Denotes discrepancy from submitted bid proposal.

3rd February 2022

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mayor and City Council
Proj: **Waterline Improvements for Riverdale City and Weber Basin Water Conservancy District with PRV Vault and Connections**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor and Council Members,

The “Bid Opening” for the above referenced project was conducted this afternoon. The lowest responsible bidder is Great Basin Development & Construction of Mantua, Utah.

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

Since Great Basin Development & Construction’s bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$761,155.00 to Great Basin Development & Construction.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

Cc: Shawn Douglas, Riverdale City Public Works Director