5:30 p.m. – Work Session (City Council Conference Room)
No motions or decisions will be considered during this session, which is open to the public.

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Open Communications
   (This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes.)

E. Presentations and Reports
   1. Mayor’s Report
      a. Council Committee Assignment Reports
   2. Question, Persuade, Refer (QPR) Introduction
      Presenter: Deputy Mike Aschinger, Weber County Sheriff's Office

F. Consent Items
   1. Consideration/Review of meeting minutes from:
      February 25, 2017 Strategic Planning Meeting
      March 21, 2017 City Council Work Session
      March 21, 2017 City Council Regular Meeting
   2. Consideration to set a public hearing on May 2, 2017 to receive and consider comments regarding adopting the Riverdale City and Redevelopment Agency (RDA) Tentative Budget for Fiscal Year 2017-2018.
   3. Consideration to set a public hearing on May 2, 2017, to receive and consider comments regarding declaring unclaimed property as public interest use.
   4. Consideration to set a public hearing on June 20, 2017 to receive and consider comments regarding amending the Riverdale City Budget for Fiscal Year 2016-2017 (as needed).
   5. Consideration to set a public hearing on June 20, 2017 to receive and consider comments regarding adopting the Riverdale City Final Budget for Fiscal Year 2017-2018.
   6. Consideration to set a public hearing on June 20, 2017 to receive and consider comments regarding proposed amendments to the Riverdale City Code: Human Resources Manual, 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Salary of the Justice Court Judge.

G. Action Items
   1. Consideration of Resolution 2017-05, Inter-local Agreement between Weber
County and Riverdale City for assistance in the 2017 Municipal Election.

Presenter: Jackie Manning, City Recorder

2. Consideration of Good Earth Natural Foods site plan amendment, located approximately 1050 West Riverdale Road, Riverdale, Utah 84405.

Presenter: Mike Eggett, Community Development

H. Discretionary Items

I. 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 31st day of March, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.
Jackie Manning
Riverdale City Recorder
Question.
Persuade.
Refer.

Three steps anyone can learn to help prevent suicide.

Riverdale City, in partnership with the Weber County Sheriff’s Office and Live Hannah’s Hope, presents a free QPR training event to assist the public in understanding and preventing suicide.

When: Thursday, April 13, 2017 at 7:00 p.m.
Where: Riverdale Senior Center, 4433 S. 900 W.
Who: Anyone interested in learning about suicide prevention.

Please join us for this important event.
For more information please visit www.riverdalecity.com

We can all save lives.
AGENDA ITEM: F1

SUBJECT: City Council Meeting Minutes

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration to approve meeting minutes.

INFORMATION:
   a. February 25, 2017 Strategic Planning Meeting
   b. March 21, 2017 City Council Work Session
   c. March 21, 2017 City Council Regular Meeting

BACK TO AGENDA
Minutes of the Riverdale City Council Strategic Planning Meeting held Saturday, February 25, 2017, at 8:00 AM, at the Senior Center, 4433 S 900 W, Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
- Brent Ellis, Councilor
- Gary E. Griffiths, Councilor
- Braden Mitchell, Councilor
- Alan Arnold, Councilor
- Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator
- Steve Brooks, City Attorney
- Shawn Douglas, Public Works Director
- Scott Brenkman, Police Chief
- Rich Taylor, Community Services Director
- Cody Cardon, Business Administrator/Finance Director
- Rich Sholly, Fire Chief
- Mike Eggett, Community Development
- Jackie Manning, City Recorder

Visitors: None

- Welcome – Mayor Searle (First Recording)

Mayor Searle called the meeting to order and welcomed all in attendance, including all Councilmembers and members of the City Staff. Rodger Worthen, the City Administrator, stated the objective of the day is to review the tentative budget and amend as necessary to meet the needs of the city.

- Session Objectives

Mr. Worthen discussed the goals of the "7 Key Benchmark and performance measures of Riverdale City Service Organization" [available on the City Website]. He explained there will be a citizens survey next year [2018], continuing the 4 year trend. The survey allows an additional avenue for the City Staff to address concerns of the residents. Mr. Worthen felt overall the benchmark data showed Riverdale City is doing fairly well financially.

Mr. Worthen discussed the property tax rate and explained it continues to decrease. He noted the property tax rate is currently as low as it was in 2007. He discussed the option of holding the property tax rate.

- Fiscal Review

1. FYTD 2016-17 Financial Review

Cody Cardon, the Business Administrator, referred to the summary of revenues/expenditures general fund data and explained each line item as it relates to the budget.

### Riverdale City
Summary of Revenues/Expenditures - General Fund
As of January 31, 2017

<table>
<thead>
<tr>
<th>General Fund Revenues</th>
<th>Budget</th>
<th>YTD Actual</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Revenue</td>
<td>$ 6,714,000</td>
<td>$ 4,131,478</td>
<td>61.54%</td>
</tr>
<tr>
<td>Licenses and Permits</td>
<td>205,000</td>
<td>255,496</td>
<td>124.63%</td>
</tr>
<tr>
<td>Intergovernmental Revenues</td>
<td>754,800</td>
<td>482,572</td>
<td>63.96%</td>
</tr>
<tr>
<td>Charges for Services</td>
<td>335,800</td>
<td>213,765</td>
<td>63.66%</td>
</tr>
<tr>
<td>Fines and Forfeitures</td>
<td>469,700</td>
<td>265,253</td>
<td>56.47%</td>
</tr>
<tr>
<td>Miscellaneous Revenue</td>
<td>352,000</td>
<td>35,357</td>
<td>10.04%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>$ 8,831,000</strong></td>
<td><strong>$ 5,383,921</strong></td>
<td><strong>60.97%</strong></td>
</tr>
</tbody>
</table>

Percent of fiscal year that has elapsed: 59%
Mr. Cardon discussed the general fund expenditures data and highlighted the areas that have notable changes such as: Business Administration, Non-Departmental, Streets, Park, and Community Services.

<table>
<thead>
<tr>
<th>General Fund Expenditures</th>
<th>Budget</th>
<th>YTD Actual</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor/Council</td>
<td>$114,469</td>
<td>$60,584</td>
<td>52.93%</td>
</tr>
<tr>
<td>Legal</td>
<td>$611,732</td>
<td>$314,242</td>
<td>51.37%</td>
</tr>
<tr>
<td>City Administration</td>
<td>$343,174</td>
<td>$205,759</td>
<td>59.96%</td>
</tr>
<tr>
<td>Business Administration</td>
<td>$575,355</td>
<td>$348,194</td>
<td>60.52%</td>
</tr>
<tr>
<td>Non Departmental</td>
<td>$196,066</td>
<td>$40,250</td>
<td>20.47%</td>
</tr>
<tr>
<td>Police</td>
<td>$2,962,148</td>
<td>$1,865,733</td>
<td>56.23%</td>
</tr>
<tr>
<td>Fire</td>
<td>$1,481,216</td>
<td>$857,015</td>
<td>57.86%</td>
</tr>
<tr>
<td>Community Development</td>
<td>$382,855</td>
<td>$225,197</td>
<td>58.82%</td>
</tr>
<tr>
<td>Streets</td>
<td>$1,201,588</td>
<td>$426,252</td>
<td>35.47%</td>
</tr>
<tr>
<td>Parks</td>
<td>$408,829</td>
<td>$199,645</td>
<td>48.63%</td>
</tr>
<tr>
<td>Community Services</td>
<td>$593,052</td>
<td>$278,648</td>
<td>50.37%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>$8,831,000</td>
<td>$4,821,419</td>
<td>52.33%</td>
</tr>
</tbody>
</table>

Net Income                | $762,502|
Class C Road Net           | $(55,248) |
Net without Class C Roads  | $817,748 |
Budgeted Use of Fund Balance | $8,500 |

Difference to be made up   | $(809,248) |

Mr. Cardon referred to the year to year comparison general fund data, which compares January 2016 to January 2017. He noted the largest change was in the inter-governmental revenues due to the new local option sales tax. He further explained in the miscellaneous revenue the city is expecting reimbursement from UDOT (Utah Department of Transportation).

Riverdale City
Year to Year Comparison - General Fund
January 2017 vs. January 2016 FYTD

<table>
<thead>
<tr>
<th>General Fund Revenues</th>
<th>Jan 2017</th>
<th>Jan 2016</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Revenue</td>
<td>$4,131,478</td>
<td>$4,005,152</td>
<td>$126,326</td>
</tr>
<tr>
<td>Licenses and Permits</td>
<td>265,496</td>
<td>149,013</td>
<td>106,483</td>
</tr>
<tr>
<td>Intergovernmental Revenues</td>
<td>482,572</td>
<td>202,940</td>
<td>279,632</td>
</tr>
<tr>
<td>Charges for Services</td>
<td>213,755</td>
<td>214,752</td>
<td>(987)</td>
</tr>
<tr>
<td>Fines and Forfeitures</td>
<td>265,253</td>
<td>249,669</td>
<td>15,584</td>
</tr>
<tr>
<td>Miscellaneous Revenue</td>
<td>35,357</td>
<td>81,356</td>
<td>(45,999)</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>$5,383,921</td>
<td>$4,902,882</td>
<td>$481,039</td>
</tr>
</tbody>
</table>

Mr. Cardon discussed the general fund expenditures and noted the largest change was in the Business Administration department due to Lynn Fortie, the previous Business Administrator, retiring the prior year. Mr. Cardon explained the Police fund increased due to officers transferring to other cities, which resulted in more overtime for the existing officers as well as additional training and equipment costs for the newly hired officers.
Mr. Cardon discussed the enterprise funds data which compares January 2017 to January 2016. He noted the water usage increased due to the hot/dry summer. He explained the water fund is greatly contingent on the weather.

Mr. Cardon discussed the Sewer fund and explained the difference reflects new connections to the sewer. Mr. Cardon further explained the storm water fund is impacted by residents and businesses.

There was a brief discussion regarding the newly installed water meter readers and whether or not they were a factor in the utility fund. Mr. Douglas stated the goal was to install the remaining meters within the next year.

Mr. Worthen briefly discussed the Governors Economic Report, which outlines the growth of Utah in relation to the economy.

There was a discussion regarding sales tax and the possibility of appealing to the state legislature to change the distribution of sales tax revenue.
There was a discussion regarding the impact sales tax rate in Riverdale City with reference to potentially impacting dealerships. Councilor Arnold questioned how much dealerships were truly impacted and asked if any of the dealerships had done a market analysis. There was continued discussion regarding car dealerships in relation to use of public services, such as police and fire.

There was a brief discussion regarding the West Bench RDA (Redevelopment Area) with an emphasis on the difficulty of development due to the increase in crime activity that occurs at the neighboring business, Motel 6. Councilor Hansen asked if Mr. Eggett was actively pursuing development for the RDA Areas and Mr. Eggett confirmed that he was.

There was a discussion regarding the program “Live Fit” with an emphasis on expanding the program to be throughout the city.

There was a discussion regarding the 2005 action plan, as developed by the prior City Administrator Larry Hansen. Mr. Cardon felt it was time to review said plan and update it to a 2030 action plan to address the concerns pertaining to the sales tax rate. There was a consensus to develop a 2030 action plan. The majority of the Council was not in favor of applying the franchise tax, or holding the property tax rate, but encouraged staff to explore all other options, including working with the State Legislature regarding the sales tax distribution.

Councilor Arnold discussed the understaffing of the police department and the fire department. And emphasized the importance of public safety. Police Chief Brenkman briefly discussed his budget in relation to staffing and benefits.

- **Budget Issues**

  1. Legal

      Steve Brooks, the City Attorney, disclosed in the near future [2019] the entry doors, by the covered parking lot, will need to be replaced.

  2. Community Services

      Rich Taylor, the Community Services Director, discussed the aging bleachers and felt they would need to be replaced soon. He is currently reviewing funding options, such as seeking a Recreation, Arts, Museums, and Parks (RAMP) grant.

      There was a discussion regarding signage for youth recreation sign ups. Mr. Taylor disclosed the city staff is reviewing the option of having permanent signs throughout the city to allow more awareness and visibility. There was a discussion regarding the program “Live Fit” with an emphasis on expanding the program to become year round.

  3. Business Administration

      Cody Cardon, the Business Administrator, stated the front roll-up windows at the Civic Center are in need of replacement. He will receive bids shortly and anticipates the cost to be around $7,500. Mr. Cardon discussed the possibility of enclosing an office for the Utility Clerk. Mr. Cardon discussed the need to update the Riverdale City server, and indicated that Microsoft Word (and other various systems) would also need to be updated within the next few years. He emphasized the cost for the server and various program licensing would be significant.

  4. Public Works

      Shawn Douglas, the Public Works Director, discussed a property survey for the south side of River Park Drive. He asked the Council members if they wanted to put in a fence immediately following the survey results. He explained the issue of residents, in the neighboring mobile home park, extending their landscaping onto City Property. He felt a fence would prevent any future encroachment and also help mitigate abandoned shopping carts which are often found in that area.

      Mayor Searle discussed the option of a trail connection extending from the existing walkway to 4300 South up to Riverdale Elementary, possibly funded with proposition one monies. There was a consensus between the Council members for the trail connection.

      Mr. Douglas discussed various maintenance needs for trails, sewer, parks, etc. Mr. Douglas discussed the goal to finish installing the electronic water meters this year. There was a brief discussion regarding the well location. There was a consensus among the Council members to have the well located on the corner of Johny’s Dairy (along 1050 West).

      There was a discussion regarding parking congestion in relation to assisted living facilities.

      Mr. Douglas discussed the yearly rotation of the loader vehicle trade in process through the State of Utah. There was a discussion regarding Ritter Drive with an emphasis on future road design and funding.
5. Police

Scott Brenkman, the Police Chief, discussed the overtime increase due to losing staff to other cities. He discussed the police department equipment needs, such as body cameras. There was a brief discussion regarding body cameras with an emphasis on video storage, and repair costs. Chief Brenkman briefly discussed equipment cost and the impact it has on the City when police officers either retire or leave to work for other cities. There was a discussion regarding pan handlers with an emphasis on comparing different cities in their approach for said pan handlers.

There was a break from 11:02 AM to 11:15 AM. (Third Recording)

There was a lunch break from 11:45 AM to 12:11 PM. (Fourth Recording)

Mayor Searle invited Michael Staten, Chairman of the Riverdale City Bike Committee, to speak regarding potential future bike and pedestrian projects. Mr. Staten dispersed information to the Councilmembers regarding statistics for bike trail usage, safety, and potential future projects.

**MOTION:** Councilor Arnold made a motion to adjourn temporarily into the scheduled Special City Council Meeting. Councilor Mitchell seconded the motion. All voted in favor.

The meeting was temporarily adjourned from 12:26 PM to 12:48 PM. (Last Recording)

6. Fire Department

Jared Sholly, the Fire Chief, discussed staffing needs. There was a discussion regarding the anticipated 2017 Riverdale City Firework Show (during the city's annual event, Old Glory Days) with an emphasis on the length of show and the type of fireworks being used for the show.

Chief Sholly discussed the need for replacement front doors at the fire station. He discussed the need for a new copy machine.

There was a discussion regarding the potential to consolidate the fire departments between South Ogden City and Riverdale City [with the potential for other cities within Weber County]. Chief Sholly explained it would be modeled similar to the South Davis Metro Fire Department in cost sharing for equipment and authority for the organization. Councilor Mitchell and Councilor Hansen expressed hesitation for consolidating the fire departments. The majority of the Council asked for more information prior to committing to a consensus.

7. Community Development

Mike Eggett, the Community Development Director, discussed the needs for storing the building plans. The potential solutions would be either a small shed, a storage container, or electronic storage.

8. Redevelopment Agency

Mr. Worthen stated there will be a survey for the 550 West RDA, but no other RDA projects at this time.

- **Consensus Priorities for Drafting Fiscal Year 2017-18 Budget**

There was a discussion regarding non-profit organizations requesting donations with an emphasis on setting a precedent and/or criteria for making donations. It was noted that currently Riverdale City donates [out of the Police Budget] annually to Bonneville Communities that Care, as well as the High School Senior Party for Bonneville High.

There was a brief discussion regarding Ritter Drive and it was explained there will be a study conducted. There was a consensus among the Councilmembers for a 60 foot right-of-way for Ritter Drive.

There was a discussion regarding video streaming with regard to cost of equipment, increase in staff time, and the creation of a record, which would require a policy for record management. After much discussion Mayor Searle called for a consensus vote from the Councilmembers. Councilmembers Hansen, Mitchell, and Arnold were all in favor of video streaming. Councilmembers Ellis and Griffiths were not in favor. Mayor Searle discussed how video streaming would increase work for staff and emphasized there has not been an increase in City Staffing for 12 years.

There was a discussion regarding traffic pedestrian safety with an emphasis on establishing criteria to determine which areas of the city has a need for increased pedestrian safety. The criteria would be based on accidents, and traffic data. Mr. Douglas discussed criteria as established by the State of Utah, used for state roads. Some of the pedestrian safety measures such as flashing LED lights at cross walks were considered. After much discussion Mr. Worthen stated he would work on establishing criteria and presenting the information at a future City Council Meeting.

- **RDA Program and Project Review**

Mr. Worthen discussed the existing Riverdale Senior Facility with an option of possible future expansion. The expansion would be for the addition of 6-8 rental units to help generate revenue to help mitigate the increase maintenance
costs for the building. There was no consensus for this item.

- **Discretionary**

  Councilor Arnold discussed the Planning Commission with regards to forwarding favorable recommendations for items that had numerous outstanding items and concerns from City Staff members. He expressed this puts City Councilmembers in a difficult position because it can result in tabling/postponing a project. He stated his preference would be for any outstanding items to be addressed before the item comes to the City Council.

  There was a discussion on the importance of City Staff educating applicants/developers regarding the City Ordinances to ensure they understand the Riverdale City Code and come into compliance with the Riverdale City Code prior to appearing before the Planning Commission and/or City Council. Mr. Worthen discussed the due process right of applicants that also has to be considered. He described situations where City Staff advised applicants/developers of the City Code, but the applicants still demanded to be on the agenda without regard to their outstanding items. Councilor Arnold re-emphasized the Planning Commission should be cautious in forwarding favorable recommendations to the City Council when there are incomplete applications, or applications with numerous outstanding items. Mr. Worthen stated City Staff will strive to improve the application process.

- **Adjourn**

  **MOTION:** Having no further business to discuss. Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Arnold; all voted in favor. The meeting was adjourned at 2:56 PM.

  ______________________  ______________________
  Norm Searle, Mayor         Jackie Manning, City Recorder

  Date Approved: April 4, 2017
Minutes of the Work Session of the Riverdale City Council held Tuesday, March 21, 2017, at 5:30 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:  
City Council:  
Norm Searle, Mayor  
Brent Ellis, Councilor  
Gary E. Griffiths, Councilor  
Braden Mitchell, Councilor  
Alan Arnold, Councilor  
Cody Hansen, Councilor  

City Employees:  
Rodger Worthen, City Administrator  
Steve Brooks, City Attorney  
Shawn Douglas, Public Works Director  

Excused:  
Jackie Manning, City Recorder  

Visitors:  
Elizabeth Hansen  

Mayor Searle welcomed the Council Members stating for the record that all were in attendance.

Open Communications:  
There were no known open communications.

Presentations and Reports:  
Mayor Searle invited questions pertaining to the City Administration report and there were none.

Consent Items:  
Mayor Searle invited any corrections or comments for the Special City Council Meeting held on February 25, 2017 and the Work Session and Regular Meeting minutes held on March 7, 2017. Mayor Searle noted the Special City Council Meeting had an error in the date.

Action Items:  
Mayor Searle invited discussion regarding the first action item, Consideration of Resolution 2017-03, the Annual Municipal Waste Water Report. Shawn Douglas, the Public Works Director, summarized the executive summary and invited questions. There were no questions regarding this item.

Mayor Searle invited discussion regarding the second action item, Consideration of Resolution 2017-04, authorization to pay Weber Basin for excess water usage in the amount of $38,232.00. Shawn Douglas, the Public Works Director, summarized the executive summary and invited questions. Councilor Ellis asked if the water rates needed to be reviewed/adjusted. Mr. Douglas didn’t feel at this time it was necessary. There was a discussion regarding the need for an additional well.

There was a discussion regarding water shares, and Mr. Douglas explained the water shares were for untreated water. Mr. Douglas discussed water treatments and the difference between well water and secondary water.

Discretionary Items:  
Mayor Searle discussed the upcoming Utah League of Cities and Towns (ULCT) annual conference/training in Saint George, Utah. He briefly discussed the change in billing for this conference.

Mayor Searle reported on the Utah Transit Authority (UTA) meeting, which discussed the use of proposition one monies. He explained the amount is based on sales tax paid by the City. Mr. Worthen discussed the procedure and process for using proposition one monies. Mr. Worthen stated he is working with UTA in determining and improving bus stops throughout Riverdale City.

Mr. Worthen discussed the potential of designing a pedestrian bridge across the Weber River. He is currently exploring various options to see if it would be feasible.

Mayor Searle discussed the potential for a bike lane along South Weber Drive. Mayor Searle spoke with Dave Adamson, an employee of UDOT, at the Wasatch Regional Council Meeting regarding the pedestrian bike trail. Mr. Adamson suggested adding a pedestrian/bike trail along Interstate 84 with various access points along South Weber Drive. Mr. Adamson felt this would be a more cost efficient solution.

There was a brief discussion regarding a bus stop in front of Maverik with an emphasis on bus routes.

Adjournment:  
Having no further business to discuss the Council adjourned at 5:58 PM to convene into their Regular City Council Meeting.
Council Regular Meeting, March 21, 2017

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, Feb, 2017, at 6:00 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:  
City Council:  
Norm Searle, Mayor  
Braden Mitchell, Councilor  
Brent Ellis, Councilor  
Gary E. Griffiths, Councilor  
Alan Arnold, Councilor  
Cody Hansen, Councilor  

City Employees:  
Rodger Worthen, City Administrator  
Steve Brooks, City Attorney  
Shawn Douglas, Public Works Director  
Scott Brenkman, Police Chief  

Excused:  
Jackie Manning, City Recorder  

Visitors:  
David Leahy  
Chuck Kerkvliet  
Elizabeth Hansen  

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public. Mayor Searle excused the City Recorder, who was attending a training.

B. Pledge of Allegiance

Mayor Searle invited Councilor Griffiths to lead the Pledge of Allegiance.

C. Moment of Silence

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

D. Open Communications

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

Charles Kerkvliet, 859 W 4300 S, Riverdale, Utah, discussed the Golden Spike Park. He stated a lot of people are using the park for baseball and soccer, but the restrooms are not open. He asked when the restrooms would be open. He discussed the distance of the restrooms from the east field.

Mr. Kerkvliet suggested having the City, or the teams using the fields, provide a portable restroom until the restrooms are open. Mr. Kerkvliet commented on the mosquitoes at Golden Spike Park, noted the benches are in good shape and thanked the public works department for their maintenance efforts.

Mr. Douglas stated the restrooms are scheduled to open on April 15, 2017. He discussed the process for opening the restrooms. He stated if the City wishes to have portable restrooms it would be something to add to the budget. Mayor Searle directed Mr. Worthen to look into the portable restrooms idea for a temporary solution.

Councilor Ellis encouraged the public to contact the Mosquito Abatement with any concerns, 801-392-6830. He explained the Mosquito Abatement will schedule appointments to spray for mosquitoes.

E. Presentations and Reports

1. Mayors Report

Mayor Searle discussed a training he attended in Huntsville called QPR (Question Persuade and Respond). This training pertained to suicide prevention and was conducted by the Weber County Sheriff’s office. The same training will be held at the Riverdale City Senior Center on April 13, 2017 at 7:00 PM. Mayor Searle explained there was an error on the agenda, and there is no Youth Council Report item.

2. City Administration Report

Rodger Worthen, the City Administrator, summarized the City Administration Report and highlighted the Police Report. Mr. Worthen stated the City is reaching out to Motel 6 in hopes of finding a solution to the increased crime activity near that business.
Mr. Worthen discussed the emergency management process and is working towards finding volunteers who could assist during a disaster. Various City Staff Members meet once a month to discuss emergency management.

Councilor Hansen asked about the Fire Chief Report, specifically the meeting with Commissioner Gibson regarding the Weber County Paramedic Program. Mr. Worthen stated he will follow up with Chief Sholly regarding this meeting.

Councilor Hansen asked about Falcon Hill. Mr. Worthen explained Mike Eggett, the Community Development Director, is a design review board member for Falcon Hill. Mr. Worthen stated he attended the ground breaking for USTAR Innovation Center at Falcon Hill. He agreed to follow up with Mr. Eggett.

Councilor Hansen commended Rich Taylor, the Community Services Director, in his efforts for the upcoming Easter Egg Hunt. Mr. Worthen confirmed the Easter Egg Hunt will be on April 15, 2017.

Mayor Searle stated there will be a community meeting regarding Live Fit on March 27, 2017 at 6:00 PM at the Community Center.

F. Consent Items

1. Review of meeting minutes for the Special City Council Meeting held on February 25, 2017 and the Work Session and Regular Meeting minutes held on March 7, 2017.

Mayor Searle invited any corrections or comments for the Special City Council Meeting held on February 25, 2017 and the Work Session and Regular Meeting minutes held on March 7, 2017. Mayor Searle noted the approval of consent items should include any corrections as mentioned in the Work Session Meeting.

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

G. Action Items


Shawn Douglas, the Public Works Director, summarized the executive summary which explained:

The Municipal Waste Water Planning Program is required by the State Division of Water Quality. Mr. Douglas has completed the report as required by the Division of Water Quality. The Riverdale City system is in good condition and the maintenance program keeps it functioning well. During the last year there were not any waste water backups or overflows.

Mr. Douglas recommended approval of the resolution. There was no discussion regarding this item.

MOTION: Councilor Arnold moved to approve Resolution 2017-03, the Annual Municipal Waste Water Report. Councilor Hansen seconded the motion.

Mayor Searle invited discussion regarding the motion and there was none.

ROLL CALL VOTE: Councilmember Hansen, Griffiths, Ellis, Mitchell, and Arnold all voted in favor of Resolution 2017-03.

2. Consideration of Resolution 2017-04, authorization to pay Weber Basin for excess water usage in the amount of $38,232.00.

Shawn Douglas, the Public Works Director, summarized the executive summary which explained:

In 2016 from August to October Riverdale City’s well was out of service, so Riverdale City relied on Weber Basin for additional water. This resulted in more water than what was contracted, so Riverdale City was billed an additional $38,232.00. Mr. Douglas recommended approval of this resolution. There was no discussion regarding this item.

MOTION: Councilor Arnold moved to approve Resolution 2017-04, authorization to pay Weber Basin for excess water usage in the amount of $38,232.00, Councilor Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilmembers Griffiths, Ellis, Mitchell, Arnold, and Hansen all voted in favor of Resolution 2017-04.
H. Discretionary Items

Councilor Hansen asked if the Spring Clean Up could be added to the City Website. Councilor Hansen asked about
the community development report on the City Website and asked if it could be updated.

Councilor Ellis stated he visited the pocket park (located on 4400 South) and asked if it will have grass landscaping
and commented on the debris along the edge of the park. Mr. Douglas discussed the property line and explained there
would be a chain link fence as well as grass landscaping. Mr. Douglas stated any debris on public property was removed,
but there may be debris along the private property line.

I. Adjournment.

MOTION: Having no further business to discuss, Councilor Hansen moved to adjourn. The
motion was seconded by Councilor Arnold; all voted in favor. The meeting was adjourned
at 6:26 PM.

__________________________________  ____________________________________
Norm Searle, Mayor                Jackie Manning, City Recorder

Date Approved: April 4, 2017
AGENDA ITEM: G1

SUBJECT: Consideration of Resolution 2017-05, Inter-local Agreement between Weber County and Riverdale City for assistance in the 2017 Municipal Election.

PRESENTER: Jackie Manning, City Recorder and Election Official

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Executive Summary

b. Resolution 2017-05

c. Inter-Local Agreement

BACK TO AGENDA
# City Council Executive Summary

For the City Council meeting on: April 4, 2017

**Petitioner:** Jackie Manning, City Recorder and Election Official

## Summary of Proposed Action

Consideration to approve Resolution 2017-05, an Inter-Local Agreement between Weber County and Riverdale City for the purpose of assisting in the 2017 Riverdale City Municipal Election.

## Summary of Supporting Facts & Options

Weber County will be assisting all cities (within Weber County) in the 2017 Municipal Election.

There will be numerous options for registered voters to cast their ballots, such as: ballot drop box, regular mail, or a voting center on Election Day. The City participated in a grant opportunity and was able to obtain a permanent ballot drop box now located at the Civic Center. This was at no cost to the City. Weber County has also agreed to have a temporary drop box for this Municipal Election, to be placed at the Riverdale City Community Center.

The services Weber County will be providing are listed in Exhibit A.

The cost of the Primary and General Election is outlined in Exhibit B. It should be noted that Weber County is only charging for materials and their staff time. There are various factors that affect the overall cost. For example, if the primary election is cancelled, Riverdale City will not be charged for that election. There is also the potential for cost sharing during the General Election if the Weber County School Board has an item to be added to the ballot.

There will be 9 voting centers located throughout Weber County, as outlined in Exhibit C. Voters can go to any polling place to vote regardless of which city they reside. It should be noted that during the 2015 Municipal General Election, Riverdale City had a total of 1,405 votes cast. Of the 1,405 voters, 54 voted in person; meaning 96% of voters cast their ballot via regular mail or the ballot drop box method.

Weber County is in attendance to address any questions or concerns regarding this information.

### Legal Comments - City Attorney

Steve Brooks

---

### Fiscal Comments - Treasurer/Budget Officer

Steve Brooks, City Attorney
Pending the Council's approval of this agreement, the corresponding amount will be included in the Riverdale City Tentative Budget for the Fiscal Year 2017-2018.

<table>
<thead>
<tr>
<th>Administrative Comments - City Administrator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rodger Worthen</td>
</tr>
<tr>
<td>Rodger Worthen,</td>
</tr>
<tr>
<td>City Administrator</td>
</tr>
</tbody>
</table>

Signatures were added electronically after each party reviewed the item. Any comments are reflected accordingly.
RESOLUTION NO. 2017-05

A RESOLUTION OF RIVERDALE CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT BETWEEN RIVERDALE CITY AND WEBER COUNTY TO ASSIST WITH THE 2017 MUNICIPAL ELECTION.

WHEREAS, Utah Code Ann. § 11-13-101 et. sec. permits governmental entities to enter into cooperation agreements with each other; and

WHEREAS, Riverdale City wishes to engage Weber County, and their expertise, equipment, assistance and services in performing and providing election services to the general public; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Interlocal Agreement between Weber County and Riverdale City concerning a joint agreement for assistance in providing election services for the public and agrees to all the terms and conditions contained therein; and

NOW THEREFORE, the Riverdale City Council hereby approves the attached Interlocal Agreement (attached hereto as Attachment 1 and incorporated hereby) as written and authorizes the Mayor of Riverdale City to execute this Agreement on behalf of the City.

RESOLVED this 4th day of April, 2017.

____________________________________
Norm Searle
Riverdale City

Attest:

____________________________________
Jackie Manning
City Recorder
INTERLOCAL COOPERATION AGREEMENT
BETWEEN
WEBER COUNTY
on behalf of the
WEBER COUNTY CLERK’S OFFICE, ELECTIONS DIVISION
-AND-
RIVERDALE CITY

THIS AGREEMENT is made and entered into the _____ day of
____________________, 2017, by and between WEBER COUNTY, a political subdivision of the
State of Utah ("County"), on behalf of its Clerk’s Office, Elections Division, and Riverdale
City("City"). The County and the City are sometimes referred to collectively as the “Parties” and
may be referred to individually as a “Party.”

WITNESSETH:

WHEREAS, the County desires to provide the services of its Clerk’s office, Elections
Division, to the City for the purpose of assisting the City in conducting the City’s 2017 primary
and general municipal elections; and

WHEREAS, the City desires to engage the County for such services;

NOW, THEREFORE, in consideration of the promises and covenants hereinafter
contained, the Parties agree as follows:

1. Term. County shall provide election services to the City commencing on the date
this Agreement is executed, and terminating on January 1, 2018. The term of this Agreement
may be extended by mutual agreement in writing signed by all Parties. Either Party may cancel
this Agreement upon sixty (60) days written notice to the other party. Upon such cancellation, each Party shall retain ownership of any property it owned prior to the date of this Agreement, and the City shall own any property it created or acquired pursuant to this Agreement.

2. **Scope of Work.** The services to be provided by the Weber County Clerk’s Office, Elections Division, shall be as set forth in the Scope of Work, attached hereto and incorporated by reference as Exhibit A. Generally, the County Clerk shall perform all elections administration functions as set forth in Exhibit A and as needed to ensure implementation of the City’s 2017 primary and general municipal election.

3. **Legal Requirements.** The County and the City understand and agree that the 2017 primary and general municipal election are the City’s elections. The City shall be responsible for compliance with all legal requirements for these elections and shall direct the manner in which the elections are conducted. County agrees to work with the City in complying with all legal requirements for the conduct of these elections and conduct these elections pursuant to the direction of the City. The City, not the County, is responsible to resolve any and all election questions, problems, and legal issues that are within the City’s statutory authority.

4. **Cost.** In consideration of the services performed under this Agreement, the City shall pay the County an amount not to exceed the rate estimate given to the City by the County in Exhibit B. The County shall provide a written invoice to the City at the conclusion of the elections, and the City shall pay the County from the invoice within thirty (30) days of receiving it. The invoice shall contain the number of active registered voters as of one week before Election Day, the rate used, and jurisdictions participating in the election(s). In the case of a vote recount, election system audit, election contest, or similar event arising out of the City’s election, the City shall pay the County’s cost of responding to such events, based on a written invoice.
provided by the County. The invoice amount for these additional services may cause the total cost to the City to exceed the estimate given to the City by the County. For such consideration, the County shall furnish all materials, labor and equipment to complete the requirements and conditions of this Agreement.

5. **Governmental Immunity.** The City and the County are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101, et seq. (“Act”). Subject to the provisions of the Act, the City and County agree to indemnify and hold harmless the other Party, its agents, officers and employees from and against any and all actions, claims, lawsuits, proceedings, liability damages, losses and expenses (including attorney’s fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that Party, its officers, agents and employees. Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to the City or the County under the Act.

6. **Election Records.** The County shall maintain and keep control over all records created pursuant to this Agreement and to the elections relevant to this Agreement. The County shall respond to all public record requests related to this Agreement and the underlying elections and shall retain all election records consistent with the Government Records Access and Management Act, Utah Code Ann. §§ 63G-2-101 et seq. and all other relevant local, state and federal laws.

7. **Service Cancellation.** If the Agreement is canceled by the City as provided herein, the City shall pay the County on the basis of the actual services performed according to the terms of this Agreement. Upon cancellation of this Agreement, the County shall submit to the City an itemized statement for services rendered under this Agreement up to the time of
cancellation and based upon the dollar amounts for materials, equipment and services set forth herein.

8. **Legal Compliance.** The County, as part of the consideration herein, shall comply with all applicable federal, state and county laws governing elections.

9. **Indemnification.** To the extent permitted by law, the City agrees to indemnify and hold County harmless, including providing legal defense costs on behalf of the County, as a result of any legal or administrative claim, action or proceeding brought against the County by any person or entity claiming that the County violated any state or federal law by providing election services under this Agreement.

10. **Interlocal Agreement.** In satisfaction of the requirements of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (“Interlocal Act”), in connection with this Agreement, the City and the County (for purposes of this section, each a “Party” and collectively the “Parties”) agree as follows:

   (a) This Agreement shall be approved by each Party, pursuant to § 11-13-202.5 of the Interlocal Act;

   (b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Interlocal Act;

   (c) A duly executed original counterpart of the Agreement shall be filed with the keeper of records of each Party, pursuant to § 11-13-209 of the Interlocal Act;

   (d) Each Party shall be responsible for its own costs of any action done pursuant to this Agreement, and for any financing of such costs; and
(e) No separate legal entity is created by the terms of this Agreement. To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by the City Recorder of the City and the County Clerk of the County, acting as a joint board. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a Party acquires, holds, and disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

11. **Counterparts.** This Agreement may be executed in counterparts by the City and the County.

12. **Governing Law.** This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

13. **Integration.** This Agreement, with attached exhibits, embodies the entire agreement between the Parties and shall not be altered except in writing signed by both Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year first above written.

RIVERDALE CITY

By: ________________________________

MAYOR

ATTEST:

________________________
City Recorder
Approved as to form and compliance with applicable law:

______________________________
City Attorney

Date:__________________________

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: ____________________________________
Kerry Gibson, Chair
Commissioner Gibson voted ______
Commissioner Harvey voted ______
Commissioner Ebert voted ______

ATTEST:

___________________________________________
Ricky Hatch, CPA
Weber County Clerk/Auditor

Approved as to form and compliance with applicable law:

______________________________
County Attorney

Date:__________________________
Exhibit A
2017 Municipal Elections
Scope of Work for Election Services

The County shall provide to the City an Official Register as required by Utah Code Ann. § 20A-5-401, (as amended).

The City shall perform all administrative functions related to candidate filing requirements and all other requirements of Utah Code Ann. § 20A-9-203 (as amended), including all administrative functions related to financial disclosure reporting.

The City shall be responsible for all Public Notice(s) required by law. The City may work with the County to publish notices jointly with other jurisdictions.

The City shall be responsible for collecting and delivering ballots that are placed in drop boxes within their City to the County in a timely manner and according to a schedule agreed upon by the City and the County up through and including the end of Election Night.

The City agrees to consolidate all elections administration functions and decisions in the County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections. In a consolidated election, decisions made by the County regarding resources, procedures and policies are based upon providing the same scope and level of service to all the participating jurisdictions and the City recognizes that such decisions, made for the benefit of the whole, may not be subject to review by the City.

Services the County will perform for the City include, but are not limited to:

- Ballot Layout and Design
- Ballot Printing
- Ballot Mailings
- Printing Optical Scan Ballots
- Program and Test Voting Equipment
- Program Electronic Voter Register
- Poll Worker Recruitment and Training
- Compensate Vote Center Poll Worker (Exhibit C)
- Delivery of Supplies and Equipment
- Tabulate and Report Election Results on County Website
- Provisional Ballot Verification
- Update Voter History Database
- Conduct Audits (as required)
- Conduct Recounts (as needed)
- Election Day Administrative Support
- Operation of nine (9) county wide vote centers (Exhibit C)

The City will provide the County Clerk with information, decisions, and resolutions and will take appropriate actions required for the conduct of the election in a timely manner.
The County will provide a good faith estimate for budgeting purposes (Exhibit B). Election costs are based upon the offices scheduled for election, the number of voters, and the number of jurisdictions participating. The City will be invoiced for its share of the actual costs of the elections which will not exceed the estimated rate in Exhibit B.

In the event of a state or county special election being held in conjunction with a municipal election, the scope of services and associated costs, and the method of calculating those costs, will remain unchanged. The costs will be divided between participating jurisdictions in a manner that is agreed upon by the jurisdictions involved. A nominal administrative fee will be charged to each jurisdiction sharing a ballot, not to exceed $0.05 per active registered voter.

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**Exhibit B**

2017 Municipal Elections

Cost Estimate for Election Services

Below is the good faith estimate for the upcoming 2017 Municipal Election for Riverdale City. The City will be billed for actual costs for each election, according to the number of active registered voters, and the per voter rate will not exceed the estimated rate of $1.55-$1.65 per active registered voter per election. The number of active registered voters will be determined by the registration deadline, one week prior to each election.

<table>
<thead>
<tr>
<th>Number of Participating Jurisdictions</th>
<th>Active Registered Voters*</th>
<th>Estimated Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3,505</td>
<td>$1.60</td>
<td>$5,608.00</td>
</tr>
<tr>
<td>2</td>
<td>3,505</td>
<td>$0.85 (half plus $0.05)</td>
<td>$2,979.25</td>
</tr>
<tr>
<td>3</td>
<td>3,505</td>
<td>$0.583 (1/3 plus $0.05)</td>
<td>$2,044.58</td>
</tr>
</tbody>
</table>

*Current as of March 2017
2017 Locations

<table>
<thead>
<tr>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dee Events Center</td>
</tr>
<tr>
<td>Weber County Fairgrounds</td>
</tr>
<tr>
<td>North View Senior Center</td>
</tr>
<tr>
<td>Ogden Valley Branch Library</td>
</tr>
<tr>
<td>Ogden Weber ATC</td>
</tr>
<tr>
<td>Pleasant Valley Branch Library</td>
</tr>
<tr>
<td>Southwest Branch Library</td>
</tr>
<tr>
<td>Weber Center</td>
</tr>
<tr>
<td>West Haven City Hall</td>
</tr>
</tbody>
</table>

Additional polling locations may be established by consent of both the City and the County, the cost of which will be borne by the City, and which would be in addition to the estimates provided in Exhibit B.
AGENDA ITEM: G2

SUBJECT: Consideration of City Council recommendation for approval of Good Earth Natural Foods site plan amendment located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405.

PRESENTER: Mike Eggett, Community Development

APPLICANT: Good Earth Representative

ACTION REQUESTED: Consideration of recommending approval to City Council.

INFORMATION:

a. Executive Summary

b. Resolution 2017-06

c. Planner Review of Site Plan

d. Department Staff Reports

e. Application

f. Letter pertaining to parking

g. Full Plans

h. Planning Commission Meeting Summary

BACK TO AGENDA
Good Earth Natural Foods, as represented by Saltus Architecture and Scott Howard, has applied for an Amended Site Plan review of the Riverdale Good Earth store located at approximately 1050 West Riverdale Road in a Regional Commercial (C-3) zone. As part of this site plan amendment, the applicant is also working on a full remodel of the store exterior and interior (as represented in the following documents). The property is currently owned by Riverdale North, LLC. A public hearing is not required to consider this Site Plan proposal. On March 14, 2017, the Planning Commission reviewed the proposed site plan amendment for Good Earth Natural Foods and then supported a favorable recommendation to City Council for approval of the Amended Site Plan proposal, with the direction that the applicant resolve all outstanding staff noted concerns prior to advancing to City Council for consideration. The applicant has since resolved these noted staff concerns since that meeting. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Good Earth Natural Foods amended site plan proposal, approve the proposed amended site plan with any requested modifications/amendments, not approve the Good Earth Natural Foods amended site plan, or table the matter to allow time for the applicant to resolve outstanding concerns.

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 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space: Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and other regulations found in Title 8 “Water and Sewer”.

The proposed development parcel is located at approximately 1050 West Riverdale Road in the recent Family Center North shopping center location on property currently owned by Riverdale North, LLC. The property is in a Regional Commercial C-3 zone and the desired use of this property will continue as a retail merchandise store that is planned to be fully remodeled.

On March 13, 2017, the Design Review Committee completed a review and consideration of the exterior update and site design alterations. At the conclusion of the discussion, the Committee approved the exterior update, site design changes, and sign additions to the Good Earth building as submitted.

Attached with this executive summary is a document entitled “Amended Site Plan Review - Good Earth Natural Foods”; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. Please note that the Engineering comments are included on the department reports page, as the first comment on that page.
Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

Staff would encourage the City Council to review this matter and then discuss with the petitioner any concerns noted by the Council. Staff would then recommend that the City Council make a motion to approve the Good Earth Natural Foods amended site plan proposal, approve the proposed amended site plan with any requested modifications/amendments, not approve the Good Earth Natural Foods amended site plan, or table the matter to allow time for the applicant to resolve outstanding concerns.

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

Steve Brooks,
City Attorney

Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen,
City Administrator

Signatures were added electronically after each party reviewed the item. There were no comments regarding this item.
RESOLUTION NO. 2017-06

A RESOLUTION BY THE RIVERDALE CITY COUNCIL APPROVING THE AMENDED SITE PLAN OF GOOD EARTH NATURAL FOODS LOCATED AT APPROXIMATELY 1050 WEST RIVERDALE ROAD IN RIVERDALE CITY, WEBER COUNTY, STATE OF UTAH.

WHEREAS, Good Earth Natural Foods, by and through their spokesperson, Saltus Architecture and Scott Howard, filed an application with Riverdale City requesting the City approve a request for amended site plan approval to allow for an exterior entrance update to their building located at approximately 1050 West Riverdale Road; and

WHEREAS, the applicant’s request is in conformance with all applicable City ordinances of the Riverdale City Code; and

WHEREAS, a public meeting to consider the subject application was held before the Planning Commission on March 14, 2017 and received a favorable recommendation; and

WHEREAS, the matter having been submitted and considered as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City, the effect on the surrounding neighborhood, the compliance with all applicable City ordinances and the General Plan, the special conditions relating to the request; and

WHEREAS, the Riverdale City Council finds this request is in conformance with all requirements outlined in the Riverdale City Code and the goals and desires of Riverdale City.

BE IT RESOLVED BY THE RIVERDALE CITY COUNCIL, as follows:

1. The City Council hereby approves the request of Good Earth Natural Foods for an amendment to their site plan located at approximately 1050 West Riverdale Road, as outlined and shown on the attached Exhibit(s), attached hereto and incorporated herein by reference.

2. This resolution shall take effect immediately upon passage.

3. All other resolutions and polices in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 4th Day of April, 2017.

RIVERDALE CITY

By: _________________________
Norm Searle, Mayor

Attest:

____________________
Jackie Manning
City Recorder
Amended Site Plan Review – Good Earth Natural Foods, 1050 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 3/8/2017, updated on 3/14/2017, 3/29/2017

Recommendation: City staff recommends that the City Council examine and review this proposed amended site plan 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 Good Earth Natural Foods amended site plan proposal or not provide approval of the proposed amended site plan with any additional comments or concerns to be addressed by the developer. Should the City Council provide final approval of the proposed amended site plan, the applicant would then be enabled to move forward with the building permit and development process.

| Date Amended Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | February 28, 2017, updated March 14, 2017 and March 28, 2017 |
| Date Application Submitted to City: | February 28, 2017 |
| Date Fee Paid: | Paid on February 28, 2017 (see receipt for detail) |

**Date** Yes – March 28, 2017
<table>
<thead>
<tr>
<th>Revision block with date and initials</th>
<th>Shown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheet number and total sheets</td>
<td>Sheet Index shown; sheets identified</td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
<td>Only one lot in site plan development</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Adjacent tract ownership not shown; tax ID shown</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’ to 1”=10’)</td>
<td>Scale shown in packet</td>
</tr>
<tr>
<td>North arrow</td>
<td>Shown</td>
</tr>
<tr>
<td>Existing easements, structures, and utility lines: Approval to cross, use, or relocate</td>
<td>Existing easements identified with “ENT.” notes, existing structures shown, existing utility lines and locations shown; unsure of approvals provided to cross, use, relocate</td>
</tr>
<tr>
<td>Space for notes</td>
<td>Yes, provided</td>
</tr>
<tr>
<td>Contours</td>
<td>See new note on sheet A101; otherwise not identified elevations</td>
</tr>
<tr>
<td>Public areas</td>
<td>Sidewalks and right-of-way shown on sheets C101 and A101; no other public areas identified</td>
</tr>
<tr>
<td><strong>Vicinity Map</strong></td>
<td></td>
</tr>
<tr>
<td>Street names</td>
<td>Yes</td>
</tr>
<tr>
<td>Site location</td>
<td>Yes</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Scale</td>
<td>Not shown</td>
</tr>
<tr>
<td><strong>Layout</strong></td>
<td></td>
</tr>
<tr>
<td>Landscaping (location and type with area calculations)</td>
<td>Yes, provided on sheets L101 and L102</td>
</tr>
<tr>
<td>Location of exterior lighting devices, signs, and outdoor advertising</td>
<td>Location of existing on site lighting shown, location of existing street lights, signs, and outdoor advertising identified; no new lights proposed other than as attached to exterior of building; no new signs/outdoor advertising proposed other than as attached to exterior of building and shopping center sign</td>
</tr>
<tr>
<td>Location of underground tanks, dumpsters, etc</td>
<td>No underground tanks shown for this site if exist; existing dumpster enclosure shown;</td>
</tr>
<tr>
<td><strong>PLAN AND PROFILE SHEETS</strong></td>
<td>Site Plan and supporting sheets provided</td>
</tr>
<tr>
<td>Title Block</td>
<td></td>
</tr>
<tr>
<td>Topic</td>
<td>Description</td>
</tr>
<tr>
<td>------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name and address shown</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405</td>
</tr>
<tr>
<td>Consulting Architect/Engineer’s name, address, and phone number</td>
<td>Saltus Architecture (Perigee Consulting – Engineer), 1443 West 800 North, Ste 203, Orem, Utah 84057, 503-707-7395</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – March 28, 2017</td>
</tr>
<tr>
<td>Scale</td>
<td>Scale shown in packet</td>
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<tr>
<td>Sheet number and total sheets</td>
<td>Sheet Index shown; sheets identified</td>
</tr>
<tr>
<td>General</td>
<td></td>
</tr>
<tr>
<td>North arrow</td>
<td>Shown</td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Lot numbers</td>
<td>Only one lot in site plan development</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Shown on sheet G121</td>
</tr>
<tr>
<td>Signage</td>
<td>Onsite sign location shown, anticipated panel update to shopping center sign; Building signage concept shown on pages G101, A401, and A402; may inquire regarding future signage intent</td>
</tr>
<tr>
<td>Height</td>
<td>Updated panel on existing shopping center sign</td>
</tr>
<tr>
<td>Size</td>
<td><em>Not identified</em></td>
</tr>
<tr>
<td>Locations</td>
<td>Concept locations shown on drawings</td>
</tr>
<tr>
<td>Colors</td>
<td>Appear to be black for concept</td>
</tr>
<tr>
<td>Lighting</td>
<td><em>Not known at this time if any planned</em></td>
</tr>
<tr>
<td>New and Existing Buildings</td>
<td></td>
</tr>
<tr>
<td>Height and Size</td>
<td>New additions - Height = 27’ 4.5”; Building size with new additions = approx. 11,888 sq. ft.; Existing buildings shown in packet;</td>
</tr>
<tr>
<td>Category</td>
<td>Details</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Setback distances for building: front setback – 46.55 feet and 44.81 feet at nearest points from property line; rear setback – 36.85 feet at nearest point from property line; west side setback – 37.02 feet at nearest point; east side setback – 0.36 feet at nearest point; setbacks established per previous approval for building site</td>
</tr>
<tr>
<td>Type of construction</td>
<td>Brick masonry, aluminum (faux wood) paneling, perforated metal mesh, concrete, etc.</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
<td>Retail Food and Health Goods Merchandise Sales</td>
</tr>
<tr>
<td>Show handicapped access</td>
<td>ADA accessible ramp identified; access areas and handicapped parking stalls shown</td>
</tr>
<tr>
<td>New and Existing Landscaping &amp; Percentage</td>
<td>Percentage of landscaping for site plan is 22.5%; and is above base requirement standard</td>
</tr>
<tr>
<td>Number of trees</td>
<td>3 trees, 49 shrubs, 46 annuals/perennials, and 6 grasses shown</td>
</tr>
<tr>
<td>Landscape plan showing all planting, hardscaping, berming, and watering</td>
<td>Shown on L101 and L102; irrigation plan shown on L201</td>
</tr>
<tr>
<td>Xeriscaping alternatives being considered</td>
<td>Yes, xeriscaping seems to be greatly applied in the project proposal; for more, inquire of developer</td>
</tr>
<tr>
<td>New and Existing Walls and Fences</td>
<td></td>
</tr>
<tr>
<td>Location, design, and height</td>
<td>No existing fence on site; no new fences appear to be planned for site</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>Not applicable</td>
</tr>
<tr>
<td>New and Existing Parking</td>
<td></td>
</tr>
<tr>
<td>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</td>
<td>Number of existing available stalls for Good Earth recognized in letter from landowner; handicapped parking space identified; per code, 40 parking stalls are available to tenant for site</td>
</tr>
<tr>
<td>Location of employees’ parking, customer parking, and handicapped parking</td>
<td>Established as shown in drawings; handicapped parking identified; employee parking and customer parking identified as remaining stalls</td>
</tr>
<tr>
<td>Internal circulation pattern</td>
<td>Internal circulation pattern identified; inquire more if desired</td>
</tr>
<tr>
<td>New and Existing Ingress and Egress</td>
<td></td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>On site circulation pattern identified; inquire more if desired</td>
</tr>
<tr>
<td>New and Existing Streets</td>
<td></td>
</tr>
<tr>
<td>All access points</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Center lines</td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Right-of-way lines</strong></td>
<td>Pedestrian ways shown, UDOT r-o-w not identified</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td><strong>Face of curb lines</strong></td>
<td>Established per previous road development of Riverdale Road</td>
</tr>
<tr>
<td><strong>Centerline slope</strong></td>
<td>Established per previous road development of Riverdale Road</td>
</tr>
<tr>
<td><strong>Signing and striping</strong></td>
<td>Street signing installation, if any, should be coordinated with public works dept and paid for by applicant where applicable; striping not applicable</td>
</tr>
<tr>
<td><strong>Light poles</strong></td>
<td>No new light poles to be installed, existing light poles are shown; new building lighting shown on exterior elevation renderings</td>
</tr>
<tr>
<td><strong>Street lights</strong></td>
<td>Site of existing street lights and traffic signal poles identified; no new street lights planned</td>
</tr>
<tr>
<td><strong>Street name signs</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Stop signs</strong></td>
<td>On site signing installation, if any, should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td><strong>UDOT approval (if required for project)</strong></td>
<td>Not applicable to this project</td>
</tr>
<tr>
<td><strong>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</strong></td>
<td>Already established along right-of-way of site; any damage to sidewalk replaced to City standards</td>
</tr>
<tr>
<td><strong>Planting Strip</strong></td>
<td>No planting strip along Riverdale Road</td>
</tr>
<tr>
<td><strong>New and Existing Storm Drainage</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Top of curb elevations</strong></td>
<td>Shown; detail on sheet C102</td>
</tr>
<tr>
<td><strong>Slope of gutter</strong></td>
<td>Shown; detail on sheet C102</td>
</tr>
<tr>
<td><strong>Manholes</strong></td>
<td>Shown, where applicable</td>
</tr>
<tr>
<td><strong>Invert elevations</strong></td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td><strong>Length, size, slope, and type of mains and laterals</strong></td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td><strong>Location of catch basins</strong></td>
<td>Identified on V101 and C101, defer to City Engineer</td>
</tr>
<tr>
<td><strong>Ditches, location and ownership</strong></td>
<td>No ditches on site; on site waterways identified</td>
</tr>
<tr>
<td><strong>Approval to pipe, reroute or use</strong></td>
<td>Other than future City approval, unknown if other approval required; defer to City Engineer</td>
</tr>
<tr>
<td><strong>Calculations for retention system</strong></td>
<td>Storm runoff and retention calculations not applicable; defer to City Engineer</td>
</tr>
<tr>
<td><strong>Method of storm water clean-up</strong></td>
<td>Already established per previous site development</td>
</tr>
<tr>
<td><strong>New and Existing Sanitary Sewers</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Manholes</strong></td>
<td>Shown on V101</td>
</tr>
<tr>
<td><strong>Invert elevations</strong></td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td><strong>Length, size, type, and slope of mains and laterals</strong></td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td><strong>New and Existing Water Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Existing water lines identified and no new water lines planned, location of new irrigation lines shown on L201; defer to City Engineer</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Existing water meter location shown, type per public works; Location of existing and new valves shown; Existing fire hydrants shown, no new hydrant proposed</td>
</tr>
<tr>
<td><strong>New and Existing Gas Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size and type</td>
<td>Existing gas lines and meter shown, no new gas lines planned, size and type not shown</td>
</tr>
<tr>
<td><strong>New and Existing Electrical Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing power lines and box locations shown, no new power facilities planned, size and type not shown;</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing power poles location shown</td>
</tr>
<tr>
<td><strong>New and Existing Telephone Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing and telephone utility lines and box locations shown, no new telephone facilities planned, poles and associated manholes shown</td>
</tr>
<tr>
<td><strong>New and Existing Cable TV Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Existing and new location not shown</td>
</tr>
<tr>
<td><strong>DETAILED DRAWINGS</strong></td>
<td></td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Cross section of proposed new roadway improvements shown on sheet C102</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Shown on sheet C102; defer to City Engineer</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Location gutter inlet boxes proximate to site identified on V101 and C101; gutter inlet box not identified with bicycle safe grate; defer to City Engineer</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Location shown; defer to City Engineer</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
<td>May not be applicable; defer to City Engineer</td>
</tr>
<tr>
<td><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Soils report</td>
<td>Not applicable</td>
</tr>
<tr>
<td>------------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Storm runoff and retention calculations not applicable; defer to City Engineer</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Three large full set of plan drawings (24x36), three full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings</td>
<td>Yes, provided as requested</td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>Provided on multiple sheets in packet</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>Engineering comments, along with Public Works, Police Department, Fire Department, and City Administrator comments have been provided</td>
</tr>
<tr>
<td>Traffic study</td>
<td>No traffic study on file or needed for project</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>Currently Amended Site Plan Submission recommended for approval by Planning Commission; staff concerns resolved</td>
</tr>
</tbody>
</table>
Hi Mike,

I really have no comments or requirements - This is a very easy project.

Thanks

N. Scott Nelson, PE.
CEC, Civil Engineering Consultants, PLLC.
5141 South 1500 West
Riverdale City, Utah 84405
801.866.0550
Scott.ceceng@comcast.net

Mike,

As long as the storm water changes are approved by the city council next Tuesday I have no review comments. Thanks

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

I do not have any concerns.

Chief Scott Brenkman
From: Jared Sholly  
Sent: Wednesday 3/1/2017 3:29 PM  
To: Mike Eggett  
Subject: RE: Good Earth Small Site Plan Amendment

Mike, I have nothing to add to this.

Thanks,

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

From: Rodger Worthen  
Sent: Wednesday 3/1/2017 3:00 PM  
To: Mike Eggett  
Subject: RE: Good Earth Small Site Plan Amendment

Mike-

I have no comments on this site amendment. Good Earth will be providing a very pleasing “face-lift” to their existing building.

Thank you  
Rodger W.
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING
SITE PLAN AMENDMENT APPROVAL

CASE NO: 2017-01
DATE SUBMITTED: 02/28/17

APPLICANT'S NAME: Good Earth Natural Foods

BUSINESS ADDRESS: 1250 W. Riverdale Road, Riverdale, UT 84405

BUSINESS PHONE: 801-334-5500

ADDRESS OF SITE: 1250 W. Riverdale Road, Riverdale, UT 84405

APPLICANT'S INTEREST: Owner/ Tenant

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 27242 SQFT (0.625 acres) of property in the C-3 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize Sallus Arch. 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 acre or portion of

Fee: $125.08 Date paid: 2-28-2017

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

Planning Commission scheduled to hear this application for site plan approval on:
Date: 3-14-2017 Decision of Commission: Recommended for 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 site plan approval on:
Date: 4-4-2017 Decision of Council:
Mike:

Good Earth, like all tenants, have the non-exclusive right to use all of the parking spaces in our center, which number does indeed exceed 40.

We hope this suffices for your needs.

Thank you.
PROPOSED REMODEL
11,888 SQ. FT.

EXISTING SHRUBS
WITH NEW ROCK
MULCH

STAMPED
CONCRETE

ROCK MULCH

TRUNCATED
DOMES

LANDSCAPE PLAN

SCALE: 1" = 10' - 0"
### CITY LANDSCAPE REQUIREMENTS:

11,760 X 20% = 2,352 SQ FT

---

#### DECIDUOUS TREES

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Golden Rain Tree / Koelreuteria paniculata</td>
</tr>
<tr>
<td>1</td>
<td>Royal Raindrops Crab-Apple / Malus x 'Royal Raindrops'</td>
</tr>
</tbody>
</table>

---

#### SOD INSTALLATION

---

#### CONCRETE CURB INSTALLATION - BARK MULCH

---

#### EVERGREEN TREE DETAIL

---

#### SHRUB PLANTING

---

#### DECIDUOUS TREE DETAIL

---

#### SHRUB PLANTING

---

#### EVERGREEN TREE DETAIL

---

### PLANT SCHEDULE

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Golden Rain Tree / Koelreuteria paniculata</td>
</tr>
<tr>
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</tr>
</tbody>
</table>

---

#### DECIDUOUS TREES

<table>
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<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Golden Rain Tree / Koelreuteria paniculata</td>
</tr>
<tr>
<td>1</td>
<td>Royal Raindrops Crab-Apple / Malus x 'Royal Raindrops'</td>
</tr>
</tbody>
</table>

---

#### SHRUBS

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Winter Gem Boxwood / Buxus microphylla japonica <code>Winter Gem</code></td>
</tr>
<tr>
<td>1</td>
<td>Royal Raindrops Crab-Apple / Malus x 'Royal Raindrops'</td>
</tr>
</tbody>
</table>

---

#### ANNUALS/PERENNIALS

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>Stella de Oro Daylily / Hemerocallis x <code>Stella de Oro</code></td>
</tr>
<tr>
<td>6</td>
<td>Palace Purple Coral Bells / Heuchera micrantha <code>Palace Purple</code></td>
</tr>
</tbody>
</table>

---

#### GRASSES

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Feather Reed Grass / Calamagrostis x acutiflora <code>Karl Foerster</code></td>
</tr>
<tr>
<td>21</td>
<td>Meadow Sage / Salvia x superba <code>May Night</code></td>
</tr>
</tbody>
</table>

### CITY LANDSCAPE REQUIREMENTS:

11,888 X 20% = 2,378 SQ FT

### PROVIDED:

- A - 147 SQ FT
- B - 36 SQ FT
- C - 512 SQ FT
- D - 1,978 SQ FT

### TOTAL: 2,673 SQ FT
STAMPED CONCRETE

TRUNCATED DOMES

LANDSCAPE PLAN

PROPOSED REMODEL
88 SQ. FT.

IRRIGATION SCHEDULE

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>MANUFACTURER/MODEL/DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rain Bird XCZ-LF-100-PRF</td>
</tr>
<tr>
<td></td>
<td>Low Flow Drip Control Kit, 1&quot; Low Flow Valve, 3/4&quot; Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>MANUFACTURER/MODEL/DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Zurn 375 1&quot;</td>
</tr>
<tr>
<td></td>
<td>Rain Bird ESP4ME 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.</td>
</tr>
<tr>
<td></td>
<td>Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.</td>
</tr>
</tbody>
</table>

NOTE:

This Irrigation Plan is diagrammatic in that elements are shown sometimes in paved area for clarity sake. Contractor shall properly install irrigation in designated landscape areas.

NOTE:

The above quantities have been provided as a convenience to the client and the contractor. Redtwig Land Design makes not guarantees of the actual on-site measurements compared to those provided above. It is the sole responsibility of the contractor to verify all measurements prior to bidding and installation.
**GOOD EARTH RIVERDALE REMODEL**

**DESIGN REVIEW PACKAGE**

**DEMOlition Site Plan**

**EXISTING BUILDING**

**KEYED NOTES**

1. CURB TO BE REMOVED AND RECONSTRUCTED COORDINATE WITH CIVIL
2. DEMOLISH LOWER SOFFIT
3. UPPER (MAIN) SOFFIT TO REMAIN
4. REMOVE EXISTING CURB, CONCRETE, AND LANDSCAPING
5. UPPER (MAIN) SOFFIT TO REMAIN
6. EXISTING SIDEWALK TO REMAIN

**GENERAL NOTES - DEMOLITION PLAN**

A. ALL ITEMS AND EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
B. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REMODELING ACTIVITIES WITH CIVIL, MECHANICAL, PLUMBING, STRUCTURAL, ELECTRICAL, AND ARCHITECTURAL.
C. NOTIFY CLIENT OF ANY SIGNIFICANT DISCREPANCIES ON-SITE THAT MAY AFFECT NEW WORK.
D. FIELD VERIFY ALL DIMENSIONS INDICATING EXISTING CONDITIONS.

**NOT FOR CONSTRUCTION**

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GENERAL NOTES - DEMOLITION PLAN

A. ALL ITEMS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

B. CONSTRUCTION IS RESPONSIBLE TO DEMOLISH ALL EXISTING UNFINISHED UNITS, INCLUDING 
    EXISTING CMU WALLS, UNLESS NOTED OTHERWISE.

C. NOTIFY CLIENT OF ANY SIGNIFICANT DISCREPANCIES ON SITE THAT MAY 
    AFFECT NEW WORK.

D. FIELD VERIFY ALL DIMENSIONS INDICATING EXISTING CONDITIONS.

KEYED NOTES

1. DEMOLISH AND REMOVE EXISTING WALL
2. ALL REMAINING EXISTING WALLS ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. CURB TO BE REMOVED AND RECONSTRUCTED - COORDINATE WITH CIVIL.
4. DEMOLISH AND REMOVE EXISTING RESTROOMS AND CAP EXISTING PLUMBING.
5. EXISTING FLOORING TO BE DEMOLISHED AND REMOVED.
6. EXISTING WALL TO REMAIN.
7. REMOVE EXISTING STOREFRONT.
8. DEMOLISH AND REMOVE LIGHTS AND CEILING.
9. REMOVE EXISTING CURB, CONCRETE, AND LANDSCAPING.
10. REMOVE DOOR AND INFILL.
11. EXISTING DOOR TO REMAIN.
12. DEMOLISH LOWER SOFFIT.
13. UPPER (MAIN) SOFFIT TO REMAIN.
14. NEW OVERHEAD DOOR.

EXISTING WALL TO BE DEMOLISHED AND REMOVED

EXISTING WALL TO REMAIN

EXISTING WALL TO REMAIN
MATERIAL: EXISTING MECHANICAL UNITS
MATERIAL: EXISTING ROOFING
MATERIAL: NEW ROOFING

22 GA. G.I. CAP - PAINT
22 GA. G.I. REVEAL METAL - PAINT
22 GA. G.I. HOLDDOWN @ 30" O.C.
20 GA. HOLDDOWN CLIP @ 30" O.C.

SEALANT
SYNTHETIC STUCCO ON 1 1/2" EPS BD. (3/4" AT GABLE CONDITIONS)

2 X 4 LEDGER W/ 5/8" J-BOLTS @ 16" O.C.
PL 3/16X3 1/2X3 1/2 W/ 3/4" HOLE @ CENTER @ 48" O.C.
3" CANT
B.U.R. MEME. & FLASH'G
2 X 4 CAP WALL W/ 1/2" PLYWD. EA. SIDE. BOLT TO WALL

20 GA. G.I. HOLDDOWN @ 30" O.C. FASTEN W/ ZINC SCREWS
8"
3"
22 GA. G.I. REVEAL METAL - PAINT
22 GA. G.I. CAP - PAINT

NOT FOR CONSTRUCTION

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GENERAL NOTES - EXTERIOR

A. EXTERIOR ELEVATION LINES TO BE ERASED ON INK DRAWINGS ONLY.
B. SEE ALSO CORRESPONDING PLAN & SECTION DETAILS.
C. VERTICAL DIMENSIONS FOR EXISTING CONDITIONS SHOWN IN FEET & INCHES.

KEYED NOTES

1. ALUMINUM CLADDING
2. PERFORATED METAL PANEL
3. PERFORATED METAL AWNING
4. STOREFRONT WINDOW GLAZING
5. FIBER CEMENT PANEL
6. EXTERIOR LIGHTING TUBE
7. RUNNING BRICK
8. SOLDIER COARSE BAND
9. NEW GOOD EARTH SIGNAGE
10. METAL CORNICE TOP OF ROOF PARAPET
11. MEMBRANE ROOF SEE DETAIL #/A#
12. SLIDING STOREFRONT DOOR

KEY LEGEND - EXTERIOR ELEVATIONS

- ALUMINUM SIDING SYSTEM
- RUNNING BRICK MASONRY
- PERFORATED METAL MESH
- CAST IN PLACE CONCRETE

EXTERIOR ELEVATIONS

ISSUE DATE: 03.28.2017

DESIGN REVIEW PACKAGE

A401

GOOD EARTH RIVERDALE REMODEL

GOOD EARTH NATURAL FOODS

RIVERDALE, UT 84405

NOT FOR CONSTRUCTION

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PLANNING COMMISSION MEETING SUMMARY

DATE OF MEETING: MARCH 14, 2017

ACTION ITEM: Site Plan Amendment for Good Earth Natural Foods, 1050 West Riverdale Road, Riverdale, Utah 84405

MOTION: Commissioner Eskelsen made motion to forward a favorable recommendation to the City Council regarding the Site Plan Amendment requested by Good Earth Natural Foods, located 1050 West Riverdale Road, Riverdale, Utah 84405, subject to all outstanding items being addressed prior to appearing before the City Council. Commissioner Boatright seconded the motion. Commissioner Gailey, Boatright, Eskelsen, Wingfield, Jones, and Hilton all voted in favor.

RECORDING LINK:
R:\Council\PLANNING COMMISSION\3-14-17 PC Regular Meeting.MP3

To listen to the discussion regarding this item begin the recording at 2 minutes and 31 seconds and end the recording at 13 minutes and 43 seconds.