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

F. Consent Items

1. Consideration/Review of meeting minutes from:
   - February 7, 2017 City Council Work Session
   - February 7, 2017 City Council Regular Session
   - February 21, 2017 City Council Work Session
   - February 21, 2017 City Council Regular Session

G. Action Items

1. Consideration of Ordinance 884, Amending the Riverdale City Code, Title 8 Chapter 5B Section 1, Storm Water Ordinance.
   Presented by: Shawn Douglas, Public Works Director

2. Consideration of Ordinance 885, Amending the Riverdale City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Development Landscape Requirements."
   Presented by: Mike Eggett, Community Development

3. Consideration of Ordinance 886, rezone request for property located approximately 535 W 5400 S in Riverdale City change from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning.
   Presented by: Mike Eggett, Community Development

4. Consideration of approving the bid award to Smith Power Products, Inc for the purchase of a generator, in the amount of $29,705.00.

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 3rd 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
RIVERDALE CITY
CITY COUNCIL AGENDA
March 7, 2017

AGENDA ITEM: F

SUBJECT: Review/Approval of Meeting Minutes from previous City Council Meetings.

PRESENTER: Jackie Manning, City Recorder

INFORMATION:

a. February 7, 2017 City Council Work Session
b. February 7, 2017 City Council Regular Meeting
c. February 21, 2017 City Council Work Session
d. February 21, 2017 City Council Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Council held Tuesday, February 7, 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
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused:
Mayor Searle welcomed the Council Members and City Staff to the Work Session Meeting, stating for the record that all were in attendance.

Open Communications:
There were no known open communications for this meeting.

Presentations and Reports:
Mayor Searle welcomed comments from the Council regarding the various committees in which they serve. He also noted there were some Council members without committee assignments.

Mayor Searle stated Fire Chief Sholly will has a presentation regarding fire coverage during the regular city council meeting.

Consent Items:
Mayor Searle invited any corrections or comments regarding the work session and regular meeting minutes for the City Council Meeting held on held on January 17, 2017. Councilor Ellis requested a change to page 3, line 56, in the City Council Work session meeting. Councilor Ellis requested “to all” be added after the word “fair.”

Mayor Searle discussed the second consent item, appointment of a new Planning Commissioner. He explained Lori Fleming’s term had expired and Ms. Fleming has accepted the Mayor’s offer to serve an additional 4 year term. Councilor Hansen asked if another Commissioner’s term had expired, and Mayor Searle confirmed Michael Roubinet’s had. Mayor Searle indicated he is still seeking a Planning Commissioner to replace Mr. Roubinet. Councilor Hansen stated he had been approached by a neighbor who may be interested in serving on the Planning Commission. Mike Eggett informed the Council that Mr. Roubinet is pursuing a Master’s Degree which is why he is not renewing his term.

Action Items:
Mayor Searle invited discussion regarding the first action item, Final Site Plan Approval of Verizon Wireless Rooftop Tower & Support Facilities, located 4848 S 900 W, Riverdale, UT 84405. Mr. Eggett summarized the executive summary and invited questions.

There was a brief discussion regarding self-checkouts and phone applications which allow you to scan your groceries and pay over your mobile device.

Councilor Ellis asked if all Wal-Mart Stores were boosting their mobile internet signal with antenna’s and Mr. Eggett was unsure.

Mayor Searle invited discussion regarding the second action item, Resolution 2017-01, Cell Tower Lease Amendment between Riverdale City and NCWPCS MPL 30-Year Sites Tower Holdings, LLC. Steve Brooks, the City Attorney, summarized the executive summary and explained this amendment pertains to a business name change and corrects a legal description error. He further explained as the original contract was a resolution, he felt it appropriate to have the name change be a resolution. There were no additional comments regarding this item.

Discretionary Items:
Mayor Searle asked if there were any discretionary items. Mayor Searle informed the Council that he has been attending the legislative sessions which occur every Monday. He summarized a proposed bill pertaining to food trucks. The bill would enable food truck business owners to be licensed in one city, as well as obtain one fire inspection and health inspection, which would allow the trucks to roam freely between cities. Mayor Searle expressed concern regarding this bill as it pertains to property tax and the impact food truck businesses may have on brick and mortar businesses. Councilor Hansen asked if the food truck regulation would be separated by County and Mayor Searle responded it would be state wide regulation.
Mayor Searle discussed another bill regarding non-payment for justice courts. Mr. Brooks discussed the impact of the proposal and expressed it would negatively impact courts.

Mr. Worthen discussed the efforts made by the Utah League of Cities and Towns, specifically in negotiating with legislators to work with the Cities. There was a brief discussion regarding various legislative bills proposed pertaining to municipalities.

Police Chief Brenkman invited the City Council to attend a citizens training offered by Weber County, that will be hosted by Riverdale City. Chief Brenkman explained various cities throughout Weber County will take turns hosting the citizens training.

Adjournment:
Having no further business to discuss the Council adjourned at 5:58 PM to convene into their Regular City Council Meeting.
Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 7, 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  
Scott Brenkman, Police Chief  
Jared Sholly, Fire Chief  
Mike Eggett, Community Development  
Jackie Manning, City Recorder  

Excused:  

Visitors:  
Charles Kerkvliet  
Dave Leahy  
Daniel Thurgood  

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.

B. Pledge of Allegiance  
Mayor Searle invited Rodger Worthen 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. There were no open communications.

E. Presentations and Reports  
1. Mayors Report  
Mayor Searle stated he serves on the Waste Transfer Committee, a committee established to help resolve some of the recycling program issues of the Weber County Transfer Station, such as affordability. He commented regarding a recent meeting in which the recycling company claimed to be losing money annually, and as a result they are looking at raising recycling fees as a means of recouping costs. No final decisions have been made regarding which approach would be best for the cities or the Weber County Transfer Station. Weber County currently has a request for proposal (RFP) for contracts with recycling companies. Mayor Searle discussed the various options being explored regarding recycling and will update the Council as information becomes available.

Councilor Griffiths asked about the possibility of trading recyclable goods, such as top soil, in exchange for recycling services.

Mayor Searle stated tomorrow afternoon he, as well as Rodger Worthen, Shawn Douglas, and Brent Ellis, will be meeting with the Riverdale City Lions Club regarding the development of the pocket park located at 4400 South and Parker Drive. The Lions Club has approached the City with the desire of donating a picnic table, and possibly a decorative rock for that park. Mayor Searle noted the Lions Club has continually donated a lot of money to Riverdale City.

a. Council Committee Assignment Reports  
Mayor Searle reported on the recent press conference conducted by Bonneville Communities that Care (CTC) that was hosted at the South Ogden City Fire Station, regarding the awareness for underage drinking, by placing wraps on various city vehicles.
2. Fire Department Update

Jared Sholly, the Riverdale City Fire Chief, was in attendance to address concerns expressed by the City Council at the previous City Council Meeting.

Chief Sholly presented information to the Council with statistics pertaining to mutual aid that the Riverdale City Fire Department gives to other cities, as well as mutual aid received from other cities to Riverdale City. The information also included emergency response trends, as well as equipment cost estimates and accident types.

Chief Sholly discussed the various responsibilities of cities within Weber County, as assigned by Weber County. He explained Riverdale City has had the responsibility of housing the Heavy Rescue Vehicle for the past 14 years. Chief Sholly explained the response criteria in using the Heavy Rescue Vehicle in other cities. He referred to the information handout for statistics pertaining to the Heavy Rescue responses to other cities.

Chief Sholly discussed the process of coverage when the Heavy Rescue is assisting an accident which occurred in another city. He explained the Fire Captains and/or Chief Sholly call through dispatch or the internal paging system, when they know they will be detained at an accident and/or fire. Chief Sholly estimated 50 percent of the time the fire department has been successful in having the station staffed when responding to an outside city. He provided various examples of incidents that occurred in the past year in relation to staffing coverage. Chief Sholly stated his top priority is to ensure Riverdale City has fire coverage before responding to outside cities. Chief Sholly referred to the data provided to the Council and explained Riverdale City received more assistance from outside cities, than what Riverdale City provided to other cities. Chief Sholly discussed the limited staffing in the fire department not only in Riverdale City, but in outside cities as well, which causes the need for the mutual support between cities to ensure proper coverage for everyone within Weber County.

Chief Sholly explained there were only 4 times when the Heavy Rescue was in use in another city (in the last year) which resulted in Riverdale receiving outside coverage from another city. Chief Sholly expressed the true issue regarding ambulance coverage, which totaled 75 times when Riverdale City was out on a call and unable to respond internally. Chief Sholly explained his data was based on 1,476 calls since his time of employment.

There was clarification regarding the data contained on the image trend incident report as seen below:

**Heavy Rescue 41**

* Riverdale Auto Accidents (Responded Heavy Rescue 41)
Mayor Searle expressed the key point of this information is that Riverdale City is always covered, but sometimes they receive assistance from other cities. Chief Sholly emphasized the limited staffing in the fire department in any city due to limited funding. Chief Sholly stated he is consistently working towards possible solutions in limiting the amount of times Riverdale City Fire Department is unavailable to respond to ambulance calls.

Chief Sholly referred to the itemized equipment sheet:

**Value of Heavy Rescue Program**

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Rescue 41 Equipment</td>
<td>$246,355</td>
</tr>
<tr>
<td>Heavy Rescue 41</td>
<td>$65,000</td>
</tr>
<tr>
<td>Heavy Rescue 42 Equipment</td>
<td>$90,000</td>
</tr>
<tr>
<td>Heavy Rescue 42</td>
<td>$50,000</td>
</tr>
<tr>
<td>2,464 Hours of Training (5 Years)</td>
<td>$53,000</td>
</tr>
<tr>
<td>(This is figured on approximate hourly wage of $21.50 per hour)</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$504,355</strong></td>
</tr>
</tbody>
</table>

Chief Sholly discussed the benefit of the level of training given to the Riverdale Fire Department as a result of housing equipment such as the Heavy Rescue.

Chief Sholly discussed how alternating the fire vehicles will extend the life of the fire apparatus. Chief Sholly discussed the types of accidents in which the Fire Department responds in relation to use of the Heavy Rescue vehicle. Chief Sholly displayed images of various accidents which would qualify for Heavy Rescue use. The closest heavy rescue is in the South Davis Metro in Bountiful. Chief Sholly discussed the various equipment in Davis County and compared them to the equipment located at Riverdale City.

Councilor Hansen wanted to ensure there was not a disproportionate financial burden being placed on the Riverdale City residents as a result of hosting the Heavy Rescue Vehicle. He felt the larger surrounding cities may be able to absorb/facilitate the costs of the Heavy Rescue better than Riverdale City. Chief Sholly didn’t feel that larger cities could necessarily handle the additional responsibilities of the Heavy Rescue. He provided the example of Ogden City, and indicated they are struggling to address their in city calls resulting in Ogden City requesting assistance for 10 plus calls per day. He explained Ogden City is responsible for Hazmat Unit for Weber County. Each City has a different role and responsibility within Weber County. Councilor Hansen expressed concern regarding the expense of the Heavy Rescue. Councilor Hansen questioned whether Riverdale City should be a regional resource. Chief Sholly discussed reduction in costs in relation to training.
There was a discussion regarding the reimbursement process for the Fire Department. Chief Sholly explained he can claim reimbursement for various clean-ups, etc. It was explained Riverdale City does not get reimbursement for assisting other cities regarding calls. It is a mutual benefit between all the Cities within Weber County to provide back up for each other when needed due to limited staffing within each municipality.

Councilor Hansen clarified his concerns were regarding finances concerning the Heavy Rescue Vehicle specifically. Chief Sholly felt the benefit of the Heavy Rescue justified the cost. Chief Sholly discussed the reimbursement of training he receives as a result of Heavy Rescue. Chief Sholly further explained if funding was a concern the Council could approach the Weber County Commission relating to funding for the Heavy Rescue.

Councilor Hansen expressed his concern regarding fire station coverage. Chief Sholly stated he will look into coverage and discuss it during the strategic life. He discussed the gratitude expressed by his neighbor in relation to the Fire Department. Councilor Mitchell expressed concern regarding fire station coverage. Chief Sholly stated he will look into coverage and discuss it during the strategic meeting.

F. Consent Items

1. Review of Meeting Minutes for City Council Meetings held on January 17, 2017 Regular Meeting and Work Session.

Mayor Searle asked for any amendments to the meeting minutes. [During the Work Session Meeting Councilor Ellis requested a correction to the Meeting Minutes on page 3, line 56, in the City Council Work Session Meeting on January 17, 2017. He requested “to all” be added after the word “fair.”]

2. Planning Commission Appointment of Lori Fleming to serve an additional 4-year term from February 2017 to January 2021.

Mayor Searle explained two planning commission terms have expired, Lori Fleming and Michael Roubinet. Ms. Fleming has accepted to serve another 4 year term. The Mayor is actively searching to fill the other planning commission opening.

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

G. Action Items


Mike Eggett, community development director, summarized the executive summary which explained:

Verizon Wireless and Technology Associates, as represented by Daniel Thurgood, have applied for a Site Plan review for a new small cell tower installation and supporting facilities located on the Walmart building and adjacent to the south end of the building at approximately 4848 South 900 West in a Regional Commercial (C-3) zone. This site is the existing 900 West Walmart building and parking area. The property is currently owned by Wal-Mart Real Estate Business Trust. A public hearing is not required to consider this Site Plan proposal. This proposed final site plan was reviewed by the Planning Commission on January 24th, 2017 and received a favorable recommendation to City Council for approval of the proposed site plan. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Verizon Wireless small cell installation project site plan proposal, approve the proposed site plan proposal with any requested modifications/amendments, or not approve the Verizon Wireless small cell installation project site plan, with the respective findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Final 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 10-17 “Wireless Telecommunications Zoning Regulations.”
The property is in a Regional Commercial C-3 zone and the desired use of this property, as a small cell tower installation, would be a conducive use in this zone.

Attached with this executive summary is a document entitled “Final Site Plan Review – Verizon Wireless Small Cell Installation”; this is a supplementary document addressing items of note or concern as identified on the Commercial Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer.

In addition to the Commercial Site Plan documentation, there is a supporting written response sheet required by City Code 10-17-6(A.)(3.), supporting documentation showing the distance measurement of 1000 feet as required by City Code 10-17-8(C.), a written statement of FCC regulation compliance as required by City Code 10-17-9, and the proposed site plan addition drawings for the cell tower installation.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns noted by staff and/or the Planning Commission. Staff would then recommend that the City Council act and make a motion to approve the Verizon Wireless small cell installation project site plan proposal, approve the proposed site plan proposal with any requested modifications/amendments, or not approve the Verizon Wireless small cell installation project site plan, with the respective findings of fact to support the decision.

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.

There were no additional comments regarding this item.

MOTION: Councilor Arnold moved to approve the Final Site Plan Approval of Verizon Wireless Rooftop Tower & Support Facilities, located 4848 S 900 W, Riverdale, UT 84405 Councilor Griffiths seconded the motion.

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

CALL THE QUESTION: The motion passed unanimously.

2. Consideration of Resolution 2017-01, Cell Tower Lease Amendment between Riverdale City and NCWPCS MPL 30-Year Sites Tower Holdings, LLC.

Steve Brooks, City Attorney, summarized an executive summary in the packet which explained:

The City was recently contracted by NCWPCS (NCWPCS MPL 30 Year Sites Tower Holdings, LLC) about updating the lease agreement on the cell tower located by the public works building. The original lease on this cell tower was entered into with AT&T Wireless Services of Utah, Inc., on April 26, 2001 and a subsequent lease amendment was entered September 2, 2003. The lease expires May 31, 2031. Terms of the original lease and subsequent lease amendments allow for changes in the tenancy of the lease and any modifications jointly agreed to by the parties.

This request started off as a name change request by the new tenant, but also resulted in a thorough review of the maps and plats on the affected property, which NCWPCS paid for and which was beneficial to the City as well. [While reviewing the maps and plats, a legal description error was found and corrected.]

The lease was paid in full in the early years of the lease agreement so there is no loss or financial benefit outstanding to the city.

Councilor Ellis asked if the City could renegotiate the agreement after the lease agreement expires and Mr. Brooks confirmed.

Councilor Hansen had questions pertaining to number 4 on the amended agreement, regarding the Utility Easement and number 5, Assignment regarding sub-easements. He asked if this was creating a new revenue source for the applicant. Mr. Brooks explained the applicant leases a space from the City; the City is not involved in the actual decisions regarding sub-leasing for the tower. Mr. Brooks further explained there was similar language in the original agreement that allowed the applicant to sub-lease the tower.

There was a discussion regarding the original agreement in comparison to the amended agreement relating to sub-leasing with an emphasis of concern regarding additional revenue for the applicant. Mr. Brooks stated he did not feel that section 4 and 5 of the amended agreement changed the intent/content of the original agreement, rather clarified the language. Councilor Hansen disagreed and felt the City should take the additional revenue the applicant may acquire as a result of the amended agreement. Councilor Arnold echoed Councilor Hansen’s comments.
MOTION: Councilor Mitchell made a motion to approve Resolution 2017-01, Cell Tower Lease Amendment between Riverdale City and NCWPCS MPL 30-Year Sites Tower Holdings, LLC. Councilor Ellis seconded the motion.

Mayor Searle invited discussion regarding this motion. Councilor Hansen expressed he felt the Council should take into consideration the opportunity to amend the agreement for the benefit of the city. Mr. Brooks discussed the history of the original agreement and explained when it originated municipalities in general were not aware of the direct benefit and potential revenue that could accrue over time, so they would take one time lump sums in lieu of monthly lease monies for cell towers. He didn’t feel, as this agreement is already in place, that an amendment requesting a name change qualified for a negotiation for a new lease arrangement.

ROLL CALL VOTE: Councilor Ellis, Mitchell and Griffiths voted in favor. Councilor Hansen and Arnold voted in opposition. The motion passed with a majority vote in approving resolution 2017-01.

H. Discretionary Items

Councilor Arnold stated he was approached by a resident regarding vehicles parked on the street. He asked if they were being ticketed. Police Chief Brenkman stated the police department will make an attempt not to give a ticket, but there are times when they have to issue citations and impound vehicles. They work with public works department in spotting problem areas. Councilor Arnold asked if the police department would look closer at the street in which he lives. Councilor Griffiths stated City hall has had a lot of vehicles in front as well.

Councilor Hansen expressed appreciation to the Council for allowing him to ask questions and make comments during the meeting. He expressed how important it is to him to understand each item. Mayor Searle commended Councilor Hansen regarding his thoroughness.

I. Adjournment

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourned at 7:15 PM.

Norm Searle, Mayor Jackie Manning, City Recorder

Date Approved: March 7, 2017
Minutes of the Work Session of the Riverdale City Council held Tuesday, February 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, Council-Participated / Electronically
Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused: Steve Brooks, City Attorney

Mayor Searle welcomed the Council Members stating for the record that all were in attendance, with the exception of Councilor Arnold who is participating electronically over a phone speaker.

Open Communications:
Mayor Searle asked if anyone was aware of any open communications. Mayor Searle stated there may be a resident who comments on utility billing during open communications.

Presentations and Reports:
Mayor Searle reported the Strategic Planning Meeting will be at 8:00 AM at the Riverdale Senior Center with the Agenda being sent on Wednesday.

Mayor Searle stated the Riverdale Youth Council will also be reporting this evening regarding recent activities of the youth council.

Mayor Searle invited discussion regarding the City Administration Report and there were none.

Consent Items:
Mayor Searle discussed the consent item, consideration of Planning Commission appointment to serve a 4-year term from February 2017 to January 2021. He announced Gary Boatright has agreed to serve a 4 year term to fill the last vacancy. The appointment was recommended by Councilor Ellis.

Mayor Searle noted there were no minutes provided, as the City Recorder has been dealing with illness in her family.

Mayor Searle commented on the Senate Bill 97, which would eliminate the minutes requirement for a public meeting, as the audio would become the new official record for public meetings.

Action Items:
Mayor Searle invited discussion regarding the first action item, consideration of Resolution 2017-02, Designating Previously Unnamed Ground Located at 4400 South and Parker Drive as the new "Lions Centennial Park". Rodger Worthen, the City Administrator, summarized the executive summary and invited questions. Councilor Ellis explained the Lion's Club is celebrating their 100 year anniversary as a club. He discussed the various donations made to the City from the Lion's Club. There was a brief discussion regarding the fundraisers established by the Lion's Club.

Mayor Searle invited discussion regarding the second action item, consideration of approval for the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405.
Mike Eggett, the Community Development Director, summarized the executive summary and invited questions. Mr. Worthen discussed the sidewalk deferral agreement. He explained the City Attorney, Steve Brooks, has expressed concern regarding the sidewalk deferral agreement because it does not designate an exact effective date. Mr. Worthen discussed other options, such as a performance bond, which would require the Cutrubus family to place the sidewalk within 2 years of site plan approval. A third option would be an escrow agreement where the entire amount for the sidewalk is placed in an escrow for a time frame to be determined by the Council and the Cutrubus family. Mr. Worthen explained any funds within an escrow could accrue interest.

Mr. Worthen stated there is currently asphalt in the area, that would be replaced by a future sidewalk. Mr. Worthen further explained the sidewalk would dead-end, as it wouldn't lead to anywhere. There was a discussion regarding sidewalk requirements relating to curb location and park strips. Shawn Douglas, the Public Works Director, discussed the maintenance issues which can arise when there is no park strips, with regards to snow removal.

Councilor Ellis asked if the various options were discussed with the applicant. Mr. Worthen stated the applicant may not be aware of all the options, but staff has continually attempted to contact and work with the applicant in finding a solution.
Councilor Mitchell asked for clarification regarding the site plan amendment requirements in the city code in relation to adding a side walk. Mr. Eggett stated the code does allow a performance bond agreement which would be a 2-year agreement allowing the applicant to install the sidewalk during that time frame. There was a discussion regarding the evolution of this project with an emphasis on following the Riverdale City Code.

Mr. Douglas discussed the storm water in relation to this project and felt this amendment would improve the storm water collection.

Discretionary Items:
Mayor Searle asked if there were any discretionary items. Councilor Ellis asked about the Weber River levels in relation to flooding. Mr. Douglas stated the River, as of today, is not at flooding levels. In order to prepare for the potential of flooding, Mr. Douglas has purchased additional sand bags. Mayor Searle stated City Staff has been holding emergency preparedness meetings as a means to prepare for flooding as well. It is too early to determine whether or not it is going to flood. Mr. Douglas discussed flood preparation methods for the City.

Adjournment:
Having no further business to discuss the Council adjourned at 6:00 PM to convene into their Regular City Council Meeting.
Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 21, 2017, at 6:06 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-Participated Electronically
  - Cody Hansen, Councilor
- City Employees: Rodger Worthen, City Administrator
  - Steve Brooks, City Attorney
  - Shawn Douglas, Public Works Director
  - Scott Brenkman, Police Chief
  - Jared Sholly, Fire Chief
  - Rich Taylor, Community Services Director
  - Mike Eggett, Community Development
  - Jackie Manning, City Recorder
- Excused:
- Visitors: Teresa Knight, Joseph Thompson, Leon Poulsen, Troy Cutrubus, Gary Boatright Jr., Richard Pfaff, Dave Pierson

**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. It was noted Councilor Arnold participated electronically.

**B. Pledge of Allegiance**

Mayor Searle invited Councilor Mitchell 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.

Alexa Henry, Washington Terrace Resident, and Amanda Mammott, South Ogden City Resident, stated they are Senior Class Officers at Bonneville High School. They thanked the City Council for their prior donations which assists Bonneville High School in throwing a Senior School Party. She asked if the Council would consider donating for this years senior class party. Mayor Searle stated they are planning on donating again. He thanked them for their time.

**E. Presentations and Reports**

1. **Mayors Report**

Mayor Searle reminded the Council members of the upcoming Strategic Planning Meeting which will take place on Saturday, February 25, 2017, at the Riverdale Senior Center beginning at 8:00 AM. He noted City Staff will also be in attendance. This meeting is open to the public.

   **a. Youth Council Report**

   Mayor Searle invited the youth council to report. Megan Carey and Wendy Hone, discussed their first activity that occurred at the legislative session. They did a Valentine's themed activity where they provided cards and cookies to elementary students for decorating (in Riverdale and surrounding city schools). The next activity is the annual Easter Egg Hunt.

   **2. City Administration Report**
Rodger Worthen referred to the department reports as seen in the packet and specifically thanked Stacey Comeau, the Human Resource Director. He discussed her various job responsibilities. He also commended the thoroughness of Cody Cardon, the Business Administrator.

The 2005 staffing authorization plan is still below the amount of allotted employees allowed per the plan. Mr. Worthen commented on the increase in sales tax revenue in comparison to the previous year.

Councilor Hansen liked the new layout of the finance report and felt it was more user friendly. Councilor Hansen asked about Mr. Douglas’s efforts in establishing a new well location. Mr. Douglas stated there are two sites being considered, and he is comparing to see which site would be the best fit for the City.

F. Consent Items


Mayor Searle stated this appointment will be to replace Michael Roubinet whose term recently expired. Mr. Roubinet did not renew his term because he will be continuing his education. Gary Boatright Jr. will be the new Planning Commissioner, pending the Council’s approval. Mayor Searle provided a brief introduction for Gary Boatright.

MOTION: Councilor Ellis made a motion to approve the consent item, appointment of Gary Boatright Jr. as the new Planning Commissioner to serve a 4 year term beginning February 2017 to January 2021. Councilor Mitchell seconded the motion, and all voted in favor of the appointment.

G. Action Items

1. Consideration of Resolution 2017-02, Designating Previously Unnamed Ground Located at 4400 South and Parker Drive as the New “Lions Centennial Park”.

Rodger Worthen, the City Administrator, summarized the executive summary which explained:

The City recently established via the budget a minor capital improvement project to install improvements to the open area at 4400 South and Parker Drive. Some of these improvements were initiated as part of the pedestrian bridge project; now that spring is approaching the Public Works staff would like to complete the installation of the drinking fountain and a small picnic table. As part of this endeavor the City's Lions Club has offered to assist with the cost of these improvements. Mayor Searle and Councilor Ellis, along with staff, met with the Lions Club to review their ideas for participation consisting of financial assistance and some visible recognition of this donation. During the meeting it was discussed that the areas lacks proper identification; with the help of the Lion Club several ideas were discussed on a potential name of the area. It was agreed and recommended that we should name the area "Lions Centennial Park." This resolution will identify the open space area and acknowledges the support the City has received from the civic club over the 100 years of their presence in Riverdale City.

By naming the park, the City ensures that parks or recreational areas are easily identified and located. In addition the name of this area creates a sense of community and is timeless recognition for the efforts of the City’s Lions Club that does not diminish in appropriateness. The staff would like to propose the open space area be named by resolution of the Council "Lions Centennial Park." This name recognizes the significant contributions of the Riverdale Lions Club to our community.

As part of this open space enhancement the Lions Club will place a marker (Engraved Rock) identifying the small park area and recognize their contributions to the City.

Joseph Thompson and Teresa Knight discussed the history of the Riverdale Lion’s Club and the various contributions made to the City.

Councilor Mitchell and Councilor Ellis expressed this park would be well received by the residents.

MOTION: Councilor Ellis made a motion to approve Resolution 2017-02, designating previously unnamed ground located at 4400 South and Parker Drive as the new "Lion's Centennial Park." Mayor Searle seconded the motion.

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

ROLL CALL VOTE: Councilor Hansen, Griffiths, Ellis, Mitchell, and Arnold all voted in favor of Resolution 2017-02. The motion passed unanimously in favor.

Mayor Searle recognized Leon Poulsen who was in attendance. Mr. Poulsen was the prior Riverdale City Mayor, who
served a total of 16 years. Mayor Searle discussed the various service projects performed by the Lion’s Club.

2. Consideration of approval for the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405

Mike Eggett, Community Development, summarized an executive summary in the packet which explained:

H&P Investments, LLC, as represented by Troy Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was reviewed by the Planning Commission on February 14, 2016, and the Planning Commission supported a motion to send a favorable recommendation to the City Council for Amended Site Plan approval of the Wasatch Front Kia dealership with the understanding that the applicant resolve all outstanding staff concerns. Since that meeting, the applicant has worked to resolve outstanding staff concerns and issues for this proposed Site Plan Amendment. The property is currently owned by H&P Investments, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the updated Wasatch Front Kia amended site plan proposal, approve the update to the proposed amended site plan with any requested modifications/amendments, not approve the updated Wasatch Front Kia 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 770 West in the recent Cutrubus Cadillac dealership location on property currently owned by H&P Investments, LLC. The desired use of this property, as a Kia automobile dealership and servicing facility, would allow this refurbishment project to be developed on this site.

Attached with this executive summary is a document entitled “Amended Site Plan Review – Cutrubus Wasatch Front Kia”; 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, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on February 14, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

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.

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.

Mr. Worthen discussed various options for the applicant in lieu of placing the sidewalk, such as: sidewalk deferral agreement, escrow bond, or a performance bond. Mr. Worthen described the area as it exists today and noted the area currently has asphalt and there is no connection point to the east or west for the anticipated sidewalk to connect to. The applicant has expressed they would like to wait to install the sidewalk when they develop the western portion of the property.

Troy Cutrubus, representative of H&P Investment, expressed concern regarding the sidewalk installation. He felt to spend money to put in a sidewalk that may be potentially removed for future developments was unreasonable.

There was a discussion regarding the existing asphalt and whether or not it could meet the sidewalk requirement. Steve Brooks, the City Attorney, determined it would not meet the Riverdale City Code. Mr. Brooks felt the performance bond option would meet the ordinance and allow the applicant additional time frame (two years) to install the sidewalk, in lieu of installing the sidewalk immediately.

Mr. Cutrubus stated his family has been in the City for 50 years and discussed the various businesses they owned throughout the city. He asked for reasonability when the Council considers the sidewalk installation. Mr. Brooks discussed the Riverdale Code in relation to consistency and setting a precedent for all developers.

There was a discussion regarding the performance bond agreement in lieu of installing the sidewalk. Councilor Arnold spoke in favor of the performance bond. Councilor Hansen discussed other developers who were compelled to follow the
Riverdale City Code, including Brook Haven, which also has a sidewalk that doesn’t lead to a specific destination. Councilor Griffiths felt an escrow bond would allow more time for the applicant. Mr. Cutrubus stated timing and money would be a factor for them.

There was a brief discussion regarding past projects by the Cutrubus family with an emphasis regarding past agreements and the economy at the time of development. Mr. Cutrubus felt this application should stand on its own without regard to past projects.

Mayor Searle discussed all the good the Cutrubus family has done for Riverdale City, and expressed the importance of following the ordinance. Councilor Griffiths asked Mr. Cutrubus if tabling could be an option to allow staff additional time to work with the applicants to arrive at a resolution. Mr. Cutrubus felt a better solution would be to approve the project with the stipulation that the applicant works with City Staff in finding a resolution regarding the sidewalk.

Councilor Ellis expressed the importance of working with applicants, while meeting the requirements of the code. Councilor Mitchell stated he would rather wait until the agreement has been worked out, to ensure the Riverdale Code is being followed. Councilor Hansen echoed Councilor Mitchell’s comments. Councilor Arnold felt the best approach would be to approve the application tonight with a contingency that the applicant works with staff to resolve the sidewalk issue. Mr. Worthen asked the applicant if tabling this item would impact him. Mr. Cutrubus stated Kord has been working with Kia directly, so he was unsure of the impact. He’d rather have the item approved with the stipulation they work it out with city staff.

Mr. Worthen asked about the option of approving the item and then appointing a member of the Council to approve the final solution. After discussion between staff and Council it was determined that this item was better approved with the body as an entire Council.

**MOTION:** Councilor Hansen made a motion to table the discussion until the outstanding issues are resolved. Councilor Mitchell seconded the motion.

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

**CALL THE QUESTION:** Councilor Mitchell and Hansen voted in favor of tabling. Councilor Ellis, Griffiths, and Arnold voted in opposition of tabling. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.

**MOTION:** Councilor Griffiths made a motion to approve the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405, with the stipulation that the City Administrator or a City Councilor oversee the Escrow Agreement or Performance Bond Agreement for the sidewalk, upon mutual agreement with the applicant. Councilor Ellis seconded the motion.

Councilor Hansen asked if the motion should include the name of the person overseeing the agreement. There was a discussion regarding who the appropriate person would be to oversee the agreement. Councilor Mitchell and Councilor Hansen expressed they would rather the entire Council be the approving body in reviewing the agreement, versus one appointed member. Mr. Worthen asked for the possibility of conducting a Special Council Meeting as a compromise.

**MOTION AMENDMENT:** There was a clarification regarding the previous motion, Councilor Griffiths amended the motion to stipulate that the Mayor oversees the solution to the sidewalk. Councilor Ellis seconded the amended motion.

There was additional discussion regarding the motion. Councilor Arnold advised against this motion as it did not specifically stipulate an escrow or performance bond agreement. As such, he felt it wouldn’t meet the code. Councilor Griffiths clarified the intent of the motion was for the Mayor to oversee the sidewalk resolution which would include an escrow agreement. Councilor Ellis seconded the clarification of the motion. Mayor Searle stated he was unsure how this could be approved without an official agreement already in place. Mr. Worthen stated he liked the idea of letting staff work with the applicant and finding a resolution, and then hold a Special City Council Meeting to present the option to the City Council as a whole. He felt this would address the timing restraints of the applicant, as well as allow the City Council to review the resolution as an entire body.

**ROLL CALL VOTE:** Councilor Ellis, Mitchell, and Hansen voted in opposition. Councilor Arnold and Griffiths voted in favor. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.
MOTION: Councilor Hansen made a motion to table the discussion, to allow staff and the applicant time to find a clear resolution to the sidewalk issue, at which point a Special City Council Meeting could be held. Councilor Mitchell seconded the motion.

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

ROLL CALL VOTE: Councilor Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor. The motion passed unanimously.

H. Discretionary Items

Councilor Mitchell asked the public works director what the best approach for replacing broken recycling cans. Mr. Douglas stated the cans are covered under warranty and encouraged the council and any residents with issues to contact the City.

Councilor Mitchell informed the police chief that there have been some egging vandalism within his neighborhood. Police Chief Brenkman encouraged the Council and City residents to report any occurrences, because without a report there is no record of a crime.

Councilor Mitchell noted the formatting for the fire inspection and code enforcement was off.

Councilor Mitchell asked for more information regarding the publication for the rezone request. Mr. Eggett stated the applicant, Doug Clark, is wanting to rezone the area for the purpose of putting a multiple family 4-plex. Mr. Eggett referred to the City Website for additional information.

Councilor Hansen stated he was approached by a resident regarding 4400 South regarding a prior study for a potential crosswalk. Mr. Worthen stated he was unsure of when the study was conducted, but believed it to be approximately 5 years ago. It is not currently an item being reviewed.

There was a discussion regarding crosswalks with an emphasis on criteria to establish a need. There was a discussion regarding the use of LED flashing cross lights as well as the pros and cons of the orange crossing flags. It was determined to discuss crosswalks at the Strategic Planning Meeting. Mr. Douglas re-emphasized the need to establish criteria to determine areas that need crosswalks.

I. Adjournment

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourned at 7:38 PM

Norm Searle, Mayor
Jackie Manning, City Recorder

Date Approved: March 7, 2017
AGENDA ITEM: G1

SUBJECT: Consideration of Ordinance 884, Amending the Riverdale City Code, Title 8, Chapter 5B, Section 1, Storm Water Ordinance.

PRESENTER: Shawn Douglas, Public Works Director

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Executive Summary

b. Ordinance 884

BACK TO AGENDA
**City Council Executive Summary**

<table>
<thead>
<tr>
<th>For the Council meeting on:</th>
<th>Petitioner:</th>
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<tr>
<td>March 7, 2017</td>
<td>Shawn Douglas, Public Works Director</td>
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**Summary of Proposed Action**

Consideration of Ordinance 884 Amending Title 8 Chapter 5B Section 1

**Summary of Supporting Facts & Options**

Our current Storm Water Ordinance does not allow for any redevelopment or change to a building site footprint without upgrading the storm water system at the site. I believe this is overly burdensome for small site changes and building maintenance. We are proposing to update this to allow for a site change of up to 2000 sqft without modifications to the existing storm water system. This will allow property owners to make small changes to their site that would not be economically viable with the current ordinance. I recommend approval.

**Legal Comments - City Attorney**

<table>
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<th>Steve Brooks</th>
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**Fiscal Comments - Business Administrator/Budget Officer**

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<th>Cody Cardon</th>
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**Administrative Comments - City Administrator**

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<th>Rodger Worthen</th>
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Signatures were added electronically after each party reviewed the item. There were no comments regarding this item.
ORDINANCE NO. 884

AN ORDINANCE AMENDING RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 8, CHAPTER 5B, SECTION 1, TO AMEND SAID SECTION TO BETTER CLARIFY, DEFINE AND IMPLEMENT THIS SECTION OF THE CITY CODE CONCERNING REDEVELOPMENTS UNDER STORM WATER MANAGEMENT AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Utah Code Annotated §10-3-702 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for proper operation of a municipality; and

WHEREAS, the City finds it is in the best interest of the community and its citizens to sometimes update and clarify sections of the City Code in order to better inform the general public or to clarify sections that may be misunderstood or in need of updating or better clarification; and

WHEREAS, the Riverdale City Council held a public meeting and considered all competent evidence offered in support of and opposed to said proposed amendment; and

WHEREAS, it appearing that the proposed amendment is in accord with the City’s goals or desires and will promote health, safety and the general welfare of the community at large and the City Council of the City of Riverdale finds it to be in the best interests of the City;

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

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

Section 2. The Riverdale Municipal Ordinance, TITLE 8, WATER AND SEWER, CHAPTER 5B, STORM WATER MANAGEMENT - STORM DRAINAGE, SECTION 1, DEFINITIONS, is hereby amended as follows:

8-5B-1: DEFINITIONS:

REDEVELOPMENT: Alterations of a property that change the footprint of a site or building. Exterior building alterations of less than 2000 square feet, that have minimal impact on storm water and all interior alterations are not considered redevelopment for purposes of requiring a storm sewer connection permit. Amd. 3/2017
Section 3. All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

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

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

PASSED, ADOPTED AND ORDERED POSTED this 7th day of March, 2017.

__________________________________________________________________________
Norm Searle, Mayor

Attest:

______________________________
Jackie Manning, City Recorder
RIVERDALE CITY
CITY COUNCIL AGENDA
March 7, 2017

AGENDA ITEM: G2

SUBJECT: Consideration of Ordinance 885, Amending the Riverdale City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Development Landscape Requirements."

PRESENTER: Mike Eggett, Community Development Director

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Executive Summary

b. Ordinance 885

c. Proposed Amendments

d. Public Hearing Notice

e. Planning Commission Summary (2/21/2017 Regular Meeting)

BACK TO AGENDA
City Council
Executive Summary
For the Council meeting on: 3-7-2017
Petitioner: Riverdale City

Summary of Proposed Action

During the joint strategic session last Fall, the City Council directed city staff to prepare an update to the landscape ordinances that supports improved landscaping standards and design concepts in nonresidential areas of the City. As a result of this direction, city staff worked on an update to the landscape ordinances reflective of comments made during that meeting, which includes: updates to required amounts for xeriscaping and drought-tolerant plantings, updates to the requirements for all landscape improvements, and updated requirements for the maintenance and upkeep of landscaped areas within the nonresidential areas. Additionally, new proposed language has been added to the residential landscaping section of the ordinances to better hold new residential property owners accountable for installing landscaping in yard areas along the roadways and fronting the residence.

In order to consider amending the City Code, Utah State Law requires that a public hearing regarding proposed changes to the City Code be held by the City. Therefore, a public hearing was held before the Planning Commission on February 28, 2017. At the conclusion of the public hearing, the Planning Commission reviewed the proposed landscaping ordinance amendment language and suggested changes to the proposed language. The Planning Commission then supported a favorable recommendation for the approval of the proposed landscaping ordinance amendment language with the addition of the discussed revisions to the language proposal.

Following City Council review and discussion in the matter, City Staff would suggest that the City Council take action to approve the proposed City Code changes, approve with suggested amendments or changes to the proposed language, table the matter if necessary, or not approve the proposed changes with the appropriate findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

Residential and nonresidential landscaping standards are regulated under City Code 10-14-12 "Nonresidential and Residential Development Landscape Requirements“. Subdivision review and approval is regulated under City Code 10-21 “Subdivisions”. Site plan review and approval is regulated under City Code 10-25 “Development in All Zones”.

Landscaping percentages established within the proposal are suggestions for discussion purposes and may be changed accordingly by the Planning Commission with a supportable reason for the proposed changes to these established percentages.

A supplementary packet of landscaping information from other communities was also provided to the Planning Commission and reviewed to allow for additional discussion relative to the proposed amendments.
The attached documentation has been reviewed and changed multiple times by the City Attorney Steve Brooks and City Administrator Rodger Worthen in order to put together a proposal that matches guidance provided to City Staff by the City Council.

Following City Council review and discussion in the matter, City Staff would suggest that the City Council take action to approve the proposed City Code changes, approve with suggested amendments or changes to the proposed language, table the matter if necessary, or not approve the proposed changes with the appropriate findings of fact to support the decision.

**General Plan Guidance (Section Reference)**

Not applicable in this matter.

**Legal Comments - City Attorney**

Steve Brooks

Steve Brooks, 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.
ORDINANCE NO. 885

AN ORDINANCE AMENDING RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 10, CHAPTER 14, SECTION 12, TO AMEND SAID SECTIONS TO BETTER CLARIFY, DEFINE AND IMPLEMENT SECTIONS CONCERNING LANDSCAPING DESIGN AND STANDARDS AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

WHEREAS, the City finds it is in the best interest of the community and its citizens to sometimes update and clarify sections of the City Code in order to better inform the general public, meet state law requirements or to clarify sections that may not be understood correctly; and

WHEREAS, a public hearing was held and notice thereof published in the Standard Examiner, a newspaper of general circulation in the City of Riverdale, describing the proposed amendment and providing the time and place of such public hearing; and

WHEREAS, the Riverdale City Planning Commission, in said public hearing on February 28, 2017, received all competent evidence offered in support of and in opposition to said proposed amendments in said hearing and it appearing that the proposed amendment is in accord with the City’s comprehensive plan and will promote health, safety, and the general welfare of the community; and

WHEREAS, said Planning Commission recommended adoption of said amendments to the City Council of the City of Riverdale;

WHEREAS, the Riverdale City Council held a public meeting and considered all competent evidence offered in support of and opposed to said proposed amendment; and

WHEREAS, it appearing that the proposed amendment is in accord with the City’s goals or desires and will promote health, safety and the general welfare of the community at large and the City Council of the City of Riverdale finds it to be in the best interests of the City;

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

Section 1. Repealer. Any provision of the Riverdale Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.
Section 2. The Riverdale Municipal Ordinance, TITLE 10, ZONING AND SUBDIVISIONS, CHAPTER 14, REGULATIONS APPLICABLE TO ALL ZONES, SECTION 12, NONRESIDENTIAL AND RESIDENTIAL DEVELOPMENT LANDSCAPE REQUIREMENTS, is hereby amended as outlined in Attachment 1, attached hereto and incorporated hereby.

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

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

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

PASSED, ADOPTED AND ORDERED POSTED this ____ day of March, 2017.

___________________________________
Norm Searle, Mayor

Attest:

______________________________
Jackie Manning, City Recorder
Chapter 14

REGULATIONS APPLICABLE TO ALL ZONES

10-14-12: NONRESIDENTIAL AND RESIDENTIAL DEVELOPMENT LANDSCAPE REQUIREMENTS:

A. Residential: All new and refurbished or remodeled single-family and two-family homes, apartments, condominiums and townhouses shall be required to improve and maintain, as landscape yards, the front, corner street side yard and park strip and install an appropriate permanent irrigation system, so that the landscaping will receive the appropriate amount of water in order to flourish in good health, before final approval or certificate of occupancy is issued. An escrow agreement may be issued between November 1 to March 31 or April 30 with a temporary certificate of occupancy which includes a time certain for installation of the landscaping by the owner/developer. Failure to install landscaping by the end of the next planting season (October of the following year) shall lead to forfeiture of the escrow funds and may lead to revocation of the temporary certificate of occupancy. Landscaping may include a combination of grass, plant cover and Xeriscape.

B. Nonresidential: All new or refurbished development in any nonresidential zone shall satisfy all of the following minimum landscape requirements, any other development standards or requirements notwithstanding: The planning commission shall require a combination of plant cover, Xeriscape, and other drought tolerant landscape features which will include plant material that can survive on low or minimal water usage and decorative hardscape which will enhance the look and feel of the property that is nonliving, including, but not limited to; water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing and planters.

1. Refurbished Existing Developments: The refurbishing of any existing development that, in any manner whatsoever, is expanding, reducing or otherwise changing a building footprint, structure or parking lot, shall provide new landscaping equal to twenty percent (20%) of the new footprint of the expanded or reduced development area, fifty percent (50%) of which shall be in the form of Xeriscape and other drought tolerant landscape features including, but not limited to; water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing.

a. Landscaping Requirements: The landscaping requirement for refurbished existing developments may be satisfied under the conditions set forth below. Options A and B are preferred over option C. Option C shall only be permitted when options A and B cannot, in the determination of the planning commission, reasonably be accomplished by the developer/owner:

(1) Option A: Landscaping on site or off site within the city;

(2) Option B: Other beautification efforts of equal value, including, but not limited to, planters, hardscape, Xeriscape, etc.;

(3) Option C: Funds, equal in value to the required twenty percent (20%) landscaping as determined in the landscaping plan, contributed to the city to allow the city to install landscaping elsewhere within the city limits.
b. Landscaping Plan: The developer/owner shall submit to the planning commission a landscaping plan for the expansion, reduction or other changes of the building/development. The planning commission shall direct where and what type of landscaping, beautification or funds shall be allowed to satisfy this landscaping requirement.

2. New Development: Twenty percent (20%) of all lot area, including parking areas, shall be landscaped, fifty percent (50%) of which shall be in the form of Xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing. At the planning commission recommendation, floodways (with an appropriate expert opinion), wetlands and undisturbed hillsides on the lot area may be counted for up to five percent (5%) of the required twenty percent (20%) as part of the landscape requirement, unless it is the determination of the planning commission that the landscaping in the area adds to the overall aesthetic value of the entire site, in such case, the allotted percentage credit may be increased. The following requirements shall be satisfied as part of any new development landscaping plan:

a. Placement of decorative landscaping shall be required based on the size of the entire parking area, at a rough proportionality of the exterior/interior parking area. The proportions will be reviewed by the planning commission in regards to design.

b. Landscape screening shall be required for parking or storage areas visible from any roadway. Said screening shall be in the form of a gentle berm. Berms shall be graded to appear as smooth, rounded, natural forms. All planting areas shall be protected to prevent damage by vehicles and vehicle overhang.

c. At the planning commission recommendation, loading docks, dumpster areas or service areas visible from any roadway or residence, or abutting any residence or residential area shall be appropriately landscaped to reduce the impact to surrounding areas. Dumpsters shall be placed in the rear of the property or the most inconspicuous location on the site, in such a manner that it will still allow the area to be properly accessed and maintained.

d. All areas not used for parking, drives or structures shall be landscaped. All areas along roadways shall be landscaped with landscape features that strengthen and enhance the aesthetic appeal of the development throughout and viewable from the roadway corridors.

e. A minimum of two inch (2") caliper trees shall be required as part of all landscape requirements. There shall be a minimum of one tree per five thousand (5,000) square feet of lot area, and not more than thirty three percent (33%) of all newly planted trees may be of the same variety. All species of trees need approval from the planning commission.

f. Owners/developers shall enter into an escrow agreement with the city wherein the owner/developer shall deposit sufficient funds to ensure installation of the required landscape, which amount shall include an additional fifteen percent (15%) of the total amount required. The escrow agreement shall include a time certain for installation of the landscaping by the owner/developer. Upon default of the owner/developer of any of the conditions of this section, or the escrow agreement, the city shall receive the escrowed funds and use said funds to complete the required landscaping and appropriate irrigation system.

g. Where any nonresidential development abuts any residence or residential area, the planning commission may require a landscape strip for said area and development. This may be separate from, and not be included in, the overall required percentage amount of landscape required for the specific area.
h. The planning commission shall review the landscape site plan following the certification of
the correct landscape ratios by the owner's/developer's engineer and after review of the
certification by the city staff. A landscape plan shall accompany, or be a part of, the final site
plan. The planning commission shall then forward its recommendations to the city council.

i. It is the intent of this section to promote water conservation through proper plant selection,
installation and maintenance practices. The following Xeriscape principles shall serve as the
primary means of achieving this goal:

(1) Appropriate planning and design;

(2) Limiting turf to locations where it provides functional benefits;

(3) Efficient irrigation systems;

(4) Use of soil amendments and mulches to improve water holding capacities;

(5) Use of drought tolerant plants;

(6) Decorative hardscape; and

(7) Appropriate and timely maintenance.

j. All areas landscaped with living plant material shall be serviced by an acceptable
underground sprinkling or irrigation system.

k. For xeriscape and nonliving ground cover landscaping, the following standards shall be
utilized in establishing the landscaping and landscaping design:

(1) The overall landscaping on the property enhances the visual environment by:

- (a) Adding visual interest through texture, color, size and shape, etc., and
- (b) Enhancing perspective by framing views complementing architecture,
  screening and creating points of interest and activity;

(2) The design includes elements which work with existing topography and is
designed in such a way as to make softened transitions from the landscaping of
adjoining properties to the property in question;

(3) Plant species that are a public nuisance or that cause excess litter should be
avoided;

(4) The other aspects of waterwise design are included on the property which are:

- (a) An overall landscape design for the entire property,
- (b) Mulches are used in planting bed areas,
- (c) Turf areas are used in high use areas of the lot.
(d) Plants are selected and installed which are appropriate for the physical condition of site specific locations, and

(e) The landscaping is kept free of weeds and junk materials.

1. The landowner, his successors and/or assigns, or agent, if any, shall be jointly and severally liable for the installation, regular maintenance and repair or replacement of any landscaping required by this section. (Ord. 655, 4-4-2006)

C. General Maintenance: All landscaped areas, whether required or otherwise, shall be kept and maintained in accordance with all of the following standards:

1. Landscaped areas shall be kept free of litter and debris.

2. Landscaped areas shall be weeded on a regular basis.

3. Trees and shrubs shall be pruned so as to avoid damage to other improvements, structures or utility lines.

4. Dead branches or dead trees, shrubs or other plant materials are removed from the property.

5. Lawns are mowed on a regular basis according to the growth habit of the type of turf grass used.

6. All plant materials shall be adequately watered to maintain a healthy condition as by the typical color of the plant under normal growing conditions; provided that when water use restrictions are imposed by the city or applicable secondary water provider during times of drought, no violation shall occur as long as the owner or occupant is watering within such restrictions.

7. Required trees, shrubs or other plant materials that have died and been removed shall be replaced.
February 15, 2017

Notice of Public Hearing
During the Riverdale City Planning Commission Meeting

Tuesday, February 28, 2017 at 6:30 PM

Riverdale City gives notice that on Tuesday, February 28, 2017, during the regularly scheduled Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, a public hearing will be held to receive and consider public comment regarding the following items:

1) A rezone request for property located at approximately 535 West 5400 South in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning.


The public is invited to review and inspect all information available concerning such proposals at the Riverdale City Offices during regular office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday any time prior to the hearing. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed actions at the aforesaid designated times and place.

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 was posted on this 15th day of February, 2017 at the following places: 1) the Riverdale City Hall Noticing Board 2) the Public Notice Website: http://www.utah.gov/pmn/index.html, 3) the Riverdale City Website: www.riverdalecity.com 4) and a notice will be published in the Standard Examiner on or before February 18, 2017.

Jackie Manning
Riverdale City Recorder
PLANNING COMMISSION MEETING SUMMARY

DATE OF MEETING: FEBRUARY 28, 2017

ACTION ITEM: Consideration of Amending the Riverdale City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Landscaping Requirements."

MOTION: Commissioner Fleming made a motion to forward the proposed amendments of the RCC Title 10, Chapter 14, Section 12, "Nonresidential and Residential Landscaping Requirements," with the additional amendments that were recommended by Commissioner Boatright during the Work Session Meeting as well as include Mr. Eggetts added amendments. Commissioner Wingfield seconded the motion. All voted in favor of the motion.

RECORDING LINK:

http://www.riverdalecitv.com/meetings_events/meetings/planning_commission/index.html

To listen to the discussion regarding this item begin the recording at 33 minutes and 13 seconds and end the recording at 39 minutes and 19 seconds.
AGENDA ITEM: G3

SUBJECT: Consideration of Ordinance 886, Rezone request regarding rezone for property located at approximately 535 W 5400 S in Riverdale City, from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3)

PRESENTER: Mike Eggett, Community Development Director

ACTION REQUESTED: Consideration of approval.

INFORMATION:
   a. Executive Summary
   b. Ordinance 886
   c. Application
   d. Building Design Concepts
   e. Site Photos
   f. Public Hearing Checklist
   g. Public Entity Notification List
   h. Public Hearing Notice
   i. Notice to Doug Clark (The Applicant)
   j. Certificate of Sign Placement
   k. Picture of Sign Placement
   l. Local Signed Support List
   m. Planning Commission Meeting Summary

BACK TO AGENDA
City Council
Executive Summary

For the Council meeting on: 3-7-2017

Petitioner: Doug Clark (DC Properties LLC)

Summary of Proposed Action

Doug Clark, the petitioner in this matter, is requesting a rezone of property located at approximately 535 West 5400 South from the current Single-Family and Single-Family with Rental Unit Residential (R-2) zone to a proposed Multiple-Family Residential (R-3) zoning to allow for potential future development opportunity for this property. This request is for approximately 0.34 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information).

As required by State Code and to allow for public commentary, a public hearing was held with the Planning Commission on February 28, 2017 regarding this rezone request. At the conclusion of the public hearing and Planning Commission discussion in the matter, the Commission supported a favorable recommendation to the City Council to approve the rezone request, as submitted by Mr. Clark, from the current R-2 zoning to the requested R-3 zoning.

Following any discussion in the matter, the City Council may make a motion to approve this proposed rezone request, approve the requested rezone with any additional requirements, table the matter for further discussion, or not approve the rezone request based upon sufficient findings of fact to support the City Council’s decision.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)" and 10-10-9D "Multiple-Family Residential Zone (R-3).

The petitioner’s property are currently listed in the County Records under the ownership of DC Properties LLC. The property is currently being utilized as a vacant lot with a small residence to the south adjacent to an existing apartment complex property also owned by Doug Clark and zoned with an R-4 zoning (Multiple-Family Residential Zone).

Mr. Clark desires to consider the future development of this property for one single four-plex building that would look like a "big house" in design concept and provide two entrances in the front and two entrances in the rear to each respective unit in the structure.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation for more).

The General Plan designation for this property is established in the General Plan Land Use section as Residential - Low Density and the request is for a Residential - Medium Density request due to the nature of the Multiple-Family Residential (R-3) zoning proposal.
For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation. The public hearing was held on February 28, 2017 with the Planning Commission, wherein comments were provided by members of the public during that meeting.

Staff would encourage the City Council to review and discuss this matter with the petitioner. Staff would then recommend that the City Council act accordingly to make a motion to approve this proposed rezone request, approve the requested rezone with any additional requirements, table the matter for further discussion, or not approve the rezone request based upon sufficient findings of fact to support the City Council's decision.

**General Plan Guidance (Section Reference)**

Listed as Residential – Low Density, which is differing from the petitioner's request for Residential – Medium Density use as a Multiple-Family Residential (R-3) zoned property.

**Legal Comments – City Attorney**

<table>
<thead>
<tr>
<th>Steve Brooks</th>
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<tr>
<td>Steve Brooks, Attorney</td>
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**Administrative Comments – City Administrator**

<table>
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<tr>
<th>Rodger Worthen</th>
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<tbody>
<tr>
<td>Rodger Worthen, City Administrator</td>
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</table>

Signatures were added electronically after each party reviewed the item. There were no comments regarding this item.
ORDINANCE NO. 886

AN ORDINANCE AMENDING THE ZONING OF PROPERTY AND THE CITY’S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT 535 WEST 5400 SOUTH 1700 WEST FROM R-2 TO R-3, MULTI FAMILY RESIDENTIAL DESIGNATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, The landowner, Doug Clark (Petitioner), has requested that approximately 0.34 acres, with a current zoning designation of R-2 (Single-Family and Single-Family with Rental Designation), located at approximately 4829 South 1700 West in Riverdale City, Weber County; be rezoned to a land use designation of R-3 (Multiple-Family Residential), for the subject property

WHEREAS, the City Council of the Riverdale City, pursuant to the Municipal Land Use Development and Management Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan that outlines future and projected growth and development goals, desires and intentions and provides for the planning and mapping of said matters; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing in February 28, 2017, to receive comments on the proposed amendment and has considered all comments received as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

WHEREAS, the Planning Commission has recommended that the Council designate an R-3 (Multiple–Family Residential), zoning modification for the affected property. The petition has now been passed on to the City Council to adopt the recommendation of the Planning Commission and allow the rezone and plan amendment; and

WHEREAS, the Riverdale City Council has conducted a duly advertised public meeting on the proposed amendment and finds that the proposed ordinance is in the best interest of the citizens of the City of Riverdale.; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:

Section 1. After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and does meet the goals or policies of the City’s current land use development plan and does not raise significant issues or concerns about the impact on the City’s resources and services. The Council hereby approves the rezone request made by the land owner to amend approximately 0.34 acres, with a current zoning designation of R-2
(Single family and Single family with Rental Unit Residential Zone), located at approximately 535 West 5400 South in Riverdale City, Weber County; to be rezoned to a land use designation of R-3 (Multiple-Family Residential).

Section 2.
That the Land Use Map designation is hereby amended from a R-2 to a land use designation of R-3 for the property legally described and outlined in the attached Exhibit(s) (attached hereto and incorporated by reference), and that the Maps shall be hereby amended as outlined and be hereby incorporated and adopted into the City’s General Plan and said updates shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder’s Office and readily available for public inspection.

Section 3.
That the Community Development Department is further authorized to make the necessary map change to reflect the change authorized by this Ordinance. The Community Development Department shall take all necessary steps to insure that the intent of this Ordinance is duly recognized and recorded. The City Attorney is authorized to prepare further written findings on the matter, consistent with this finding, should they be needed.

Section 4. Repeal of Conflicting Ordinances.
All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Severability.
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6.
The effective date of this amendment shall be effective immediately.

PASSED, ADOPTED AND ORDERED POSTED this 7th day of March, 2017.

__________________________
Norm Searle, Mayor

Attest:

____________________________
Jackie Manning, City Recorder
Legal Description – 535 West 5400 South

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE NORTHEAST CORNER OF SAID 1/4 OF QUARTER SECTION, AND RUNNING THENCE NORTH 89D38' WEST 100 FEET, THENCE SOUTH 152.40 FEET, THENCE EAST 98.30 FEET, MORE OR LESS, TO THE 1/4 SECTION LINE, THENCE NORTH ALONG SAID LINE 152.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT A POINT WHICH IS NORTH 00D22'00" EAST 1333.14 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF 5400 SOUTH STREET, RUNNING THENCE SOUTH 00D22'00" WEST 143.79 FEET ALONG THE SECTION LINE, THENCE NORTH 89D38'00" WEST 25.00 FEET, THENCE NORTH 00D22'00" EAST 143.79 FEET, THENCE SOUTH 89D38'00" EAST 25.00 FEET TO THE POINT OF BEGINNING. (E# 2048490)
February 13th, 2017

Doug Clark (DC Properties LLC) – rezone request for property located at 535 West 5400 South from Single-Family and Single-Family with Rental Unit Residential (R-2) Zone to Multiple-Family Residential (R-3) Zone. Area bound in black proposed to be rezoned as noted. Washington Terrace City is located directly adjacent to this property on the east side of the property line.
RIVERDALE CITY
REZONE REQUEST APPLICATION

<table>
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<th>DATE SUBMITTED</th>
<th>FEB 13 - 2017</th>
<th>FEE SCHEDULE: $250</th>
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<tbody>
<tr>
<td>APPLICANT NAME</td>
<td>Doug Clark</td>
<td>PHONE NUMBER: On File</td>
</tr>
<tr>
<td>APPLICANT ADDRESS</td>
<td>On File</td>
<td></td>
</tr>
<tr>
<td>ADDRESS OF SITE</td>
<td>535 West 5400 South</td>
<td></td>
</tr>
<tr>
<td>PROPERTY OWNER</td>
<td>Riverdale UT</td>
<td></td>
</tr>
<tr>
<td>PRESENT ZONING</td>
<td>R-2</td>
<td></td>
</tr>
<tr>
<td>PRESENT USE</td>
<td>Single Home</td>
<td></td>
</tr>
<tr>
<td>PROPOSED ZONING</td>
<td>R-3</td>
<td></td>
</tr>
<tr>
<td>PROPOSED USE</td>
<td>4-plex</td>
<td></td>
</tr>
<tr>
<td>PROPERTY ACREAGE</td>
<td>31,511 59 FT</td>
<td></td>
</tr>
</tbody>
</table>

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

A. Why should the present zoning be changed? To replace old home built in 1930 to modern 4-plex already has 2-plexes next to it.
B. How is the proposed change in harmony with the City General Plan for this area?
C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
D. How is the change in the public interest as well as the applicant's desire? To improve the site from both curb area & value.

Signature of Applicant: ____________________________
Signature of Property Owner: ____________________________

I authorize ____________________________ to act as my representative in all matters relating to this application.
Responses to Rezone Request Application – February 13, 2017

A. Why should the present zoning be changed?

To replace the old home currently on the property and built in 1930 to a modern four-plex residential building.

B. How is the proposed change in harmony with the City General Plan for this area?

There are already two existing four-plex residential buildings next to this property.

C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

This is an opportunity to improve the property from its current state.

D. How is the change in the public interest as well as the applicant’s desire?

This will improve the current curb appeal and value of the property and area.
Legal Description – 535 West 5400 South

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE NORTHEAST CORNER OF SAID 1/4 OF QUARTER SECTION, AND RUNNING THENCE NORTH 89D38' WEST 100 FEET, THENCE SOUTH 152.40 FEET, THENCE EAST 98.30 FEET, MORE OR LESS, TO THE 1/4 SECTION LINE, THENCE NORTH ALONG SAID LINE 152.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT A POINT WHICH IS NORTH 00D22'00" EAST 1333.14 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE SOUTHERLY RIGHTOF WAY LINE OF 5400 SOUTH STREET, RUNNING THENCE SOUTH 00D22'00" WEST 143.79 FEET ALONG THE SECTION LINE, THEN NORTH 89D38'00" WEST 25.00 FEET, THEN NORTH 00D22'00" EAST 143.79 FEET, THEN SOUTH 89D38'00" EAST 25.00 FEET TO THE POINT OF BEGINNING. (E# 2048490)
Parcel #: 070730031

Building Characteristics

Property Type: Residential
Built As Desc.: CB
Stories: 1
Above Grade Square Feet: 754
Basement Square Feet: 754
Total Square Feet: 1,508
Basement Percent Complete: 50%
Garage Sq. Feet: 0
Percent Complete: 100%
Exterior: Frame Siding
Roof Cover: Composition Shingle
Year Built: 1939
Lot Size: 0.34 Acres

Building Sketches - Click on Image to enlarge
1378 West Ritter Drive – Checklist Regarding Public Hearing Notice for
Land Use Amendment/Re-zone/General Plan Amendment

☒ Notice Sent to Affected Entities (10 days before hearing date)
  ☒ Documented List Verifying Date Sent

☒ Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to
hearing date)

☒ Notice in Newspaper of General Circulation (10 days prior to hearing date)

☒ Notice on City Website (10 days prior to hearing date)

☒ Sign Placed on Subject Property (10 days prior to hearing date)

  ☒ Picture and Certification of Sign Placement Completed

☒ Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)
Affected Entities Notice Listing Information

Affected entity notice was sent to the following groups on the dates listed below.

1. UDOT – Region One: sent on February 17, 2016
4. Roy Water Conservancy District: sent on February 17, 2016
6. Comcast: sent on February 17, 2016
7. Century Link: sent on February 17, 2016
8. Rocky Mountain Power: sent on February 17, 2016
9. Questar Gas: sent on February 17, 2016
February 15, 2017

Notice of Public Hearing
During the Riverdale City Planning Commission Meeting

Tuesday, February 28, 2017 at 6:30 PM

Riverdale City gives notice that on Tuesday, February 28, 2017, during the regularly scheduled Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, a public hearing will be held to receive and consider public comment regarding the following items:

1) A rezone request for property located at approximately 535 West 5400 South in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning.


The public is invited to review and inspect all information available concerning such proposals at the Riverdale City Offices during regular office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday any time prior to the hearing. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed actions at the aforesaid designated times and place.

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 was posted on this 15th day of February, 2017 at the following places: 1) the Riverdale City Hall Noticing Board 2) the Public Notice Website: http://www.utah.gov/pmn/index.html, 3) the Riverdale City Website: www.riverdalecity.com 4) and a notice will be published in the Standard Examiner on or before February 18, 2017.

Jackie Manning
Riverdale City Recorder
February 16th, 2017

Doug Clark
4980 South 1410 East
Ogden, Utah 84403

Dear Mr. Clark:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 535 West 5400 South in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

**Notice of Public Hearing**
Riverdale Planning Commission
Tuesday, February 28, 2017
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request for properties located at approximately 535 West 5400 South in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning. Further information regarding the proposal can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). Public comment is invited and interested parties are encouraged to attend.

You may review the current and proposed zoning on our city website ([www.riverdalecity.com](http://www.riverdalecity.com)) under the “City Code” tab. The R-2 zoning language is found under Title 10, Chapter 9C, and the R-3 zoning language is found under Title 10, Chapter 9D.
As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

Michael Eggett
Riverdale City
Community Development Director
CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 16th day of February, 2017, I supervised the placement of a sign on property located at approximately 535 West 5400 South, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 16th day of February, 2017.

[Signature]
Jeff Woody, Community Development Department
February 9, 2017

We, the undersigned, do support DC Properties' plan to tear down the existing white house located at 535 West 5400 South in Riverdale, and replace it with a new apartment building. We understand the new building will include sidewalks and adequate non-street parking. We realize that re-zoning will be necessary in order to begin construction and support this action, which will vastly improve the current appearance of said property.

<table>
<thead>
<tr>
<th>Name</th>
<th>Signature</th>
<th>Address</th>
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<tbody>
<tr>
<td>Johnny Bryan</td>
<td></td>
<td>534 W. 5400 S.</td>
</tr>
<tr>
<td>Debbi Bailey</td>
<td></td>
<td>5597 S. 500 W.</td>
</tr>
<tr>
<td>Glenn Combe</td>
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<td>5417 S. 600 W.</td>
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DATE OF MEETING: FEBRUARY 28, 2017

ACTION ITEM: Consideration of Rezone Request for property located approximately 535 W 5400 S in Riverdale City, change from (R-2) Single-Family and Single-Family with Rental Unit Zoning to (R-3) Multiple-Family Residential Zoning.

MOTION: Commissioner Fleming made a motion to recommend approval to the City Council for the Rezone Request for property located approximately 535 W 5400 S in Riverdale City, change from (R-2) Single-Family and Single-Family with Rental Unit Zoning to (R-3) Multiple-Family Residential Zoning. Commissioner Wingfield seconded the motion. All voted in favor of the motion.

RECORDING LINK:

http://www.riverdalecity.com/meetings_events/meetings/planning_commission/index.html

To listen to the discussion regarding this item begin the recording on 5 minutes and 48 seconds and end the recording at 32 minutes and 34 seconds.
RIVERDALE CITY
CITY COUNCIL AGENDA
March 7, 2017

AGENDA ITEM: G4

SUBJECT: Consideration of approving the bid award to Smith Power Products, Inc. for the purchase of a generator, in the amount of $29,705.00.

PRESENTER: Cody Cardon, Business Administrator and Shawn Douglas, Public Works Director

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Executive Summary

b. Supporting Information

BACK TO AGENDA
City Council Executive Summary

For the Council meeting on:  
March 7, 2017

Petitioner:  
Shawn Douglas - Public Works  
Cody Cardon - Business Administration

Summary of Proposed Action

Approve the purchase and award the bid for a generator at the Civic Center to Smith Power Products, Inc.

Summary of Supporting Facts & Options

The City Staff obtained three bids from three different vendors for possible generators at the City's Civic Center. An analysis of the bids has been compiled and based upon a review of the information we feel that the generator bid by Smith Power Products is the best option for the City.

Smith Power Products' bid is $571 over the lowest bid by Precision Power. However, the bid by Smith Power Products' includes a higher rated level of enclosure that would produce less noise and provide better weather protection for the generator. It also includes a larger fuel take that would provide for about 8 hours of additional run time at full load. To add a higher rated enclosure and larger fuel tank to the Precision Power Inc. generator would increase the total cost over the bid by Smith Power Products.

Legal Comments - City Attorney

Steve Brooks
Steve Brooks, Attorney

Fiscal Comments - Business Administrator/Budget Officer

The FY 2017 Capital Project's budget includes $80,000 for the purchase and installation of a generator at the Civic Center.

Cody Cardon
Cody Cardon,  
Business Administrator

Administrative Comments - City Administrator

Rodger Worthen
Rodger Worthen,  
City Administrator

Signatures were added electronically after each party reviewed the item. Any comments are displayed.
# RIVERDALE CITY
## CIVIC CENTER GENERATOR PROJECT
### BID ANALYSIS

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<tr>
<td></td>
<td>Generac</td>
<td>Generac</td>
<td>MTU Onsite Entergy</td>
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<tr>
<td>Base Price</td>
<td>$20,496.00</td>
<td>$28,200.00</td>
<td>$29,705.00</td>
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**Options/Upgrades:**

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<tr>
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<tr>
<td>24&quot;, 189 Gallon Base Fuel Tank</td>
<td>2,444.00</td>
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<tr>
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<td>Setup, Startup, &amp; Inspection</td>
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<td>Level 2 Enclosure</td>
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**Estimated Total Price, before install**

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<tr>
<td></td>
<td>$29,134.00</td>
<td>$31,650.00</td>
<td>$29,705.00</td>
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</table>

**Total Run Time as bid - full load**

<table>
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<tr>
<th></th>
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<tbody>
<tr>
<td></td>
<td>39.3 Hours</td>
<td>39.3 Hours</td>
<td>48 Hours</td>
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**Fuel Tank Capacity as bid**

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<tr>
<td></td>
<td>189</td>
<td>189</td>
<td>250</td>
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**Noise Rating with Enclosure Bid**

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<tbody>
<tr>
<td></td>
<td>74.5</td>
<td>74.5</td>
<td>71.1</td>
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### Installation Cost Estimates

<table>
<thead>
<tr>
<th>Description</th>
<th>Performed by</th>
<th>Estimated Cost</th>
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</thead>
<tbody>
<tr>
<td>Cement Pad</td>
<td>Riverdale City</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Off loading of generator</td>
<td>Riverdale City</td>
<td></td>
</tr>
<tr>
<td>Fueling Generator</td>
<td>Riverdale City</td>
<td>500.00</td>
</tr>
<tr>
<td>New can and install</td>
<td>?</td>
<td>15,000.00</td>
</tr>
<tr>
<td>Rocky Mountain Power</td>
<td>?</td>
<td>???</td>
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</table>

**Total Installation Costs**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>16,500.00</td>
</tr>
</tbody>
</table>
February 6, 2017

Re: Riverdale City Office - 60 kW Enclosed Diesel Generator Set
- 600 Amp Automatic Transfer Switch

We are pleased to quote the following:

MTU ONSITE ENERGY MODEL MTU 4R0113 DS60

GENERATOR: 60 kW, 75 kVA
VOLTAGE: 120/208 VAC, 3Ph
ENGINE: John Deere 4045HF280, 60 Hz Diesel, 1800 RPM

Standard Features Included:
- Steel Sub Base, Battery Cables, Battery Box, Flex Fuel Connector, Oil Drain Extension, Lube Oil and Anti-freeze

Selected Model Features Included:
- Isochronous Governor + / - .25%
- 2 (Two) Year / 3000 Hour Basic Standby Limited Warranty
- 130 degree Temperature Rise 361CSL1602
- UL2200 Listed
- EPA Tier 3 Certified

CONTROL PANEL: MGC-3000 Series Control Panel

The expanded Digital Genset Controller (MGC-3000 Series) utilizes microprocessor based technology to provide a versatile system for genset control, protection, monitoring and event logging. The MGC-3000 includes touch screen password protected programming capabilities and a standard USB communications port for re-programming and simple loading of software upgrades. This version is equipped with generator metering, engine monitoring, genset control, engine protection, generator protection (27, 59, 81O, 81U), BESTCOMSPlus PC software, and automatic transfer switch control.

Included Accessories:
- (4) Relay Option
- ModBus TCP/IP
- RDP-110 Remote Annunciator (Flush Mount)
- 100A 120/240VAC 1 Ph 8 Position Distribution Panel

COOLING SYSTEM: Unit Mounted Radiator, 50 Deg C Cooling System

SUB BASE TANK: 48 Hr / 250 Gal Capacity - with Stub-Up Area

CIRCUIT BREAKER: 100% Rated, 250 Amp, 3 Pole, J Frame, LI Trip – Factory Installed

BATTERY: Lead Acid Battery 925 CCA @ 0 Deg F
Included Accessories:
- Unit Mounted Steel Rack
- Battery Warmer Plate

BATTERY CHARGER: MicroGenius, 6 Amp, 50/60Hz
Included Accessories:
- Mounted-Wired AC & DC
BLOCK HEATER: Extreme Cold @ -20 F, W, 120V, 1Ph
Included Accessories: Heater wired to a Terminal

VIBRATION ISOLATION: Pad Type

ENCLOSURE: Level 2 Weatherproof Sound Attenuated Steel Enclosure (71.1 dB(A) @ 7 Meters)
Weather Proof Enclosure includes bolt together sheet metal enclosure constructed with 14-gauge material, lockable hinged doors, keyed alike, a fixed storm proof air intake louver and expanded metal air discharge, muffler mounted inside the enclosure; including rain cap.

MUFFLER: Hospital Grade Silencer

AUTOMATIC TRANSFER SWITCH: ASCO Model 3ATS, Open Transition, 600 Amps, 3 Poles, 208V, NEMA 3R Construction
Included Accessories: 11BE - Programmable Exercise Function
6DL – Retransfer to Normal Mode
31Z – Load Disconnect Contacts
44G – Strip Heater w/Thermostat
125A - Seismic

MISCELLANEOUS:
Warranty - See Warranty in Selected Model Features
Paint - Ansi Grey
Testing - Standard Commercial Test
Manuals – Four (4) O&M Instruction Manuals + 1 DVD
Start Up and Check Out including Oil and Antifreeze
Site Load Bank Test with Smith Power provided resistive load bank

Price . . . . . . . . . . . . . . . . . . . . . . . . . . . . $29,705.00 NET

Adder for 4 Pole ATS . . . . . . . . . . . . . . . . . . . . $175.00 NET

This price does not include sales tax, fuel, off loading, permitting, or installation labor or materials associated with installation. Prices quoted are F.O.B. Jobsite and are firm for 30 days from the date of this quotation. Delivery is estimated at 8-10 weeks for new diesel products, from date of order and submittal approval. Terms of payment are net 30 days from invoice date, upon approval by Smith Power Products, Inc. credit department. Thank you for your interest in the products and services offered by Smith Power Products, Inc., we look forward to working with you.

Dan Durham,
(801) 415-5001
ddurham@smithppi.com
<table>
<thead>
<tr>
<th>Description</th>
<th>Qty / Hrs</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generac Generator SD060, (57.3 kW at 4500 ft Elevation)</td>
<td>1</td>
<td>20,496.00</td>
<td>20,496.00</td>
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<tr>
<td>Standby 60 HZ</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified to UL2200</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>120/208 3 phase</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Diesel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brushless Excitation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 kW Rating</td>
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</tr>
<tr>
<td>STD Enclosure - Steel (Rated at Avg. 80.5 dB)</td>
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<td></td>
<td></td>
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<tr>
<td>Alternator Size: 60 kW</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Std MLCB, 250 A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STANDARD - 1 YR P/L/T, 2 YR P</td>
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<td></td>
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<tr>
<td>10 Amp Battery Charger</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>110AH, 925CCA, Inst</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Std set of 3 Manuals</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Industrial Grey</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>12&quot;, 79 Gal Basetank (16.4 hrs @ full load)</td>
<td>1</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>SCAQMD</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>EPA Certified</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AC/DC Led Light Kit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block heater STD 1500W</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>SD0060GG174.5D18HBYY</td>
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<tr>
<td>Shipping Charges (Cost Included Above)</td>
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<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Option A</td>
<td></td>
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</tr>
<tr>
<td>Upgrade to Level 1 Sound Enclosure (Rated at Avg 74.5 dB)</td>
<td>1</td>
<td>509.00</td>
<td>509.00</td>
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<tr>
<td>Option B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upgrade to 24&quot;, 189 Gal Basetank (39.3 hrs. full load run time)</td>
<td>1</td>
<td>2,444.00</td>
<td>2,444.00</td>
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<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>23,449.00</td>
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<tr>
<td>ATS Option 1</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Generac 600 Amp GTS Automatic Transfer Switch</td>
<td>1</td>
<td>4,935.00</td>
<td>4,935.00</td>
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</table>

All work quoted as regular business hours. Thanks

Sales Tax (0.0%)

**Total**
<table>
<thead>
<tr>
<th>Description</th>
<th>Qty / Hrs</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 POLE SWITCH 120/208 VAC 3PHASE Operating at 60 HZ NEMA 12 ENCLOSURE UL LISTED Std set of 3 Manuals STD - TWO YEAR BASIC WARRANTY NO TRIP TO NEUTRAL WN SWITCH (600-2600A) NO INSTRUMENT PACKAGE NO CHICAGO CODE GTS060N-3G2LDNBN Shipping Charges (Cost Included Above)</td>
<td>1</td>
<td>0.00</td>
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<tr>
<td>ATS Option 2 Rated at 200 amps</td>
<td>1</td>
<td>2,017.00</td>
<td>2,017.00</td>
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<tr>
<td>3 POLE SWITCH 120/208 VAC 3PHASE Operating at 60 HZ NEMA 1 ENCLOSURE UL LISTED Std set of 3 Manuals STD - TWO YEAR BASIC WARRANTY NO TRIP TO NEUTRAL W SWITCH (100-400A) NO INSTRUMENT PACKAGE NO CHICAGO CODE GTS020W-3G2LDNAN Shipping Charges (Cost Included Above)</td>
<td>1</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Factory Authorized Generator Set and ATS Startup and Inspection</td>
<td>1</td>
<td>475.00</td>
<td>475.00</td>
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<tr>
<td>2-Hour Startup Load Bank Test</td>
<td>1</td>
<td>275.00</td>
<td>275.00</td>
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</tbody>
</table>

Quote Terms:
Offloading, Installation, sizing, permits, and fit of use provided by others.

All work quoted as regular business hours. Thanks

Sales Tax (0.0%)

Total
Fueling service is available at the time of startup on a time and material basis.

This quotation is our best interpretation of the project plans and specifications available to us at the time of bid. It is our intent to meet the project requirements, subject to approved submittals. This quotation is per the above bill of materials and not plan and specification. Fit for application to be determined customer. Quoted price does not include taxes, installation, mounting, wiring or other items not specifically designated or quoted herein.

This quotation is valid for 30 days from bid date.

Current lead time is estimated at (9-10 weeks) written receipt of release and approved submittals. Lead times are estimates only and are subject to change.

All work quoted as normal business hours, extra charges will be assessed for work after hours and weekends.

Sales tax to be charged as applicable.

Thank You

All work quoted as regular business hours. Thanks

Sales Tax (0.0%) $0.00

Total $31,151.00
J and J Electric, Inc.
3410 S. 1500 W.
Ogden, UT 84401

<table>
<thead>
<tr>
<th>Phone #</th>
<th>801-622-0270</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fax #</td>
<td>801-622-0271</td>
</tr>
</tbody>
</table>

Name / Address
RIVERDALE CITY
4600 SOUTH WEBER RIVER DR.
RIVERDALE, UTAH 84405

Date: 1/25/2017
Estimate #: 6489

**PROJECT**

**60 KW Generator**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Cost</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>60 KW-120/208 VAC three phase Generac Generator</td>
<td>1</td>
<td>28,200.00</td>
<td>28,200.00</td>
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<tr>
<td>-24&quot; 189 Gallon Base tank 39.3 hours</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>-Batter Charger</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Battery Heat Pad</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Coolant heater</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Standard Weather Protective Enclosure</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>-Control Panel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Transfer switch 600 amp</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Set up and test</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 8-9 week lead time</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Option- 4 hour load bank test (Recommended)</td>
<td>1</td>
<td>600.00</td>
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<tr>
<td>Option-UP grade enclosure to Level 1</td>
<td>1</td>
<td>2,850.00</td>
<td>2,850.00</td>
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<tr>
<td>Option-21- light Annunciator (remote display)</td>
<td>1</td>
<td>1,225.00</td>
<td>1,225.00</td>
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<tr>
<td>Option-Gen Link (Communication by others) monitoring done on computer ect.</td>
<td>1</td>
<td>800.00</td>
<td>800.00</td>
</tr>
<tr>
<td>Option-Cement Generator Pad (Possibly by owner)</td>
<td>1</td>
<td>2,200.00</td>
<td>2,200.00</td>
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<tr>
<td>Option-Diesel Fuel (Possibly by owner)</td>
<td>1</td>
<td>600.00</td>
<td>600.00</td>
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<tr>
<td>Option-Off Loading and mounting in place (Possibly by owner)</td>
<td>1</td>
<td>1,850.00</td>
<td>1,850.00</td>
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<tr>
<td>Electrical hook up to include</td>
<td>1</td>
<td>14,800.00</td>
<td>14,800.00</td>
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<tr>
<td>-Underground to generator</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>- Installing new CT can on South wall per RMP</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>- Installing 600 amp disconnect and Transfer switch</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>- Intersecting 3-2&quot; conduits feeding existing main panel , run to new Disconnect</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Pull in new feeders as needed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Underground to transformer</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Terms: Past due accounts will be charged a 1.75% monthly service charge on the unpaid balance (21% annual rate). The undersigned specifically agrees to pay all reasonable attorney’s fees and court costs in the event legal action is taken to collect on the account. The undersigned further agrees to pay an additional amount representing fifty percent (50%) of the principle balance if the account is referred to a collection agency or attorney for collection. This additional amount is in recognition of the costs associated with said collection action processing.

**Total**

$53,125.00

Signed: ______________________
Date: ______________________

Signed: ______________________
Date: ______________________