



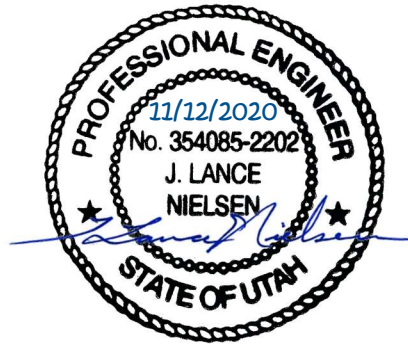
## **2020 WATER CONSERVATION PLAN UPDATE**

(HAL Project No.: 409.03.100)

# **RIVERDALE CITY**

## **2020 WATER CONSERVATION PLAN UPDATE**

**(HAL Project No.: 409.03.100)**



**J. Lance Nielsen**  
Project Engineer



**November 2020**

# TABLE OF CONTENTS

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<b>TABLE OF CONTENTS .....</b>	<b>i</b>
<b>CHAPTER 1 – INTRODUCTION .....</b>	<b>1-1</b>
<b>CHAPTER 2 – EXISTING WATER SYSTEM .....</b>	<b>2-1</b>
SYSTEM PROFILE .....	2-1
INVENTORY OF WATER RESOURCES.....	2-1
SUPPLY .....	2-2
WATER MEASUREMENT .....	2-3
BILLING .....	2-4
Current Water Rate Structure.....	2-4
WATER USE .....	2-4
<b>CHAPTER 3 – CONSERVATION ISSUES AND GOALS .....</b>	<b>3-1</b>
IDENTIFIED PROBLEMS.....	3-1
GOALS.....	3-1
<b>CHAPTER 4 – CONSERVATION MEASURES &amp; IMPLEMENTATION.....</b>	<b>4-1</b>
EXISTING CONSERVATION MEASURES.....	4-1
PROPOSED CONSERVATION MEASURES .....	4-3
<b>REFERENCES .....</b>	<b>R-1</b>

## APPENDIX A

### RIVERDALE CITY BOARD ADOPTION OF CONSERVATION PLAN

#### LIST OF TABLES

Table 2-1	2019 Water System Connections .....	2-1
Table 2-2	Summary of Riverdale City Water Sources .....	2-2
Table 2-3	Summary of WBWCD Connections.....	2-2
Table 2-4	Riverdale City Percent Metered Connections by Type of Use .....	2-3
Table 2-5	Comparison of Water Produced to Metered Water Use.....	2-3
Table 2-6	2019 Water Rate Structure .....	2-4
Table 2-7	Riverdale City Historical Water Supply Summary.....	2-4
Table 2-8	2019 Per Capita Water Use by Type.....	2-5
Table 4-1	Existing Conservation Measures.....	4-1
Table 4-2	Proposed Conservation Measures .....	4-3

#### LIST OF FIGURES

Figure 2-1	Water System Service Area Map .....	After 2-1
Figure 2-2	Historical Per-Capita Water Use .....	2-6
Figure 2-3	Future Use Comparision .....	2-7

# CHAPTER 1 – INTRODUCTION

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In response to projected future growth along the Wasatch Front, the customers and leaders of Riverdale City (the City) are concerned about the future water supply in the region. The Utah State Legislature has passed legislation requiring public water suppliers to prepare a Water Conservation Plan and then to update the plan periodically. This 2020 report is an update of the City's 2014 Water Conservation Plan.

This report describes the drinking water system, reviews, and summarizes water consumption, assesses the water conservation alternatives available to the City, sets goals to conserve water, and identifies existing and proposed water conservation measures to be implemented by the City. Appendix A includes the resolution documenting the City's adoption of the conservation plan update.

## CHAPTER 2 – EXISTING WATER SYSTEM

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### SYSTEM PROFILE

Riverdale City is located on the south border of Weber County, and is located south of Ogden, east of Roy, and north of Hill Air Force Base. In 2019, the City reported to the Division of Water Rights an estimated population of 9,545 people. The City anticipates small growth and redevelopment because the City is mostly built out. Hill Air Force Base has easements that prevent building in most undeveloped areas. There is some potential for redevelopment of existing developed areas, but any large growth within the City would require relaxation of easements from Hill Air Force Base. The City estimates that within the next 30 years, the build-out population will reach 9,900 residents. Water demands for the City are expected to increase accordingly.

At the end of 2019, the City had 2,524 connections to the water system. A summary of the current connections by type is shown in Table 2-1.

**Table 2-1: 2019 Water System Connections**

Connection Type	Total Connections
Residential	2,253
Commercial	226
Industrial	4
Institutional	41
Total	2,524

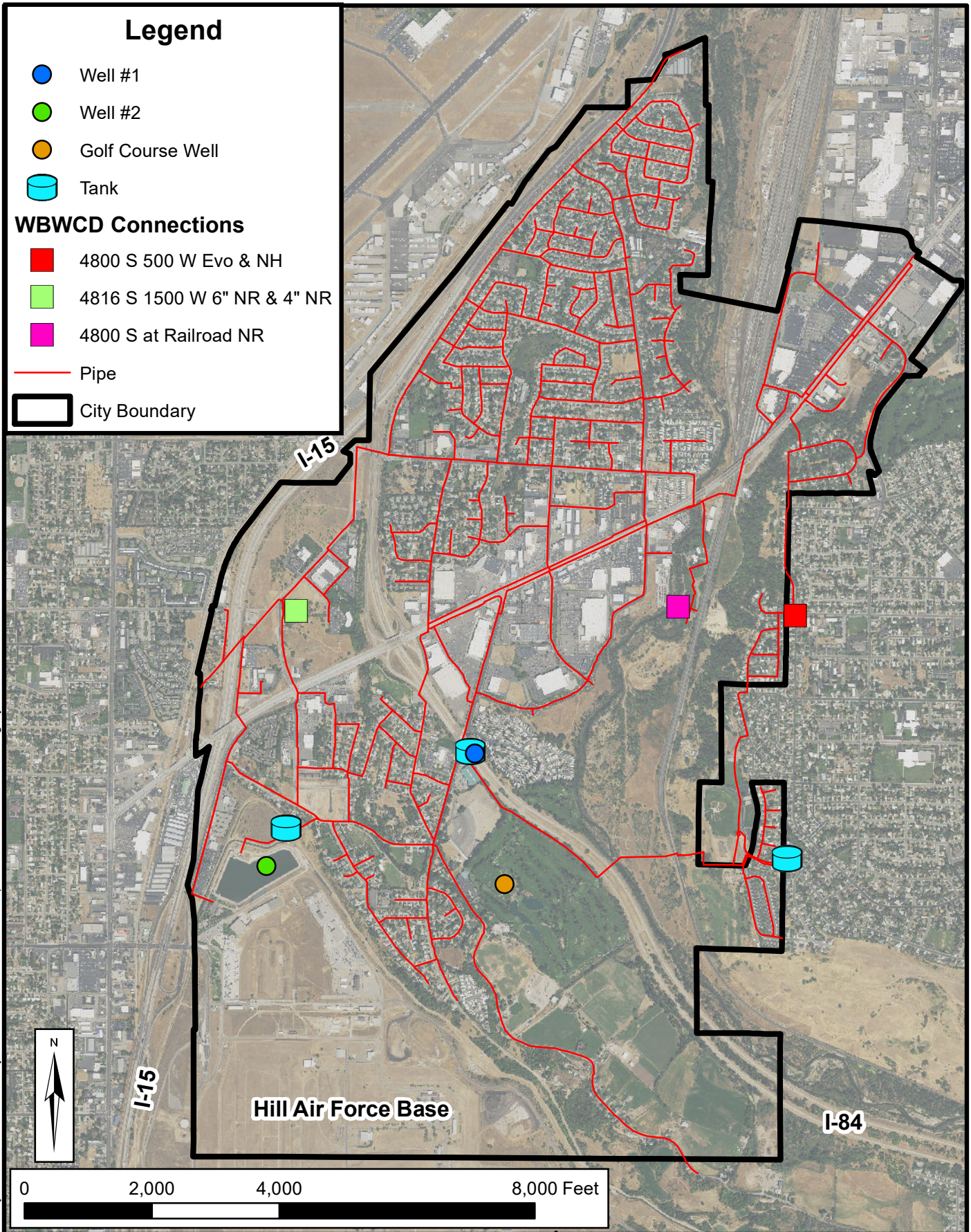
The Water Rights website indicates possible irrigation water from Weber Basin and Pineview Water is served to water users within the Riverdale service area. Although it's unsure if this is current or exactly how much is served, the City has said that they estimate that 10 to 15 percent of the system is served by secondary water.

### INVENTORY OF WATER RESOURCES

Riverdale City's drinking water system extends throughout the City boundaries covering an area of approximately 4.6 square miles. Hill Air Force Base occupies about 0.6 square miles of that area. Currently, the water system provides water to 2,253 residential, 226 commercial, 4 industrial, and 41 institutional (public) connections. Figure 2-1 shows the system and service area boundaries.

About fifty percent of the City's water supply is purchased from Weber Basin Water Conservancy District (WBWCD), with the remaining provided from City owned sources. The contract with WBWCD charges the City for an annual volume of 1,166 ac-ft per year (AFY). There are 228 ac-ft of additional water available from WBWCD with a call up order. Currently the City is working on converting irrigation shares to an additional 400 ac-ft.





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**2020 WATER  
 CONSERVATION PLAN UPDATE**

**WATER SYSTEM  
 SERVICE AREA MAP**

**FIGURE  
 2-1**



The City owns three wells, but only Well #1 is currently being used in the drinking water system. Well #1 has a capacity of 2,100 gpm. Well #2 is not being used due to problems with sanding, iron, and manganese. Well #2 has a capacity of 1,950 gpm. The Golf Course Well is not being used due to its small size (6") and location. The total capacity of the City's wells could be increased to 4,050 gpm if Well #2 were rehabilitated and treated for iron and manganese. Based on the City's combined well water rights, the City's current water right volume is 4,821.44 ac-ft per year. If the wells could produce maximum flow all year round, the yearly volume would be higher, but demand falls below well capacity during the winter months.

The City's wells are naturally recharged. The aquifer from which the City pumps their wells is recharged through the following sources:

- Precipitation in the Wasatch Range that infiltrates down into the bedrock aquifer.
- Precipitation on the foothills of the Wasatch Range.
- Infiltration from canals and ditches.

## SUPPLY

Current water supply categorized by source is shown in Table 2-2. Associated water rights and source capacity are also included.

**Table 2-2: Summary of Riverdale City Water Sources**

Sources (Pumping Capacity)	Associated Water Right	Flow Right Volume (ac-ft/year)
All Wells: Well #1 (2,150 gpm) *Well #2 (1,950 gpm, if rehabilitated & treated) *Golf Course Well	35-449	3,243.44
	35-4616	
	35-4640	
	35-5440	1,578
<b>Total Well Water Right Volume (ac-ft/year)</b>		<b>4,821.4</b>
WBWCD	Contract with WBWCD	1,166
WBWCD	Additional Available	228
<b>Total WBWCD Purchase Volume (ac-ft/year)</b>		<b>1,166</b>
<b>Riverdale City Reliable Supply</b>		<b>Well #1: 2,150 ac-ft</b> <b>WBWCD: 1,166 ac-ft</b> <b>Total: 3,316 ac-ft</b>

\* Well #2 and Golf Course Well are not currently used in the drinking water system.

The City has 3 wholesale connections with a total of 5 meters from WBWCD. A list of the connections is presented in Table 2-3.

**Table 2-3: Summary of WBWCD Connections**

Connection Number	Meter Name
1	500 W 4800 S Evo
1	500 W 4800 S NH
2	4816 S 1500 W, 6" NR
2	4816 S 1500 W, 4" NR
3	4800 S at Railroad NR

## WATER MEASUREMENT

Water meters are critical to track water use and incentivize conservation. Percent of metered connections by type are summarized in Table 2-4.

Table 2-5 compares the water produced by the City's drinking water sources to the metered water delivered to user from 2000 to present. During 2018, it was discovered that some of the meters from WBWCD were not working properly due to age and were reporting less water than delivered. Because of this, Table 2-5 shows several years where metered water use exceeds the reported total source production. By the end of 2018, these meters were replaced to correct this problem. In 2019, approximately 21% of the water produced was unaccounted for. Based on discussions with City staff, possible explanations for the unaccounted water use include leaks in the distribution system, meter inaccuracies, unmetered construction water, unmetered cleaning of sewer and storm drain systems, and unmetered semi-annual flushing of fire hydrants by the fire department.

**Table 2-4: Riverdale City Percent Metered Connections by Type of Use**

Year	Percent Water Use			
	Residential	Commercial	Industrial	Institutional/Other
2000	74.6%	21.1%	0.1%	4.2%
2001	74.9%	17.8%	0.6%	6.6%
2002	75.6%	20.1%	0.4%	3.9%
2003	73.7%	20.8%	0.2%	5.3%
2004	73.9%	21.6%	0.3%	4.3%
2005	74.4%	21.2%	0.2%	4.2%
2006	71.3%	25.0%	0.2%	3.5%
2007	67.8%	26.2%	0.1%	5.9%
2008	73.9%	19.8%	0.2%	6.2%
2009	73.3%	20.9%	0.2%	5.6%
2010	73.1%	20.6%	0.2%	6.0%
2011	72.6%	20.2%	0.2%	7.0%
2012	72.8%	20.5%	0.2%	6.6%
2013	72.2%	21.4%	0.2%	6.3%
2014	71.7%	21.8%	0.2%	6.4%
2015	71.8%	21.9%	0.2%	6.1%
2016	72.3%	21.5%	0.1%	6.0%
2017	71.2%	22.6%	0.1%	6.1%
2018	71.2%	22.3%	0.0%	6.4%
2019	71.2%	23.1%	0.0%	5.6%

**Table 2-5: Comparison of Water Produced to Metered Water Use**

Year	Total Metered Use (ac-ft)	Total Source Production (ac-ft)	Percent of Water Unaccounted For
2000	2,471.17	2,486.49	0.62%
2001	2,467.00	2,467.41	0.02%
2002	2,306.00	2,604.93	-0.05%



Year	Total Metered Use (ac-ft)	Total Source Production (ac-ft)	Percent of Water Unaccounted For
2003	2,323.00	2,323.19	0.01%
2004	2,299.00	2,296.53	-0.11%
2005	2,233.00	2,233.03	0.00%
2006	2,472.00	2,471.75	-0.01%
2007	2,678.00	2,679.29	0.05%
2008	2,542.40	2,543.46	0.04%
2009	2,190.00	2,190.11	0.01%
2010	2,388.00	2,388.59	0.02%
2011	2,122.00	2,024.14	-4.61%
2012	2,590.00	2,191.44	-15.39%
2013	2,274.35	2,191.44	-3.65%
2014	2,174.12	1,898.95	-12.66%
2015	1,993.74	1,782.48	-10.60%
2016	2,170.87	2,100.29	-3.25%
2017	2,155.74	2,082.11	-3.42%
2018	2,376.89	2,384.25	0.31%
2019	2,011.07	2,439.00	21.28%

*Note: Negative values for percent of water unaccounted for due to inaccurate reported production from WBWCD meters*

## BILLING

### Current Water Rate Structure

The City's drinking water rate structure is summarized in Table 2-6. The City adopted a tiered water rate structure in order to encourage water conservation.

**Table 2-6: 2019 Water Rate Structure**

Water Tiers	Price
Monthly Base Water Fee (based on $\frac{3}{4}$ inch residential)	\$15.10
Tier 1 (0 to 15,000 gallons)	\$0.25 per 1,000 gallons
Tier 2 (15,001 - 30,000 gallons)	\$1.00 per 1,000 gallons
Tier 3 (30,001 gallons and above)	\$1.50 per 1,000 gallons

## WATER USE

Historical water supplied by the City's drinking water sources is summarized in Table 2-7.

**Table 2-7: Riverdale City Historical Water Supply Summary**

Year	Source Supplied (ac-ft)		Total (ac-ft)
	Well #1	WBWCD Purchases	
2000	1,560.05	926.44	2486.49
2001	1,283.41	899.59	2183
2002	1,133.18	1,096.35	2229.53

Year	Source Supplied (ac-ft)		Total (ac-ft)
	Well #1	WBWCD Purchases	
2003	1,154.76	1,160.83	2315.59
2004	1,245.74	1,050.79	2296.53
2005	1,144.04	1,088.99	2233.03
2006	1,442.55	1,029.20	2471.75
2007	1,516.47	1,162.82	2679.29
2008	1,505.40	1,038.06	2543.46
2009	1,275.52	914.59	2190.11
2010	1,368.60	1,019.99	2388.59
2011	1,151.14	873.00	2024.14
2012	-	-	-
2013	1,415.33	776.11	2191.44
2014	1,010.36	888.59	1898.95
2015	879.62	902.86	1782.48
2016	859.4	1,240.89	2100.29
2017	1,139.26	942.85	2082.11
2018	1,251.75	1,132.50	2384.25
2019	1,259.00	1,180.00	2439.00

Water use data from 2019 was evaluated to determine indoor versus outdoor use. Indoor use can be estimated by determining the average use during winter months. Any use above this amount during other times of the year is assumed to be outdoor watering. The only monthly data available to estimate indoor use was monthly source data. There is no monthly data available to determine indoor versus outdoor use by type. Therefore, typical water use percentages were used to determine average indoor and outdoor use by type. Annual water use converted to average daily use divided by population provides the per capita water use, or gallons per capita-day (gpcd). The 2019 per capita water use is shown in Table 2-8.

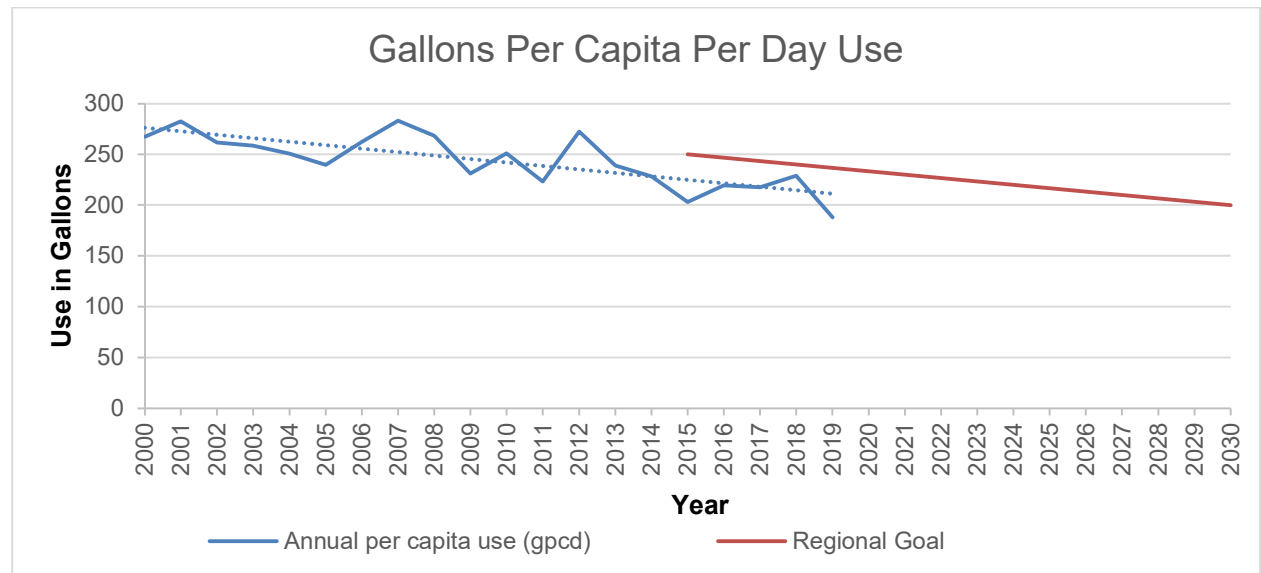
**Table 2-8: 2019 Per Capita Water Use by Type**

Type	Indoor Use (Winter Use) (gpcd)	Outdoor Use (gpcd)	Total (gpcd)
Residential	64*	98*	162
Commercial	47*	5*	53
Institutional	12*	1*	13
Industrial	0	0	0
Total	123	105	228

\* Typical residential water use for arid regions is about 40% indoor use and 60% outdoor. Typical commercial and institutional water use is about 90% indoor use and 10% outdoor.

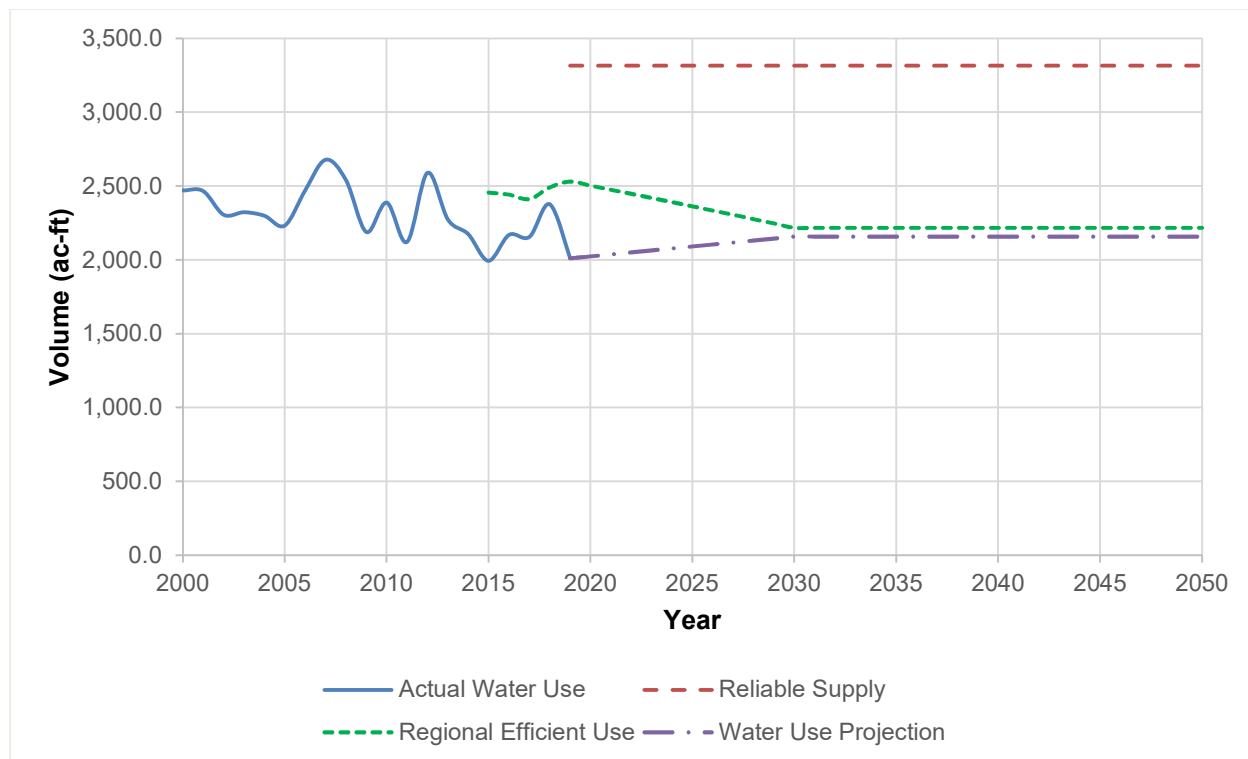
Annual per capita use was calculated from 2000 to present using data reported to the Utah Division of Water Rights. Figure 2-2 shows that the City has an overall decreasing trend from around 270 gpcd in 2012 to under 200 gpcd in 2019 which is now below the regional water

conservation goal established by the Department of Natural Resources for the Weber River region.



**Figure 2-2: Historical Per-Capita Water Use**

A comparison between reliable supply, current and projected water use, and efficient use are presented on Figure 2-3. Future water use was projected by using the population projection and demand per ERC given from water rights website. The reliable supply (6,215 ac-ft) is based on the annual 1,660 ac-ft contract with WBWCD, the additional available 228 ac-ft with WBWCD, and the maximum feasible well production of 4,821 ac-ft. The regional efficient use curve begins with its 2015 water use per capita. The efficient use shows the 20% reduction goal in the 2015 regional water use by 2030. From 2030 to 2050, the water use per capita is assumed to remain the same, and the efficient use will remain the same on the assumption that the City will be at build out by 2030. As shown on Figure 2-3, the City's reliable supply is much larger than what is being used. Since 2015, the City has also been under the 20% reduction goal and is projected to stay below the goal in the future.



**Figure 2-3: Future Use Comparison**

After reaching conservation targets, if future demands exceed the existing water supply the City plans to meet these demands through additional wholesale purchase from Weber Basin Water Conservancy District, or through replacing or rehabilitating existing wells. Well #2 is not currently operational because of sand, iron, and manganese levels. If this well was rehabilitated to solve the sand problem and retrofitted to treat for iron and manganese, it could be used in the drinking water system.

## **CHAPTER 3 – CONSERVATION ISSUES AND GOALS**

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### **IDENTIFIED PROBLEMS**

The City is concerned with the potential waste of water from inefficient indoor/outdoor water use and from system wide losses. The following specific concerns have been identified by the City:

- Water loss from line breaks or leaks in the system
- Unmetered water use from hydrants or contractors
- Illegal unmetered connections
- Unmetered water use from aging meters
- Water loss from leaks on the customer's side of the meter

### **GOALS**

Based on Utah's Regional M&I Water Conservation Goals report (HAL and BCA, 2019), the regional water conservation goal for the Weber River Region is a 20% reduction from the 2015 baseline by 2030. The 2015 baseline was established as 250 gpcd resulting in a goal of 200 gpcd by 2030. The City's main goal of reaching 200 gpcd by the year 2030 can be attained by adhering to the goals found in Tables 4-1 and 4-2.



## CHAPTER 4 – CONSERVATION MEASURES & IMPLEMENTATION

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The City believes that water conservation is an important factor for allowing the City to meet water demands into the future. Current staff is aware of the conservation goals and work together to implement the goals. Water conservation efforts are coordinated by:

Shawn Douglas  
Public Works Director  
801-394-5541

### EXISTING CONSERVATION MEASURES

Table 4-1 identifies water conservation measures that are currently being implemented by the City. The measures will continue to be implemented according to the plan indicated in Table 4-1. It is believed that existing conservation measures and public education programs are working based on the continued decline of water use rates seen since 2000.

**Table 4-1: Existing Conservation Measures**

<b>Conservation Measure</b>	<b>Implementation Plan</b>
<u>Public Education:</u> Promote water conservation measures to City customers through public education.	Advertise conservation measures through: <ul style="list-style-type: none"><li>• The City's website.</li><li>• The annual Water Quality Report.</li><li>• City Newsletters.</li></ul>
<u>Replacement Program for Old Pipelines:</u> City has \$250K-300K annual budget to replace water lines.	As the annual budget will allow, replace old or undersized pipeline: <ul style="list-style-type: none"><li>• Whenever a street is reconstructed.</li><li>• According to master planned projects.</li><li>• As leaks are detected.</li></ul>
<u>Adopt WBWCD Conservation Goals:</u>	WBWCD has their own conservation goals that apply to their area of jurisdiction. The City has adopted and included some of the District's goals as part of their own goals.
<u>Time-of-Day Watering Ordinance:</u> Promote water conservation by restricting watering to times with less evaporation and wind loss.	The Time-of-Day Watering Ordinance was passed on May 28, 2015. This ordinance requires that City customers do not water their lawns between the hours of 10am and 6pm.
<u>Replacement Program of Old Water Meters:</u> Currently replacing all meters with radio read meters.	Water meters read less accurate as they age, which results in unmetered water use. Currently, customer meters are being replaced with radio read meters. Radio read meters help detect leaks in the system. As of 2020, about 90% of the system has been replaced.
<u>Smart Timers Rebate:</u> An incentive is given to City customers to have smart irrigation timers on their water system.	Smart irrigation timers help conserve water by preventing excessive watering. Providing a rebate gives customers an incentive to use less irrigation water. This is a WBWCD conservation goal that the City has adopted.

Conservation Measure	Implementation Plan
<u>High Water Usage Reports:</u> Notify customers of abnormally high or continuous usage.	When high water consumption statements pass through the City's billing department, customers are notified and offered assistance in determining if/where they may have a leak. Radio read meters can detect continuous use and the City will send letters out to users when it occurs.
<u>City Parks Sprinkler Clocks:</u> Attempted to monitor water use in a City Park by using sprinkler clocks.	In an effort to reduce water use in City Parks, a sprinkler clock was put in one park and tried for about 2½ years. The City could not get it to work well. The weather system didn't account for heavy traffic problems.
<u>Evaluate Water Rate Structure:</u> The water rate structure promotes water conservation through increasing rates and higher overage costs.	The City implemented a tiered rate structure with gradual rate increases with usage to encourage water conservation. The City reviews the rate structure on an annual basis.

In addition to water conservation measures implemented by Riverdale City, residents of the City also have access to conservation measures that are implemented by Weber Basin Water Conservancy District (WBWCD). A summary of WBWCD efforts is included below:

- Free Water Audits: At the request of residential water users, WBWCD will perform a check of the sprinkling system and landscaping to increase irrigation efficiency and promote conservation.
- Water Conservation Learning Garden Classes: WBWCD offers landscaping classes that focus on water conservation principles for residential and commercial water users.
- Smart Irrigation Controllers and Toilets Rebates: WBWCD offers rebates to residential, commercial, and institutional water users within its jurisdiction who replace old systems with smart irrigation controllers and/or toilets.
- Secondary Water Meters: In 2010, Weber Basin began installing water meters on secondary connections. This effort continues now and is done to eliminate waste and educate homeowners how much water they use and how much is actually needed for landscaping.
- Gardening Classes: WBWCD provides gardening classes to educate the public of how to conserve water while growing a thriving garden.

## PROPOSED CONSERVATION MEASURES

Table 4-2 identifies water conservation measures that are proposed to be implemented by the City in the future. The City plans to continue the measures described in Table 4-1. Therefore, they have been included below with additional proposed measures to be implemented in the future.

**Table 4-2: Proposed Conservation Measures**

<b>Conservation Measure</b>	<b>Implementation Plan</b>
<u>Public Education:</u> Continue to promote water conservation measures to City residents through public education.	Advertise conservation measures through: <ul style="list-style-type: none"> <li>• The City's website.</li> <li>• The annual Water Quality Report.</li> <li>• City Newsletters.</li> <li>• Social media (Riverdale City Citizens Facebook group).</li> </ul>
<u>Replacement Program for Old Pipelines:</u> Continue with annual budget of \$250K-300K to replace water lines.	As the annual budget will allow, replace old or undersized pipeline: <ul style="list-style-type: none"> <li>• Whenever a street is reconstructed.</li> <li>• According to master planned projects.</li> <li>• As leaks are detected.</li> </ul>
<u>Reflect WBWCD Conservation Goals:</u>	WBWCD has their own conservation goals that apply to their area of jurisdiction. The City has adopted and included some of the District's goals as part of their own goals.
<u>Time-of-Day Watering Ordinance:</u> Continue to promote water conservation by guiding City customers when to water lawns.	The Time-of-Day Watering Ordinance was passed on May 28, 2015. This ordinance suggests that City customers do not water their lawns between the hours of 10am and 6pm.
<u>Replacement Program of Old Water Meters:</u> Continue to install new radio read meters to replace old water meters.	Water meters read less accurate as they age, which results in unaccounted water losses. Currently, meter vaults are being replaced with radio read meters. Radio read meters help detect leaks in the system. As of 2020, about 90% of the system has been replaced.
<u>Smart Timers Rebate:</u> Continue to give an incentive to City customers to have smart irrigation timers on their water systems.	Smart irrigation timers help conserve water by preventing excessive watering. Providing a rebate gives customers an incentive to use less irrigation water. This is a WBWCD conservation goal that the City has adopted.
<u>High Water Usage Reports:</u> Continue to notify customers of abnormally high or continuous usage.	When high water consumption statements pass through the City's billing department, customers will be notified and offered assistance in determining if/where they may have a leak. Radio read meters can detect continuous use and the City will send letters out to users when it occurs.
<u>Evaluate Water Rate Structure:</u> Continue to evaluate and update the water rate structure.	The rates will be re-evaluated annually to determine water conservation effectiveness and necessary adjustments, if needed.

Conservation Measure	Implementation Plan
<u>Drought Resistant Landscaping</u> (Newly Proposed Measure): City landscaped areas could be converted into more drought resistant landscaping.	After trying to reduce water use in City Parks with sprinkler clocks, the City has considered converting some City landscaped areas into more drought resistant landscaping to reduce water use. Implementation will be evaluated on an annual basis when water use data is reported to the Division of Water Rights.
<u>City Commercial Landscaping Improvements</u> (Newly Proposed Measure): Require commercial xeriscape ordinance.	The City plans to require water-wise landscape improvements for commercial facilities. This ordinance would be to set apart a percentage of their lots for xeriscaping. Evaluate implementation each year when water use data is reported to the Division of Water Rights.
<u>Identify and Reduce Unmetered Water Use</u> (Newly Proposed Measure):	Evaluate alternatives for metering water used for construction, fire hydrant flushing, and sewer and storm drain system cleaning. Evaluate alternatives for developing a leak detection program. Evaluate implementation each year when water use data is reported to the Division of Water Rights.

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# **APPENDIX A**

## **CITY COUNCIL ADOPTION OF CONSERVATION PLAN**

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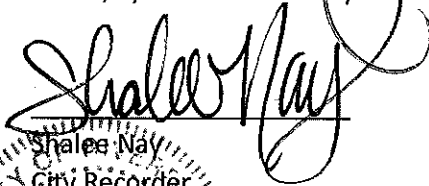
RIVERDALE CITY COUNCIL

CERTIFICATE OF POSTING

I, Shalee Nay, City Recorder, for the City of Riverdale, Weber County, State of Utah, do hereby certify during the Riverdale City Council meeting held on April 20, 2021, the following resolution(s) and/or Ordinance(s) were adopted:

- **Resolution 2021-05**, approving a bid for 2021 Sewer Improvement Project to MJM Construction in the amount not to exceed \$174,776.97.
- **Resolution 2021-08**, approving Riverdale City Water Conservation Plan Update.

I further certify that the above referenced resolution(s) and/or ordinance(s) were posted in the following three public places within the Riverdale City limits on April 21, 2021: 1) City Offices Posting Board, 2) the Riverdale City Community Center, and 3) the Riverdale City Senior Center.



All Resolution(s) and Ordinance(s) are posted for 30 consecutive days.  
Any attachment for this document is available to the public upon request.



## RESOLUTION NO. 2021-08

### **A RESOLUTION ADOPTING THE WATER CONSERVATION PLAN FOR ALL AREAS WITHIN THE INCORPORATED BOUNDARIES OF RIVERDALE CITY.**

**WHEREAS**, the City Council of Riverdale recognizes the importance of a water and a water conservation plan or program to cover the areas of Riverdale City; and

**WHEREAS**, the City finds that in order to better serve the community and to continue to provide safe and efficient water services to the residents of the city, that certain things need to be accomplished and procedures followed; and

**WHEREAS**, the City Council has previously passed a Water Conservation Plan but finds it is in the best interest of the City to periodically review said plan and to make any changes and updates as may be necessary; and

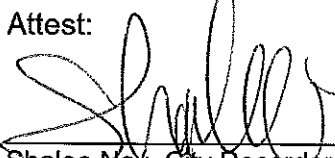
**WHEREAS**, the Council finds that it is in the best interest of the City and will promote the health, safety and general welfare of the community to update their Water Conservation Plan that outlines the goals needs and processes to be used and implemented by the City.

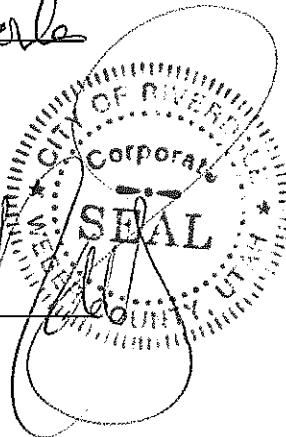
**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Riverdale that the Riverdale City Water Conservation Plan, as set forth in Attachment "A," has been reviewed, discussed, and updated and is hereby accepted and adopted as the official position of Riverdale City and that the City has taken or will take in order to fulfill and comply with the standards and steps set forth in the plan.

Passed the 20 day of April, 2021.

RIVERDALE CITY

By:   
Norm Searle, Mayor

Attest:   
Shalee May, City Recorder



Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, March 16, 2021, 2020, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

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

City Employees: Bill Cobabe, City Administrator  
Steve Brooks, City Attorney  
Cody Cardon, Business Administration  
Scott Brenkman, Police Chief  
Jared Sholly, Fire Chief  
Shawn Douglas, Public Works  
Mike Eggett, Community Development  
Rich Taylor, Community Services  
Shalee Nay, City Recorder

Visitors: Tyler Barry Kay Wahler Jason Williams  
Harvey Day

Via WebEx Matthew Steiner Jeff Randall

**A. Welcome & Roll Call**

The City Council meeting began at 6:07 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members, City Staff, and all members of the public.

**B. Pledge of Allegiance**

Mayor Searle lead the Pledge of Allegiance.

**C. Moment of Silence**

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

**D. Public Comment**

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

Shalee Nay, City Recorder, read a letter received by Jenni Gnagey regarding the rezone request on the agenda.

**E. Presentations and Reports**

**1. Mayors Report**

Mayor Searle noted that the first week of June, in person meetings will be held again and whomever would like to participate are welcome to do so.

Bill Cobabe, City Administrator, summarized the administration report which outlines staff anniversaries, full time employee (fte) allocation, community development (i.e., new businesses coming into the community or existing business remodels), individual staff monthly progress reports, and the condition of the treasury.

**F. Consent Items**

**1. Consideration to approve the City Council meeting minutes from the Work Session and April 6, 2021 Regular Session.**

Mayor Searle invited any addition corrections or comments since the work session. He stated that the meeting minutes will be brought back on the next council agenda for approval.

**G. Action Items**

1. **Consideration of Ordinance 933, approval of proposed rezone request from Mobile Home Park-Recreational Vehicle Park Zone (RMH-1) zoning to Multiple-Family Residential (R-4) zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by applicant H&H39th Street, LLC.**

Mike Eggett, Community Development, went over the executive summary which explained; H&H-39th Street, LLC, the petitioner in this matter, is requesting a rezone of property located at approximately 671 West 4400 South from Mobile Home Park-Recreational Vehicle Park (RMH-1) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility of future development for a form of multiple family residential unit facilities on this property (see the application documents for further explanation). Neighboring properties to the north are currently zoned with RMH-1 and R-5 zoning; property to the east is currently zoned with RMH-1 zoning and then the Weber River is here; properties to the south are zoned with C-3 zoning and Riverdale Road is also here; and properties to the west are zoned with C-3 zoning. This request is for approximately 4.62 acres of land located on this property along 4400 South and Riverdale Road and near to 700 West that would potentially 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 March 23, 2021 wherein members of the community were given the opportunity to provide comments, thoughts, and ideas to the Planning Commission. This public hearing was appropriately noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Prior to the public hearing, multiple telephone inquiries were received by City Staff regarding this request and details associated with this request. Following the public hearing, the Planning Commission discussed the request and then later tabled the request, because of the petitioner team dropping off the meeting connection and not returning thereafter to participate in the meeting. On April 13, 2021, the matter was then unfabled for further discussion by the Planning Commission. Additional public comments and letters were shared with the Planning Commission during this meeting. Following discussion in this matter, the Planning Commission provided a recommendation to the City Council to not approve the requested rezone. with findings provided for their decision-making (refer to Planning Commission meeting minutes draft document).

Mayor Searle asked if Matthew Steiner, the applicant, if he would like to show some plans that he brought to show the council.

Councilmember Arnold noted that since the request does not fit in the general plan, then there is no need to view anything plan wise. He also stated that the general plan can be addressed at a strategic planning meeting to be discussed and possibly changed but should not be changed in a motion.

Matthew Steiner shared his screen to show some concepts that the owner is thinking about and explained why this request has been submitted.

**MOTION:** Councilmember Steiner moved to deny the rezone request. Councilmember Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. There was no discussion.

**ROLL CALL VOTE:** All Councilmember voted in favor of the motion. Motion passes. Rezone Request is denied.

2. **Consideration of Resolution 2021-05, a bid approval for 2021 Sewer Improvement Project to MJM Construction in an amount not to exceed \$174,776.97.**

Shawn Douglas, Public Works, went over the executive summary which explained; We advertised for bids and conducted bid opening for the 2021 Sewer Improvement Project. There were 4 bidders. The low bid was MJM Construction in the amount of \$158,888.15. I would ask that you add ten percent contingency to cover any unforeseen items. I would recommend approval of the bid in an amount not to exceed 174,776.97.

Councilmember Mitchell asked about the variation amounts between the bids and asked if Mr. Douglas has worked with this company before. Shawn Douglas noted that he did not see any red flags when looking into this company and he noted that he had never worked with them before.

**MOTION:** Councilmember Arnold moved to approve Resolution 2021-05. Councilmember Hilton seconded the motion.

Mayor Searle invited discussion on the motion. There was no discussion.

**ROLL CALL VOTE:** All Councilmembers voted in favor. Motion passes.

3. **Discussion of and possible action on granting an easement to Rocky Mountain Power for the purpose of installing a new power line on City property.**



Bill Cobabe, City Administrator, asked if there were any questions by any councilmember.

Councilmember Arnold asked if there is a need for power up in that area. Mr. Cobabe noted that there is already power up at that site.

**MOTION:** Councilmember Mitchell moved to approve Easement. Councilmember Arnold seconded the motion.

Mayor Searle invited discussion on the motion. Councilmember Stevens noted that he is not understanding the map and asked is the Easement on the federal reservation or is it on Riverdale City property. Mr. Cobabe stated that it is just north of Hill Air Force Base and It is in the limits of Riverdale City.

**ROLL CALL VOTE:** All Councilmembers voted in favor. Motion passes.

**4. Consideration of Resolution 2021-08, approving Riverdale City Water Conservation Plan Update.**

Shawn Douglas went over the executive summary which explained; I have attached our updated Water Conservation plan. The state requires that this plan be approved by the city council. I would recommend approval of the attached plan.

**MOTION:** Councilmember Arnold moved to approve Resolution 2021-08. Councilmember Hilton seconded the motion.

Mayor Searle invited discussion on the motion. There was no discussion.

**ROLL CALL VOTE:** All Councilmembers voted in favor. Motion passes.

**5. Consideration of well motor purchase and pump rebuild for \$69,041.00.**

Shawn Douglas went over the executive summary which explained; The last week of December 2020 well #1's motor went down. The internals on the motor were destroyed. We checked with several companies looking for a replacement motor and pricing. A motor was in California that was a direct replacement. Nickerson Company quoted the lowest price on the motor. Their price was \$23,050.00. At the same time as the motor was being sourced, we had Nickerson Company pull the column pipe and pump. We had the pump rebuilt along with a new shaft and column pipe installed while the motor was off. The total price for the motor and pump rebuilds was \$69,041.00. We should be able to pay for the repairs out of the current year budget.

**MOTION:** Councilmember Mitchell moved to approve purchase rebuild. Councilmember Hilton seconded the motion.

Mayor Searle invited discussion regarding the motion. There was no discussion.

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

**Discretionary Items**

Councilmember Arnold thanked Chief Brenkman and Chief Sholly for helping at his home with his mailbox that was damaged.

Councilmember Mitchell asked about swim nights and what the plan is with them. Rich Taylor, Community Services, stated that they have ten dates reserved for this summer. They do not have a time formation now, but they are going to plan on getting permits from the health department. Shawn Douglas stated that Public Works will need to acquire a permit, but they are planning on the Splash Pad.

**H. Adjournment.**

**MOTION:** Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 7:01 p.m.

Date Approved: 5/4/2021

# Entity: Riverdale

## Body: City Council

**Subject:** Public Meetings

**Notice Title:** 4-20-2021 City Council Meeting

**Meeting Location:** 4600 S Weber River Dr

Riverdale UT 84405

**Event Date & Time:** April 20, 2021  
April 20, 2021 04:30 PM

**Description/Agenda:** RIVERDALE CITY COUNCIL AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY - APRIL 20, 2021  
5:30 p.m. - Work Session (Via WebEx) NO WORK SESSION  
No motions or decisions will be considered during this session, which is open to the public.  
6:00 p.m. - Council Meeting (Council Chambers)  
A. Welcome & Roll Call  
B. Pledge of Allegiance  
C. Moment of Silence  
D. Public Comment  
(This is an opportunity to address the City Council regarding your concerns or ideas. No action will be taken during public comment. Please try to limit your comments to three minutes.)  
E. Presentations and Reports  
1. Mayor's Report  
2.. City Administration Report  
a. Department Reports March  
b. April Anniversaries Employee Recognition  
c. Staffing Authorization Plans  
d. Community Development Report  
e. Finance Report  
F. Consent Items  
1. Consideration to approve meeting minutes from:  
April 6, 2021 Council Work Session  
April 6, 2021 Council Meeting  
G. Action Item  
1. Consideration of Ordinance 933, approval of proposed rezone request from Mobile Home Park-Recreational Vehicle Park Zone (RMH-1) zoning to Multiple-Family Residential (R-4) zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by applicant H&H 39th Street, LLC.  
Presenter: Mike Eggett, Community Development  
2. Consideration of Resolution 2021-05, a bid approval for 2021 Sewer Improvement Project to MJM Construction in an amount not to exceed \$174,776.97.  
Presenter: Shawn Douglas, Public Works  
3. Discussion of and possible action on granting an easement to Rocky Mountain Power for the purpose of installing a new power line on City property.  
Presenter: Bill Cobabe, City Administrator  
4. Consideration of Resolution 2021-08, approving Riverdale City Water Conservation Plan Update.  
5. Consideration of well motor purchase and pump rebuild for \$69,041.00.  
Presenter: Shawn Douglas, Public Works  
I. Discretionary Items  
J. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.  
Certificate of Posting  
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 16th day of Aril, 2021 at the following locations: 1) Riverdale City Hall  
Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website:

<http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.  
Shalee Nay  
Riverdale City Recorder  
\*\*The City Council meeting on April 20 2021 is viewable and will be conducted electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The Agenda for the meeting is also attached above. \*\*  
<https://www.youtube.com/user/riverdalecity>

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<b>Notice of Special Accommodations:</b>	In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
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<b>Notice of Electronic or telephone participation:</b>	NA
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**Other information:**

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<b>Contact Information:</b>	Michelle Marigoni (801)436-1232 <a href="mailto:mmarigoni@riverdalecity.com">mmarigoni@riverdalecity.com</a>
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<b>Posted on:</b>	April 16, 2021 04:10 PM
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<b>Last edited on:</b>	April 16, 2021 04:10 PM
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