6:00 p.m. – Planning Commission Work Session Meeting (City Offices)
The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items
Planning Commission Training to be determined

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call
B. Open Communications
   (This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)
C. Presentations and Reports
D. Consent Items
   1. Consideration of Meeting Minutes from:
      September 22, 2015 Regular Meeting
      September 22, 2015 Work Session
E. Action Items
   1. Consideration for recommendation regarding the proposed Pinecrest Subdivision (Small Subdivision) located at approximately 5445 S 600 W.
F. Discretionary Items
G. 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 20th day of November, 2015 at the Riverdale City Hall Noticing Board and on the City website at http://www.riverdalecity.com/. A copy was also provided to the Standard-examiner on November 20, 2015.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Meeting Minutes for previous Planning Commission Meeting.

PETITIONER: Jackie Manning, City Recorder


INFORMATION:
- September 22, 2015 Work Session
- September 22, 2015 Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, September 22, 2015, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Chairman  
Steve Hilton, Commissioner  
Kathy Eskelsen, Commissioner  
David Gailey, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen, Commissioner  

Excused: Lori Fleming, Commissioner  

City Employees: Mike Eggett, Community Development Director  
Jackie Manning, City Recorder  

Others Present: Nate Reeve  

Chairman Jones welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Fleming.  

Reports: Chairman Jones turned the time over to Mr. Eggett. Mr. Eggett reported the following:  

- The Riverdale Business Park Phase 2 project is finalized.  
- The Reeve Office Building is in progression.  
- The McDonalds build your own sandwich remodel is complete.  
- Bravo had their open house the prior week.  

Chairman inquired about the empty space that was previously the restaurant called The Pelican. Mr. Eggett responded of no known interest in that building as of yet.  

Consent Items: Chairman Jones asked for any changes or corrections to the meeting minutes for the September 8, 2015 Regular and Work Session Planning Commission Meeting Minutes. There were no requested changes.  

Action Items: Chairman Jones invited comments regarding the action items.  

Mr. Eggett discussed the first action item, Consideration of Recommendation for Final Site Plan approval for proposed Reeve Office Building. He noted this was a continuation of the previously approved preliminary site plan. All the details for this project was included in the packet. Mr. Eggett reviewed the comments provided by the city staff. Mr. Eggett stated the items listed on the initial report by the City Engineer have been addressed. The applicant recently submitted updated plans that address all the outstanding items. Mr. Eggett had a physical copy available for review.  

Discretionary Items: Chairman Jones asked if there were any discretionary items. There were none. Mr. Eggett discussed the Utah League of Cities and Towns Conference that met on September 17, 2015. He reported all the legislature topics, House Bills, and Senate Bills that are currently active.  

Adjourn: Having no further business to discuss the Planning Commission adjourned at 6:16 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, September 22, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

City Employees: Mike Eggett, Community Development Director
Jackie Manning, City Recorder

Excused: Lori Fleming, Commissioner

Visitors: Nate Reeve

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Fleming. Nate Reeve, applicant for action items, was present as well.

B. Open Communications

Chairman Jones asked for any open communications and there were none.

C. Presentations and Reports

Chairman Jones turned the time over to Mr. Eggett. Mr. Eggett reported the following:

- The Riverdale Business Park Phase 2 project is finalized.
- The Reeve Office Building is in progression.
- The McDonalds build your own sandwich remodel is complete.
- Bravo had their open house the week prior and was attended the public, City Staff, and the Mayor.

D. Consent Items

Chairman Jones asked for changes or corrections to the September 8, 2015 Planning Commission Meeting for the Regular and Work Session meeting minutes. There were not any corrections requested.

MOTION: Commissioner Eskelsen moved to approve the Meeting Minutes for the September 8, 2015 Regular and Work Session Planning Commission Meeting Minutes, as written. Commissioner Roubinet seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of Recommendation for Final Site Plan approval for proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 S 1500 W Riverdale, UT, 84405.

Mr. Eggett summarized an executive summary which explained:

Reeve and Associates, Inc., as represented by Nate Reeve, have applied for a Site Plan review of the Reeve Office Building as a proposed professional office building development located at approximately 5175 South 1500 West in a Planned Regional Commercial (CP-3) zone. This site plan is being proposed for development on Lot 2 of the previously approved Hayward Subdivision. A public hearing is not required to consider this Site Plan proposal. Following the previous preliminary review of the Site Plan, the Planning Commission provided a favorable approval of the Preliminary Site Plan, subject to providing elevation renderings and resolving outstanding City Staff and Engineering concerns.

Following the presentation and discussion of the Final Site Plan proposal, the Planning Commission may make a motion to recommend City Council approval of the Reeve Office Building site plan proposal, approval of the proposed site plan with any requested modifications, or not provide a recommendation to City Council for approval of the Reeve Office Building site plan. If this recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approval for the proposed Final Site Plan.
Mr. Eggett discussed the department reports which were provided in the packet. All outstanding concerns have been addressed and any discussion items have been underlined. There was a general consensus to support this project.

**MOTION:** Commissioner Roubinet moved to recommend approval of the Final Site Plan for the proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 W 1500 W, Riverdale, UT, 84405 Meeting the conditions of the storm drain. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously.

**F. Discretionary Items**

Chairman Jones invited discussion. No items were discussed.

**G. Adjournment**

**MOTION:** There being no further business to come before the Planning Commission, Commissioner Hansen moved to adjourn the meeting. Commissioner Eskelson seconded the motion; all voted in favor.

The meeting adjourned at 6:38 PM.

Blair Jones
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: November 24, 2015
AGENDA ITEM: E

SUBJECT: 1. Consideration for recommendation regarding the proposed Pinecrest Subdivision (Small Subdivision) located at approximately 5445 S 600 W.

PETITIONER: Mike Eggett, Community Development Director.

ACTION REQUESTED: A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a recommendation to the City Council for approval of the proposed Pinecrest Subdivision, recommendation to the City Council with additional comments and/or conditions, or not to recommend City Council approval of the proposed Pinecrest Subdivision with the supporting findings of fact.

INFORMATION:

   Executive Summary
   PC Pinecrest Small Subdivision Review
   Engineer Review Letter
   Department Staff Reports
   Application
   Final Plat

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 11-24-2015

Petitioner: David Combe

Summary of Proposed Action

David Combe has applied for a Small Subdivision review and approval of the proposed Pinecrest two-lot subdivision located at approximately 5433 South and 5445 South 600 West in an Agricultural A-1 zone. Small subdivision applications are governed by City Code 10-21-12 “Small Subdivisions; Special Provisions” when certain criteria have been met as part of the application. A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a recommendation to the City Council for approval of the proposed Pinecrest Subdivision, recommendation to the City Council with additional comments and/or conditions, or not to recommend City Council approval of the proposed Pinecrest Subdivision with the supporting findings of fact.

Title 10 Ordinance Guidelines (Code Reference)

This Small Subdivision/Site Plan review is regulated under City Code 10-21 “Subdivisions”, specifically 10-21-12 “Small Subdivisions; Special Provisions”, and is affected by City Codes 10-9B “Single Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access” and 10-19 “Conditional Uses” (as it relates to the zero lot line placement request; refer to following agenda item and executive summary).

The Small Subdivisions section of the City Code states specifically:

10-21-12: SMALL SUBDIVISIONS; SPECIAL PROVISIONS:

A preliminary plan shall be required for all subdivisions but under the conditions listed below, approval of the preliminary plan by the planning commission and by the city council shall be authorization for the subdivider to sell lots within the subdivision covered by the preliminary plan by metes and bounds, and the requirements of a final plan shall be waived. When final plans are not required, the subdivider shall provide such improvements on existing streets within the subdivision as shall be required by the city council. Final plans shall not be required where all of the following conditions exist:

A. The subdivision consists of not more than ten (10) lots.

B. The subdivision does not require the dedication of any land for street or other public purposes.

C. The subdivision is not traversed by the mapped lines of a proposed street or a street to be widened as shown on the major street plan.

D. Each of the lots in the subdivision meets the frontage, width and area requirements of this title, or has been granted a variance from such requirements by the board of adjustment. (1985 Code § 19-40-11)

The proposed subdivision parcels currently have an established residence built on Lot 1, whereas Lot 2 has remained vacant for many years as an agricultural pasture for livestock. The applicant desires to move
forward on building plans to build a new residence on Lot 2 and in order to do such has proposed this small subdivision. There are some outstanding easement concerns and other items noted in the City Engineer review that need to be clarified and resolved as part of this process. The petitioner is anxious to move forward with development of Lot 2, if the subdivision is granted, due to concerns associated with natural conditions during this time of the year and would like to proceed as quickly as possible.

Attached with this executive summary is a document entitled "Small Subdivision Review - Pinecrest Subdivision"; this is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21-12. No major concerns were noted as part of the Planning and Zoning review. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, and City Administrator; no comments were received from the Fire and Police Departments which likely means they did not have any concerns to discuss. The Planning Commission should discuss these summaries and any concerns raised by staff.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns raised by staff, in addition to any items of discussion and concern raised by the Planning Commission. Staff would then recommend that the Planning Commission act accordingly to make a motion showing support, support with additional comment and/or conditions, or not showing support for a recommendation to the City Council for approval of the proposed Pinecrest Subdivision, based upon sufficient findings of fact to support the Planning Commission action.

<table>
<thead>
<tr>
<th>General Plan Guidance (Section Reference)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The General Plan use for this area is currently set as &quot;Agricultural&quot; and &quot;Residential - Low Density&quot; and this proposed project complies with this land use.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal Comments - City Attorney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve Brooks, Attorney</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Administrative Comments - City Administrator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rodger Worthen, City Administrator</td>
</tr>
</tbody>
</table>
Small Subdivision Review – Pinecrest Subdivision  
5433 South and 5445 South 600 West

Completed by Mike Eggett, Community Dev. Director on 11/18/2015

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this small subdivision review and approve the proposal accordingly if applicant has satisfied approval criteria. Items of consideration or note have been highlighted in yellow for potential discussion purposes. Please note due to City Code 10-21-12, applicant is only required to provide a preliminary plan to Planning Commission and City Council for review and approval purposes with this small subdivision.

| Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | Nov. 6, 2015 |
| Date Application Submitted to City: | Nov. 6, 2015 |
| Date Fee Paid: | Paid on Nov. 6, 2015 (see receipt for detail) |

### Small Subdivision/Site Plan – Preliminary Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAT SHEET</td>
<td></td>
</tr>
<tr>
<td>Owner’s name, address, and phone number</td>
<td>Glenna and David Combe, 801-458-5541; address shown on application</td>
</tr>
<tr>
<td>Developer’s name, address, and phone number</td>
<td>David Combe, 801-458-5541; address shown on application</td>
</tr>
<tr>
<td>Approving agency’s name and address: Utility companies if applicable</td>
<td>None shown (if applicable)</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Reeve &amp; Associates, 920 Chambers Street, Ste 14, Ogden, Utah 84403, 801-621-3100</td>
</tr>
<tr>
<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
<td>Reeve &amp; Associates, 920 Chambers Street, Ste 14, Ogden, Utah 84403, 801-621-3100; <strong>signature not shown at this point</strong></td>
</tr>
<tr>
<td>Date</td>
<td>Yes – October 26, 2015</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
<td>Revision block not shown</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
<td>No sheet number (only one sheet provided)</td>
</tr>
<tr>
<td>General</td>
<td></td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown on drawing</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
<td>Yes, Lots 1 and 2 shown</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tax identification numbers and ownership information not shown</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’ to 1”=10’)</td>
<td>Yes, scale is showing</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Existing easements, structures, and utility lines: Approval to cross, use, or relocate</td>
<td>Yes, shown on drawing; inquire about approval to cross or use adjacent easements, utilities, etc.</td>
</tr>
<tr>
<td>Space for notes</td>
<td>Yes, adequate space available</td>
</tr>
<tr>
<td>Contours</td>
<td>Contours not shown (as applicable)</td>
</tr>
<tr>
<td>Public areas</td>
<td>Location of sidewalks, right-of-way, curbing, and park strips along 600 W. not shown</td>
</tr>
<tr>
<td>Vicinity Map</td>
<td>Site location not identified on map</td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Site location</td>
<td>Site location not identified on map</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Scale</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Layout</td>
<td></td>
</tr>
<tr>
<td>Street Names</td>
<td>Yes, shown on drawing</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
<td>Yes, Lots 1 and 2 shown</td>
</tr>
<tr>
<td>Bearings and distances for all property lines and section ties</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Boundary and legal description</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tax identification numbers not shown; ownership information shown</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’)</td>
<td>Yes, scale is showing</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Landscaping (location and type with area calculations)</td>
<td>Not shown, discuss with applicant, not major concern</td>
</tr>
<tr>
<td>Location of exterior lighting devices, signs, and outdoor advertising</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Location of underground tanks, dumpsters, etc</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Additional Information</td>
<td></td>
</tr>
<tr>
<td>Benchmark</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Community Development Department – Site Plan Review
<table>
<thead>
<tr>
<th>Basis of bearings</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legend</td>
<td>Yes</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Yes</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Not shown</td>
</tr>
<tr>
<td>New and Existing Buildings</td>
<td></td>
</tr>
<tr>
<td>Height and Size</td>
<td>New home: Height = around 26 feet; Building size approx. 3950 sq ft</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Unknown, not shown on site plan page; may inquire regarding location of new home on lot two</td>
</tr>
<tr>
<td>Type of construction</td>
<td>Appears to be rock, stucco, hardy plank, etc.</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
<td>A-1 Agricultural uses and Residential home uses; R-2 Residential home uses</td>
</tr>
<tr>
<td>New and Existing Walls and Fences</td>
<td></td>
</tr>
<tr>
<td>Location, design, and height</td>
<td>Not identified (if applicable)</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>None proposed at current time</td>
</tr>
<tr>
<td>New and Existing Parking</td>
<td></td>
</tr>
<tr>
<td>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</td>
<td>Cannot identify off-street parking availability, but appear sufficient to meet code req of minimum of 2 spaces; refer to City 10-15 for more;</td>
</tr>
<tr>
<td>New and Existing Ingress and Egress</td>
<td></td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Points of lot ingress/egress unknown; may inquire of location on current building lot and new building lot</td>
</tr>
<tr>
<td>New and Existing Streets</td>
<td></td>
</tr>
<tr>
<td>All access points</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Center lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>Not shown</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Not shown</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Signing and striping</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Light poles</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Street lights</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Street name signs</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>
**Stop signs** | Not applicable
---|---
**UDOT approval (if required for project)** | Not applicable
**Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)** | Location not shown; developer will be responsible for replacing any damaged sidewalk facilities due to project
**Planting Strip** | Location not identified on plat
**New and Existing Storm Drainage**
**Top of curb elevations** | Not applicable
**Slope of gutter** | Not applicable
**Manholes** | Not applicable
**Invert elevations** | Not applicable
**Length, size, slope, and type of mains and laterals** | Not applicable
**Location of catch basins** | Location not showing
**Ditches, location and ownership** | None nearby project
**Approval to pipe, reroute or use** | Not shown or noted, if approval is necessary
**Calculations for retention system** | Discuss with developer to verify retention needs if any for project; defer to City Engineer
**New and Existing Sanitary Sewers**
**Manholes** | Not applicable
**Invert elevations** | Not applicable
**Length, size, type, and slope of mains and laterals** | Will need to be installed in conformance to size, type, and slope standard of Riverdale City per note
**New and Existing Water Lines**
**Length, size, type, and slope of mains and laterals** | Will need to be installed in conformance to size, type, and slope standard of Riverdale City per note
**Location, size, and type of water meters, valves, and fire hydrants** | Water meter locations not identified; location of valves and existing fire hydrants not shown; will need to be installed in conformance to size, type, and slope standard of Riverdale City per note
**New and Existing Gas Lines**
**Size and type** | Location, size, and type not shown
**New and Existing Electrical Lines**
**Size, location, and type** | Location, size, and type not shown
<table>
<thead>
<tr>
<th><strong>Location of power poles</strong></th>
<th>Location not shown</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New and Existing Telephone Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>New (if any) and existing not currently shown</td>
</tr>
<tr>
<td><strong>New and Existing Cable TV Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Not currently shown</td>
</tr>
</tbody>
</table>

**DETAILED DRAWINGS**

| Cross section of roadway (minimum 8” road base and 3” asphalt) | Not applicable |
| Cross section of curb and gutter (standard 30” high back) | Not applicable |
| Gutter inlet box with bicycle safe grate | Not applicable |
| Cleanout box | Not applicable |
| Thrust blocking | Not applicable |
| Special energy dissipating or drop manholes | Not applicable |

**ADDITIONAL INFORMATION**

| Soils report | Geotechnical report has been provided |
| Drainage and runoff calculations | Discuss with developer to verify drainage needs if any for project; defer to City Engineer |
| Water right transfer documentation | Not provided (not needed for this project) |
| Copy of protective covenants, codes, and regulations for development | Not applicable |
| 8 ½” x 11” copy of plat | Hard copies and digital copy provided |

**OTHER ITEMS**

| Building elevation renderings | Yes, provided plans to building official with non-colored elevation renderings |
| Zoning compliance | Yes, A-1 zone allows for a single home per 40,000 sq. ft., R-2 zone allows for a single home per 8,000 sq. ft. |
| Use compliance | Yes, A-1 zone allows for a single home per 40,000 sq. ft. and agricultural uses, R-2 zone allows for a single home per 8,000 sq. ft. |
| Engineering comments and letter of approval recommendation | Engineering comments, along with City Administrator comments have been provided |
| All Planning Commission and City Staff conditions for approval have been met | In process with the Planning Commission for recommendation review before advancing to review for approval by City Council |
13 November 2015

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn:  Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj:  Pinecrest Subdivision
Subj:  Subdivision Plat Review

Dear Mike,

I have reviewed with Shawn Douglas the above referenced project drawings and submit the following review comments, which should be considered:

**General Comment:**

1. An **electronic copy** of the completed Plat & Improvement Plan drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the subdivision drawings.

**Plat:**

The following corrections need to be made to the Plat:

1. The “Location Map” needs to indicate the location of the subdivision.
2. The “Point of Beginning” needs to be indicated on the Plat drawing.
3. The Section corner symbol is needed at the “Southeast Corner of Section 18”.
4. The “Owner’s Dedication” needs to be re-written to include what accurately is being dedicated and certified by the Owner. Example – since there are no irrigation canals on the property the statement regarding irrigation canals needs to be removed from the “Owner’s Dedication”, etc.
5. In the “Owner’s Dedication and Certification” the “Name of the Owner(s)” signing the Plat should have his or their name(s) printed under their signature line.
6. In the “Boundary Description” the subdivision tie bearing is referenced 180° wrong.

**Improvement Drawings – Need to be prepared & submitted to include:**

1. The improvement drawings will need to show the existing contours of the hillside property.
2. The location of the home will need to be shown on the improvement drawings with the finish contours around the future home shown.

3. The 20’ “Storm Drain Easement” needs to be labeled as a “Private Storm Drain Easement” and the private pipeline with all maintenance by the property owner.

4. The existing Sanitary Sewer Easement must be evaluated per the following:
   - The 20’ sanitary sewer must be verified as an active sanitary sewer or an abandoned pipeline.
   - If there is no active flow of sewage in the existing pipeline then the 20’ sewer easement needs to be abandoned.
   - The existing piping within the 20’ sanitary sewer easement must have all manholes removed and the existing pipe filled with flowable fill and disconnected from any active sanitary sewer pipelines.

5. Type “K” copper is required on all water laterals from the City main waterline to the meter and the location of the meter and water service lateral needs to be shown on the improvement drawings.

6. The sanitary sewer lateral needs to be shown connecting onto an active sanitary sewer along with the plan & profile of the existing sanitary sewer which it will be connected onto. The plan & profile will need to be shown from an existing manhole to the next manhole down stream.

7. Add the City Standard details for construction of the water meter and connection to the waterline main, trench detail and others as required.

8. Notes need to be placed on the improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and along “Combe Way” (600 West Street) must be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, concrete improvement, etc.

9. Several notes found on the geotechnical report, state that the Contractor shall follow the backfill requirements and maximum fill depths, per the Geotechnical Report. The maximum fill depths (lifts) should be stated in the improvement drawings for the Contractor and his men, so errors are avoided. Generally, the Contractor and his men do not have a copy of the Geotechnical Report on-site.

Should you have any questions feel free to contact our office for clarifications.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, P.E.
City Engineer

Cc. Shawn Douglas, Public Works Director
    Jeff Woody, Building Official and Inspector
From: Rodger Worthen  
Sent: Wed 11/18/2015 3:25 PM  
To: Mike Eggett  
Subject: RE: Dave Combe/Pinecrest

Mike-

This newly proposed Combe plat cleans up a lot of past division of land issues. I like what has been proposed and see no concerns.

Rodger Worthen, MPA/AICP  
City Administrator  
Riverdale City Corp.  
801-394-5541  
www.riverdalecity.com

From: Shawn Douglas  
Sent: Thu 11/19/2015 8:48 AM  
To: Mike Eggett  
Subject: RE: Dave Combe/Pinecrest

Mike, any concerns I have are addressed in Scott's review. Verification that the Sanitary Sewer is abandoned and proper termination of the existing line if abandoned would be my main concern.  
Thanks

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

From: Jared Sholley – Fire Department  
Sent:  
To:  
Subject:  

No comments/review report from the Fire Department provided.
From: Dave Hansen – Police Department
Sent: 
To: 
Subject:

No comments/review report from the Police Department provided.
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL


APPLICANT’S NAME: David Combe.

ADDRESS: 545 S 600 W Riverdale, UT 84405.

PHONE: 801-458-5541

ADDRESS OF SITE: 545 S 600 W Riverdale, UT 84405.

APPLICANT’S INTEREST: Home Development.

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of 2 lots be approved on 26,393 of
property in the A-1 zone in accordance with the attached site plan.

David Combe.  Glenna Combe
Signature of Applicant  Signature of Property Owner

I authorize David Combe. to act as my representative in all matters relating to this application.

Glenna Combe
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $100 per lot/unit $200. Date paid: 11/6/2015

Planning Commission sets public hearing: Yes □ No ☑ Date of Public Hearing: N/A

Planning Commission scheduled to hear this application for site plan approval on:
Date: 11/24/2015  Decision of Commission:

City Council sets public hearing: Yes □ No □ Date of Public Hearing:

City Council scheduled to hear this application for site plan approval on:
Date:  Decision of Council:
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
801-394-5541

XBP Confirmation Number: 12602645

Transaction detail for payment to Riverdale City.

Date: 11/06/2015 - 9:15:48 AM

Transaction Number: 43634732PT
Visa — XXXX-XXXX-XXXX-5113
Status: Successful

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TOTAL: $200.00

Billing Information
GLENNA C COMBE
84405

Transaction taken by: ccooby