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:
      November 22, 2016 Work Session
      November 22, 2016 Regular Meeting
   2. Consideration of 2017 Annual Meeting Schedule
E. Action Items
   1. Consideration of Preliminary Site Plan Approval for Verizon Wireless Rooftop Tower and Support Facilities, 4848 South 900 West, Riverdale, Utah 84405
      Presented by: Mike Eggett, Community Development
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 6th day of January, 2017 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.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on November 22, 2016.

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:
  a. Work Session Meeting Planning Commission Minutes 11/22/16
  b. Regular Meeting Planning Commission Minutes 11/22/16

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, November 22, 2016, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
                Blair Jones, Commissioner
                Kathy Eskelsen, Commissioner
                David Gailey, Commissioner
                Lori Fleming, Commissioner

Excused: Michael Roubinet, Commissioner
                Robert Wingfield, Commissioner

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

Others Present: No members of the public were present

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance with the exception of Commissioner Roubinet and Commissioner Wingfield.

Presentations and Reports: Chairman Hilton turned the time over to Mr. Eggett who reported the following:

- Town Square is continuing construction.
- Maverik will have a Grand Opening mid-December
- Habit Burger Grill business will be coming to Riverdale City
- Hobby Lobby will be coming to Riverdale City
- The 550 West RDA area is progressing and real estate negotiating and changes to that area are in place.
- The City Staff will be meeting with taxing entities for the 700 West CDA soon.

Consent Items:
Chairman Hilton asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the October 25, 2016 meeting. There were no corrections requested.

Action Items:
Chairman Hilton invited discussion regarding the first action item, consideration of Conditional Use Permit for Maverik, Inc. located at 4104 South Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary. Mr. Eggett explained the City Attorney, Steve Brooks, felt with new owners and operation it was important to have an updated conditional use permit. Commissioner Fleming asked about the car wash in that area. Mr. Eggett stated Maverik will not be using the car wash. He invited questions regarding the application. Commissioner Hilton stated if the land use is the same, the planning commission should approve the conditional use permit. Mr. Eggett agreed.

Mr. Eggett stated there will be a design review committee scheduled for Monday for this conditional use permit (Maverik remodel project), should it be approved during tonight’s meeting.

Discretionary Items:
Chairman Hilton invited discussion regarding any discretionary items. Mr. Eggett did a brief training regarding conditional use permits from a handbook specifically designed for Planning Commissioners and Land Use Authorities, written by the Utah League of Cities and Towns.

Mr. Eggett commended Maverik for their efforts to anticipate and address any questions the Planning Commissioners may have.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:12 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
A. Welcome & Roll Call

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commissioner were present, with the exception of Commissioner Roubinet and Commissioner Wingfield who are excused.

B. Open Communications

Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following:
- Town Square is continuing construction.
- Maverik will have a Grand Opening mid-December
- Habit Burger Grill business will be coming to Riverdale City
- Hobby Lobby will be coming to Riverdale City
- The 550 West RDA area is progressing and real estate negotiating and changes to that area are in place.
- The City Staff will be meeting with taxing entities for the 700 West CDA soon.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on October 25, 2016.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the October 25, 2016 Work Session and Regular Meeting. There were no corrections/changes requested.

MOTION: Commissioner Fleming moved to approve consent items meeting minutes as written. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of approving the meeting minutes.

E. Action Items

1. Consideration of Conditional Use Permit for Maverik, Inc. located at 4104 South Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:
Maverik, Inc, as represented by Elizabeth Hunt, has filed for a conditional use permit to request a conversion of the current Lighthouse Chevron Convenience Store and Fueling Station at 4104 South Riverdale Road to a Maverik Convenience Store and Fueling Station. This property is located in a Community Commercial Zone (C-2) and, per the listed permitted and conditional uses of the zone, this conversion is subject to a conditional use review as a gas island and convenience store use. This required review allows the Planning Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the continued use in a C-2 zone. The previous owner and establishment of the Lighthouse Chevron has received a Conditional Use Permit approval for this location; however, the City Attorney requested that the new owner follow through with a Conditional Use Permit review to check for any updated concerns or impacts to neighboring residential areas due to the proposed changes to the current business establishment and building.
Maverik, Inc is in the process of purchasing the property from the current owners and will transition the site and building to a Maverik Convenience Store and Fueling Station, as noted above. Documentation showing the proposed building and site conversion plan has been provided in this packet following this executive summary document. The application for conditional use review and the applicants reasoning to support the approval have also been provided in this packet. City Staff is not aware of any concerns with the current operation of the site as a Chevron Convenience Store and Fueling Station. There does not appear to be future concerns associated with the transition of the site to a Maverik Store.

The Planned Commercial zone standard outlining the need for a conditional use permit is as follows (for more information regarding this zone please defer to City 10-10B):

10-10B-2: USE REGULATIONS:
Any permitted use or any conditional use allowed in the C-1, C-2 and C-3 zones shall be a conditional use in their respective CP-1, CP-2 or CP-3 zone; provided, that a conditional use permit is obtained as provided in chapter 19 of this title. Such uses shall be indicated on the final development plan. (1985 Code § 19-24-2)

The Conditional Use Permit outlines the criteria for issuing a Conditional Use approval as follows:

10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:

The planning commission shall review a conditional use permit with evidence presented to establish that:

A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and

E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and

F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and

G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

Elizabeth Hunt, Maverik Representative, stated they would like to put a second store in Riverdale City. Commissioner Hilton asked if this Maverik would be similar in building design and layout as the other being built in Riverdale. Ms. Hunt confirmed. Ms. Hunt noted this Maverik would be bigger than other Maverik stores and she stated the car wash will be utilized as storage. There was a brief discussion regarding the existing car wash and it was noted that Maverik is currently not a part of the car wash industry.

Commissioner Fleming inquired about the layout of the new Maverik, as it was previously noted this Maverik would be larger than other Maverik stores. Ms. Hunt stated it will be a similar layout as to what is in the existing Chevron.

MOTION: Commissioner Fleming moved to approve the Conditional Use Permit for Maverik, Inc. located at (existing Chevron) 4104 South Riverdale Road, Riverdale, Utah 84405, as is, Commissioner Jones seconded the motion.

Mr. Eggett reminded the Commissioners that any conditions placed on Maverik or the lack of any new conditions, should be stated within the motion.

ROLL CALL VOTE: Commissioners Jones, Eskelsen, Fleming, Hilton, Gailey all voted unanimously in favor of the Conditional Use Permit.

F. Discretionary Items

Chairman Hilton stated he had reviewed the meeting minutes from a prior City Council meeting and noted that one of
the Councilors had requested that Planning Commission Meeting Minute Drafts be included in future City Council packets, when an item passes directly from Planning Commission to City Council. Chairman Hilton felt that if this practice is followed it publishes the Planning Commission Meeting minutes prior to ratification (of those minutes) by the Planning Commissioners; and he felt it was inappropriate. Chairman Hilton preferred that practice did not happen and explained the Planning Commission Meeting recordings are available on the City Website for any interested parties to listen to the meeting.

Chairman Hilton felt the Planning Commission has earned the right to approve and publish their meeting minutes. Commissioner Jones agreed. It was suggested that a consensus be taken to account for the opinions of each Planning Commissioner regarding this matter. Commissioner Eskelsen, Commissioner Fleming, Commissioner Gailey, Commissioner Jones, and Commissioner Hilton all agreed with the statements made by Chairman Hilton regarding the Planning Commissioner Meeting minutes.

Commissioner Jones asked for a follow up with Mr. Eggett regarding a private matter and Mr. Eggett stated he is still investigating that item for Commissioner Jones.

F. Adjournment.

MOTION: There being no further business to discuss, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Fleming seconded the motion; all voted in favor.

The meeting adjourned at 6:42 PM.

__________________________________     __________________________________
Steve Hilton                          Jackie Manning
Planning Commission Chair              City Recorder

Date Approved: _____________________
AGENDA ITEM: D2

SUBJECT:  Consideration of 2017 Annual Meeting Schedule

PRESENTER:  Jackie Manning, City Recorder

ACTION REQUESTED:  Consideration of approval.

INFORMATION:  a. 2017 Annual Meeting Schedule

BACK TO AGENDA
Regular meetings of the Riverdale Planning Commission will be held the second and fourth Tuesdays of the month at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled as necessary and pending proper legal notification.

January 10, 24  
February 14, 28  
March 14, 28  
April 11, 25  
May 9, 23  
June 13, 27  
July 11

July 25  
August 8  
August 22  
*August 29  
September 12  
September 26  
October 10  
October 24  
November 14  
November 28  
December 12  
**December 27

**Joint Strategic Planning Meeting:** with City Council and Planning Commission held at 4600 S Weber River Dr. This meeting has historically taken place in the fall.

**Meeting dates changed to Wednesday to accommodate Holiday**

Riverdale City is in compliance with the Americans with Disabilities Act, and provides special accommodations for all citizens in need of assistance. Persons requesting accommodations should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.
RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 10, 2017

AGENDA ITEM: E

SUBJECT: Consideration of Preliminary Site Plan Approval for Verizon Wireless Rooftop Tower and Support Facilities, 4848 South 900 West, Riverdale, Utah 84405.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of approval.

INFORMATION:
   a. Executive Summary
   b. Site Plan Review
   c. Engineer Letter
   d. Department Reports
   e. Application
   f. Site Plan

BACK TO AGENDA
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. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to provide preliminary site plan approval for the Verizon Wireless small cell installation project site plan proposal, provide preliminary approval of the proposed site plan proposal with any requested modifications/amendments, not to provide site plan approval of the Verizon Wireless small cell installation project site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a preliminary site plan approval was provided, then this matter could move forward for final site plan consideration by the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary 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”, and 10-16 “Sign Regulations”.

The proposed development parcel is located on the Walmart building site and building at 4848 South 900 West. 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 "Preliminary 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. The Planning Commission should discuss any concerns raised by these summaries.

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 Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission act and make a motion to provide preliminary site plan approval for the Verizon Wireless small cell installation project site plan proposal, provide preliminary approval of the proposed site plan proposal with any requested modifications/amendments, not to provide site plan approval of the Verizon Wireless
small cell installation project site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a preliminary site plan approval was provided, then this matter could move forward for final site plan consideration by the Planning Commission.

### General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Planned Commercial - High” and this proposed project would comply with this land use.

### Legal Comments - City Attorney

Steve Brooks

Steve Brooks, Attorney

### Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen, City Administrator

This summary was electronically signed. There were no comments regarding this item.
Preliminary Site Plan Review – Verizon Wireless Small Cell Installation, 4848 South 900 West (Walmart Site)

Completed by Mike Eggett, Community Dev. Director on 1/4/2017

Recommendation: City staff recommends that the Planning Commission examine and review this proposed site plan comments. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the preliminary site plan or not approve the preliminary site plan for the installation of a new cell tower and support equipment on the 900 West Walmart building and property with any additional comments or concerns to be addressed by the developer.

| Date Site Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | December 20, 2016 |
| Date Application Submitted to City: | December 20, 2016 |
| Date Fee Paid: | Paid on December 21, 2016 (see receipt for detail) |

<p>| COVER SHEET | Provided |
| Title Block | Project name and address shown |
| Project name and address | Wal-Mart Real Estate Business Trust, Mail Stop 0555, PO Box 8050, Bentonville, Arkansas 72716-8050, phone number unknown |
| Property Owner’s name, address, and phone number | Verizon Wireless, 9656 South Prosperity Road, West Jordan, Utah 84081, 385-707-7043 |
| Developer’s name, address, and phone number | Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies affected not identified in submittal (if applicable) |
| Approving agency’s name and address: Utility companies if applicable | Towercom Technologies LLC, 5225 Wiley Post Way, Ste 410, SLC, Utah 84116, 801-336-4694, Ext. 170 |
| Consulting Engineer’s name, address, and phone number | CIS Professional Land Surveying, 295 North 200 East, Mona, Utah 84645, 435-660-0816; seal and signature shown on survey sheet |
| Licensed Land Surveyor’s name, address, phone number, signature, and seal | Yes – November 4, 2016 |</p>
<table>
<thead>
<tr>
<th><strong>Revision block with date and initials</strong></th>
<th>Revision block shown with dates and initial fields</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sheet number and total sheets</strong></td>
<td>Sheet Index shown; 12 sheets identified</td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Street names</strong></td>
<td>Yes, shown</td>
</tr>
<tr>
<td><strong>Layouts of lots with lot numbers</strong></td>
<td>Only one lot impacted in site plan development</td>
</tr>
<tr>
<td><strong>Adjacent tract ownership and tax identification numbers</strong></td>
<td>Adjacent tract names and tax ID shown, where applicable to application</td>
</tr>
<tr>
<td><strong>Scale (minimum 1”=50’ to 1”=10’)</strong></td>
<td>Scale shown in packet</td>
</tr>
<tr>
<td><strong>North arrow</strong></td>
<td>Shown</td>
</tr>
<tr>
<td><strong>Existing easements, structures, and utility lines:</strong></td>
<td>Existing easements identified, structures around site identified, existing utility lines shown; unsure of approvals provided to cross, use, relocate</td>
</tr>
<tr>
<td><strong>Space for notes</strong></td>
<td>Yes, provided</td>
</tr>
<tr>
<td><strong>Contours</strong></td>
<td>Yes, shown on sheets where applicable</td>
</tr>
<tr>
<td><strong>Public areas</strong></td>
<td>Parking areas, sidewalks, and curb/gutter shown on survey aerial imagery and on applicable sheets; no other public areas identified</td>
</tr>
<tr>
<td><strong>Vicinity Map</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Street names</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Site location</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>North arrow</strong></td>
<td>Shown</td>
</tr>
<tr>
<td><strong>Scale</strong></td>
<td>Note of “Not to Scale”</td>
</tr>
<tr>
<td><strong>Layout</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Landscaping (location and type with area calculations)</strong></td>
<td>No impact or change required</td>
</tr>
<tr>
<td><strong>Location of exterior lighting devices, signs, and outdoor advertising</strong></td>
<td>Not applicable to this application; may inquire more if desired</td>
</tr>
<tr>
<td><strong>Location of underground tanks, dumpsters, etc</strong></td>
<td>Not applicable to this application; may inquire more if desired</td>
</tr>
<tr>
<td><strong>PLAN AND PROFILE SHEETS</strong></td>
<td>Site Plan and supporting sheets provided</td>
</tr>
<tr>
<td><strong>Title Block</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project name and address</strong></td>
<td>Project name and address shown</td>
</tr>
<tr>
<td><strong>Approving Agency’s name and address</strong></td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Towercom Technologies LLC, 5225 Wiley Post Way, Ste 410, SLC, Utah 84116, 801-336-4694, Ext. 170</td>
</tr>
<tr>
<td>Date</td>
<td>November 4, 2016</td>
</tr>
<tr>
<td>Scale</td>
<td>Scale shown in packet</td>
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<tr>
<td>Revision block with date and initials</td>
<td>Revision block shown with dates and initial fields</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
<td>Sheet Index shown; 12 sheets identified</td>
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<tr>
<td>General</td>
<td></td>
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<tr>
<td>North arrow</td>
<td>Shown</td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Lot numbers</td>
<td>Only one lot impacted in site plan development</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Shown on survey sheets</td>
</tr>
<tr>
<td>Signage</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Height</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Size</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Locations</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Colors</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Lighting</td>
<td>Not applicable</td>
</tr>
<tr>
<td>New and Existing Buildings (Structures)</td>
<td></td>
</tr>
<tr>
<td>Height and Size</td>
<td>New tower - Height = 32'8” from ground, 8’4” from top of Walmart roof, other equipment attached to south face of Walmart building; Tower size and supporting facilities = Tower approx. 49 sq. ft. space, Supporting facilities approx. 100 sq. ft., 10’ wide utility connector easement in parking lot area; Existing buildings shown in packet; may inquire for more details about the structure and proposed additions</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Tower – 56’8” from front building, 111’6” from south side of building; Supporting facilities attached to south face of building;</td>
</tr>
<tr>
<td><strong>Type of construction</strong></td>
<td>Typical industrial materials for cell tower structures and supporting facilities, cables, cable trays, antenna addition, privacy fencing, concrete</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Type of occupancy and proposed uses</strong></td>
<td>No occupancy for use; cell tower structure uses</td>
</tr>
<tr>
<td><strong>Show handicapped access</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Landscaping &amp; Percentage</strong></td>
<td>No impact or change required</td>
</tr>
<tr>
<td><strong>Number of trees</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Landscape plan showing all planting, hardscaping, berming, and watering</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Xeriscaping alternatives being considered</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Walls and Fences</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location, design, and height</strong></td>
<td>New privacy fence and gate to be installed around supporting facilities adjacent to south of building, chain link with slats, approx. 7’ tall fencing around supporting facilities</td>
</tr>
<tr>
<td><strong>Materials proposed for construction</strong></td>
<td>Concrete, chain link with slats, rails, and posts</td>
</tr>
<tr>
<td><strong>New and Existing Parking</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</strong></td>
<td>Stalls provided in Walmart parking lot will be available to facility for employee usage; one parking stall required; location and layout of available parking not identified</td>
</tr>
<tr>
<td><strong>Location of employees’ parking, customer parking, and handicapped parking</strong></td>
<td>Established as shown in drawings; employee parking not identified</td>
</tr>
<tr>
<td><strong>Internal circulation pattern</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Ingress and Egress</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location and size of points of ingress and egress for motor vehicles and internal use</strong></td>
<td>Site accessed from the south through the Walmart parking lot</td>
</tr>
<tr>
<td><strong>Circulation pattern</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Streets</strong></td>
<td></td>
</tr>
<tr>
<td><strong>All access points</strong></td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td><strong>Center lines</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Right-of-way lines</strong></td>
<td>Yes, shown by P.U.E. easement and lot line</td>
</tr>
<tr>
<td><strong>Face of curb lines</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Centerline slope</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Signing and striping</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td>Component</td>
<td>Details</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Light poles</strong></td>
<td>Site of proposed lighting, if planned, not shown; structure lighting unknown if any, potentially dependent on existing Walmart lighting, inquire if desired;</td>
</tr>
<tr>
<td><strong>Street lights</strong></td>
<td>Not applicable to site plan proposal; no new street lights planned</td>
</tr>
<tr>
<td><strong>Street name signs</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Stop signs</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>UDOT approval (if required for project)</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</strong></td>
<td>Already established along right-of-way of site; any damage to sidewalk to be replaced to City standards</td>
</tr>
<tr>
<td><strong>Planting Strip</strong></td>
<td>Planting strips already established for Walmart</td>
</tr>
<tr>
<td><strong>New and Existing Storm Drainage</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Top of curb elevations</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Slope of gutter</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Manholes</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Invert elevations</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Length, size, slope, and type of mains and laterals</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Location of catch basins</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Ditches, location and ownership</strong></td>
<td>Established for Walmart, where applicable</td>
</tr>
<tr>
<td><strong>Approval to pipe, reroute or use</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Calculations for retention system</strong></td>
<td>Established for Walmart, little to no new impacts</td>
</tr>
<tr>
<td><strong>Method of storm water clean-up</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>New and Existing Sanitary Sewers</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Manholes</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Invert elevations</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Length, size, type, and slope of mains and laterals</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>New and Existing Water Lines</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Length, size, type, and slope of mains and laterals</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>Location, size, and type of water meters, valves, and fire hydrants</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>New and Existing Gas Lines</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Size and type</strong></td>
<td>Established for Walmart</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>New and Existing Electrical Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Established for Walmart, new fiber cables being added into south parking lot and connecting to support facilities adjacent to building</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Telephone Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing location of existing telephone infrastructure not identified, if applicable; new fiber cables being added into south parking lot and connecting to support facilities adjacent to building</td>
</tr>
<tr>
<td><strong>New and Existing Cable TV Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Existing locations not clearly identified for connection point; new fiber cables being added into south parking lot and connecting to support facilities adjacent to building</td>
</tr>
<tr>
<td><strong>DETAILED DRAWINGS</strong></td>
<td></td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Soils report</td>
<td>Established for Walmart, not applicable to this site plan proposal</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Established for Walmart, little to no new impacts</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Three large full set of plan drawings (24x36), three full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings</td>
<td>Yes, plans provided as requested</td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>Tower facility and supporting facility drawings provided in site plan packet proposal</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>Engineering comments, along with Public Works, Police Department, and Fire Department comments have been provided; department reports support project and no noted concerns</td>
</tr>
<tr>
<td>Traffic study</td>
<td>No traffic study needed or applicable to this project</td>
</tr>
<tr>
<td>Tower Facility Siting Criteria Information (required per City Code 10-17-6(A.)(3.))</td>
<td>Yes, provided and written responses included in the site plan packet proposal; this request is listed somewhere between a “stealth facility” and attached to an “existing structure” per City Code 10-17-7(A.)</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>Currently Preliminary Site Plan Submission being reviewed by Planning Commission</td>
</tr>
</tbody>
</table>
3 January 2017

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: Verizon Wireless – Sal Walmart Riverdale – Small Cell Project
Subj: Site Plan / Detail Improvement Drawings

Dear Mike,

I reviewed the submitted project drawings dated 11/4/2016 and recommend approval from our office.

Should you have any questions feel free to contact me.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Works Director
From: Shawn Douglas  
Sent: Tuesday 1/3/2017 9:42 AM  
To: Mike Eggett  
Subject: RE: Verizon Site Plan Request - Preliminary Review by PC on Jan 10, 2016

Mike,

I have no concerns for the proposed tower addition. Thanks

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

From: Scott Brenkman (Police Chief)  
Sent: Tuesday 1/3/2017 10:59 AM  
To: Mike Eggett  
Subject: RE: Verizon Site Plan Request - Preliminary Review by PC on Jan 10, 2016

I do not have any concerns.

Thanks,

Chief Scott Brenkman  
Riverdale Police Department  
4580 S. Weber River Dr.  
Riverdale, UT 84405  
(801)394-6616  
sbrenkman@riverdalecity.com

From: Jared Sholly  
Sent: Tuesday 1/3/2017 9:45 AM  
To: Mike Eggett  
Subject: RE: Verizon Site Plan Request - Preliminary Review by PC on Jan 10, 2016

I see no issues.

Thanks,

Jared Sholly  
Fire Chief  
Riverdale City Fire Department
From: Rodger Worthen
Sent: 
To: Mike Eggett
Subject: 

No comments provided for this site plan review.
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING
SITE PLAN APPROVAL

CASE NO: 2016-09  DATE SUBMITTED: 12/20/2016

APPLICANT'S NAME: Verizon Wireless / Technology Associates
ADDRESS: 5710 S. Green St, Murray, UT 84123
PHONE: 801-463-1020  TAX I.D. NO: N/A

ADDRESS OF SITE: 4848 S. 400 W., Riverdale, UT 84405

APPLICANT’S INTEREST: Lessee of space on rooftop for communication facility

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 149 sq. ft. (sq. ft./acreage) of property in the RCP zone in accordance with the attached site plan.

[Signatures]

Signature of Applicant

Signature of Property Owner

I authorize Verizon Wireless / Technology Associates to act as my representative in all matters relating to this application.

[Signatures]

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $200 per acre or portion of

Fee: $200.00 for one acre per chart request  Date paid: 12/21/2016

Planning Commission sc: public hearing: Yes □ No □  Date of Public Hearing: N/A
Planning Commission scheduled to hear this application for site plan approval on:
Date: 1/16/2017  Decision of Commission:

City Council set public hearing: Yes □ No □  Date of Public Hearing:
City Council scheduled to hear this application for site plan approval on:
Date:  Decision of Council:
XBP Confirmation Number: 24843296

<table>
<thead>
<tr>
<th>Account #</th>
<th>Item</th>
<th>Quantity</th>
<th>Item Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE PLAN APPRCVAL</td>
<td>PlanDev Review</td>
<td>1</td>
<td>$200.00</td>
</tr>
</tbody>
</table>

**TOTAL:** $200.00

Billing Information
NEFI GARCIA NEFI GARCIA, 92010

Transaction detail for payment to Riverdale City.

Transaction Number: 61543145PT
Mastercard — XXXX-XXXX-XXXX-8173
Status: Successful

Date: 12/21/2016 - 1:11:46 PM

Transaction taken by: rboman

https://secure.xpressbillpay.com/common/payment_process.php
SAL Walmart Riverdale SC
Verizon Wireless

A) Environment: Surrounding uses to the proposed location of the new wireless telecommunication facility include commercial and open space. No residential uses or structures are in the vicinity. No known sites to the applicant are of historical significance.

B) Maintenance: Maintenance for this site will be minimal. The proposed facility is a Small Cell type facility that requires very little service or personal interaction on site. When the facility does require maintenance the anticipated traffic will be a single pickup truck with no noise impact.

C) Service Area: The purpose of this facility is to provide capacity for Verizon’s network to Walmart and the surrounding commercial area.

D) Location: Please see attached map. The purpose of this facility is to help with network capacity requirements and to offload the future site located at City Hall during peak times.

E) Licenses and Permits: See attached licensed frequencies.


G) Higher Priority Site: This type of facility tends to blend in better on a rooftop if limited to its necessary components and painted to match the building. Trying to provide a stealth option in this case would not provide any superior masking of the antenna or support structure. The antenna is set back far enough from the roof edge that it will be hidden behind the parapet walls.

VERIZON TRANSMIT AND RECEIVE FREQUENCIES
Salt Lake and Utah Counties

Cellular B Frequencies – Call Sign KNKA259:

**TX** 880 – 890 and 891.5 – 894 MHz (the little part is also called B' or expanded spectrum)

**RX** 835 – 845 and 846.5 – 849 MHz

**PCS E Frequencies – Call Sign KNLA696:** (The Salt Lake BTA and the Provo BTA)

**TX** 1965 – 1970 MHz

**RX** 1885 – 1890 MHz

**PCS F Frequencies – Call Sign KNLA696:** (The Provo BTA)

**TX** 1970 – 1975 MHz

**RX** 1890 – 1895 MHz

**PCS C1 Frequencies:** (St. George BTA)

**TX** 1982.5 – 1990 MHz

**RX** 1902.5 – 1910 MHz

**LTE Frequencies – Call Sign WQJQ694:**

**TX** 746 – 757 MHz

**RX** 776 – 787 MHz

**AWS Frequencies – Call Sign WQGB214:**

**TX** 2110 – 2155 MHz

**RX** 1710 – 1755 MHz

**PROVO MARKET AWS:**

**TX** 2115 – 2130 MHz

**RX** 1715 – 1730 MHz

**SALT LAKE MARKET AWS:**

**TX** 2110 – 2130 MHz

**RX** 1710 – 1730 MHz

**UT1 MARKET AWS:**

**TX** 2120 – 2130 MHz

**RX** 1720 – 1730 MHz
December 20, 2016

Attn: Riverdale City, UT

Re: SAL Walmart Riverdale SC – Small Cell Project

Mr. Eggett,

This letter is to inform you that Verizon Wireless will ensure that all FCC standards and requirements are met including compliance with the FCC’s regulations regarding human exposure to radio emissions and transmit levels.

Sincerely,

Robert C. Whitlock
RF Engineer
Verizon Wireless
SMALL CELL INSTALLATION PROJECT
VIEW OF EXISTING BUILDING
(LOOKING EAST)

NEW VERIZON WIRELESS 12'X10'X10'
LENT VAC 7' (100 SQ. FT)

VIEW OF NEW LEASE AREA "1"
(LOOKING NORTHWEST)

NEW VERIZON WIRELESS 9'X7'X9'
LENT VAC 2' (49 SQ. FT)

VIEW OF NEW LEASE AREA "2"
(LOOKING SOUTHWEST)
A parcel of land (10' x 10') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Riverside City, Weiser County, Utah, said lease parcel, consisting of a portion of Lot 1, River Park Drive Subdivision; more particularly described by metes and bounds as follows: Beginning at a point 533.43 feet N 97°04'47" W along the section line and 347.78 feet South of the North 1/4 Corner of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence East 107.00 feet along the building line, thence South 100.00 feet, thence West 100.00 feet to the wall of said building, thence North 110.00 feet along said wall to the point of beginning. The above described parcel of land contains 100 square feet in area or 0.0023 of an acre more or less.

**LEASE AREA 1 LAND DESCRIPTION**

---

A parcel of land (7" x 7") for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Riverside City, Weiser County, Utah, said lease parcel, consisting of a portion of Lot 1, River Park Drive Subdivision; more particularly described by metes and bounds as follows: Beginning at a point 533.43 feet N 97°04'47" W along the section line and 347.78 feet South of the North 1/4 Corner of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence East 7.00 feet, thence South 7.00 feet, thence West 7.00 feet, thence North 7.00 feet to the point of beginning. The above described parcel of land contains 49 square feet in area or 0.0011 of an acre more or less.

**LEASE AREA 2 LAND DESCRIPTION**

---

A parcel of land ten feet (10') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Riverside City, Weiser County, Utah, said lease parcel, consisting of a portion of Lot 1, River Park Drive Subdivision; more particularly described by metes and bounds as follows: Beginning at a point 493.99 feet N 97°04'47" W along the section line and 366.35 feet South of the North 1/4 Corner of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence South 302.87 feet to the terminus of said center line. The above described parcel of land contains 3028.70 square feet in area or 0.07 of an acre more or less.

**UTILITY EASEMENT LAND DESCRIPTION**

---

**ENLARGED LEASE AREA SITE PLAN**

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**KEY NOTES**

1. FOUND MONUMENTS TO ESTABLISH A POSITION OF THE NORTH 1/4 CORNER OF SECTION 16, T 5 N, R 1 W, SUBDIVISION [HELD FOR ORIGIN OF SURVEY]
2. FOUND MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 16, T 5 N, R 1 W, SUBDIVISION [HELD FOR ORIGIN OF SURVEY]
NOTE: Non-penetrating roof top antenna sector mount

PIPE 2 STD X AS REQUIRED

CLIP ANGLE #1

(2) 1 1/2" X 1 1/2" X 10' 12 GAUGE
SLEEVED CONNECTORS HORIZONTALLY

(2) L600 X 30 gauge
BRACING EACH SIDE

3/8" AXES THRU BODY (50)

PLAN

ELEVATION

SIDE

CLIP ANGLE DETAILS

SCALE: 1/2" = 1'-0"