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:
      May 9, 2017 Work Session
      May 9, 2017 Regular Meeting
   2. Consideration of setting public hearings on June 27, 2017 for:
      a. Rezone request for properties located approximately 1526 West Ritter Drive,
         Riverdale, Utah, 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates.
      b. Rezone request for properties located approximately 1560 West Ritter Drive,
         Riverdale, Utah 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates.

E. Action Items
   1. Consideration of approval for an Infill Lot Development for property located
      approximately 4300 South 1000 West, Riverdale, Utah 84405, requested by Jared Olson.
      Presented by: Mike Eggett, Community Development

   2. Consideration of recommendation to the City Council, for a second Site Plan
      Amendment for Riverdale Assisted Living Center, site located approximately 1580 West
      Ritter Drive, Riverdale, Utah 84405, requested by Riverdale Living, LLC (Delyn and
      Josh Yeates).
      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 9th day of June, 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: D1

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on May 9, 2017

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Work Session Meeting Planning Commission Minutes 05/09/17

b. Regular Meeting Planning Commission Minutes 05/09/17

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, May 9, 2017, at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
David Gailey, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner

Excused: Commissioner Jones
Commissioner Eskelsen
Commissioner Boatright

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

Others Present: None.

The meeting began at 6:00 p.m. 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 Jones and Commissioner Eskelsen who were excused, and Commissioner Boatright who was expected to attend the Regular Meeting.

Presentations and Reports: Chairman Hilton turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Security Service Federal Credit Union is open for business.
- Farmer's Insurance has a new location in the Brook Haven Building Complex.
- Tuesday Morning will be moving next to Shopko (old Hancock Fabric building).
- Target continues their remodel.
- New Starbucks at Target.
- Hokulia is now open.
- Habit Burger should be open shortly.
- Hobby Lobby should be open shortly.
- Chipotle has begun construction.
- After Habit Burger is open, Wing Stop will begin construction.
- New buildings near Hobby Lobby will shortly begin construction.
- The Flex buildings located near Wal-Mart are near completion.
- The Kia Dealership remodel will be sometime in the future.
- The RDA (Redevelopment Agency) continues to review possible development of properties near the 500 West Area.
- There may be an infill lot development in the future.
- There may be a site plan application for additional apartments at the Greenhill Apartment Complex (formerly Valley West Apartments) in the future.

Commissioner Fleming discussed the original approval of the Hokulia temporary business and explained the site plan was approved with specific conditions listed pertaining to the fence placement. She asked if those conditions were ongoing. Mr. Eggett stated he will review the original approval and speak to the owners of Hokulia if applicable.

Consent Items:
Chairman Hilton asked for any changes or corrections for the Regular and Work Session Planning Commission Meeting Minutes held on April 11, 2017. There were no corrections requested.

Action Items:
Chairman Hilton invited discussion regarding the first action item, public hearing and consideration to forward recommendation to City Council for a rezone request from Howard C. Coleman Family Trust & Howards Land LLC, for property located at approximately 1378 West Ritter Drive, zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential). Mike Eggett, the Community Development Director, summarized the executive summary and invited questions. Mr. Eggett stated he has received 3 phone calls from residents regarding the rezone.

Commissioner Fleming explained the developers/applicants spoke to surrounding property owners, and as such she did not feel there would be as much opposition with this application, as seen in the past.

Chairman Hilton asked the City Attorney for clarification regarding rezoning, stating the Planning Commissioners
were under no obligation to recommend any property for a rezone. Steve Brooks, the City Attorney, clarified the Planning Commission would be required to consider a rezone application, but would not be required to forward a favorable recommendation to the City Council.

Chairman Hilton asked if there was anything in state code that protected land owners rights to force the City into a rezone. Mr. Eggett explained there is no entitlement for land owners pertaining to a rezone, as opposed to a subdivision request. Mr. Eggett recommended having findings of fact if the Planning Commission chooses to deny or forward an unfavorable recommendation to the City Council.

Commissioner Fleming referred to the Master Plan Zoning Map for Riverdale City, and asked if that should be taken into consideration when reviewing a rezone request. She asked if the Map would set a precedent for potential rezone applications. Mr. Brooks stated the Master Plan Zoning Map is not binding, but should be used as guidance in making decisions. Mr. Brooks cautioned if the Master Plan Zoning Map specified a specific zone, and the Planning Commission denied an application without finding of fact it could present a potential legal issue.

There was clarification that the Planning Commission was a recommending body, whereas the City Council would be the final authority to grant or deny rezone requests.

Chairman Hilton invited discussion regarding the second action item, public hearing and consideration to forward recommendation to City Council for a rezone request from Riverdale City, for property located approximately 1500 West Ritter Drive, zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential). Mr. Eggett summarized the executive summary and invited questions.

Commissioner Gailey asked if Ritter Drive would eventually be open to a two-way street. Rodger Worthen, the City Administrator, confirmed that is the eventual goal, pending the design and road infrastructure expenses. Commissioner Gailey expressed concern regarding the traffic on Ritter Drive. There was a brief discussion regarding speeding that occurs along Ritter Drive and enforcement of the speed.

Chairman Hilton asked if the City intends to sell this property to the same buyer as the Coleman property. Mr. Worthen discussed state code and explained the surplus bidding process.

Discretionary Items:
There were no discretionary items discussed.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 5:56 p.m. 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, May 9, 2017, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners:  
Steve Hilton, Chairman  
David Gailey, Commissioner  
Lori Fleming, Commissioner  
Robert Wingfield, Commissioner  
Gary Boatright, Commissioner- arrived at 6:41 PM

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

Excused:  
Kathy Eskelsen, Commissioner  
Blair Jones, Vice-Chair

Visitors:  
Ryan Anderson  
Richard Copps  
Jane Hall  
Brent Coleman  
Melissa Carey  
G.L. Faust  
Roy Miller  
Joe Garlington  
Janet Deschamp  
Name not legible

A. Welcome & Roll Call

The meeting began at 6:30 p.m. Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Jones and Commissioner Eskelsen who were excused, and Commissioner Boatright who was expected shortly.

B. Open Communications

Chairman Hilton asked for any open communications that did not pertain to the public hearings and there were no comments made.

C. Presentations and Reports

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

- Security Service Federal Credit Union is open for business.
- Farmer’s Insurance has a new location in the Brook Haven Building Complex.
- Tuesday Morning will be moving next to Shopko (old Hancock Fabric building).
- Target continues their remodel.
- New Starbucks at Target.
- Hokulia is now open.
- Habit Burger should be open shortly.
- Hobby Lobby should be open shortly.
- Chipotle has begun construction.
- After Habit Burger is open, Wing Stop will begin construction.
- New buildings near Hobby Lobby will shortly begin construction.
- The Flex buildings located near Wal-Mart are near completion.
- The Kia Dealership remodel will be sometime in the future.
- The RDA (Redevelopment Agency) continues to review possible development of properties near the 500 West Area.
- There may be an infill lot development in the future.
- There may be a site plan application for additional apartments at the Greenhill Apartment Complex (formerly known as the Valley West Apartments).

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on April 11, 2017.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the April 11, 2017 Work Session and Regular Meeting. There were no changes requested.
MOTION: Commissioner Wingfield moved to approve meeting minutes as written. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

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

E. Action Items

1. Public Hearing to receive and consider public comment regarding a rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located at approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

Chairman Hilton opened the public hearing.

Jane Hall, 1265 West 5175 South, Riverdale, Utah, stated her home abuts the proposed rezone property. Ms. Hall expressed concern regarding the rezone and the size of the lots. She stated she received a map (conceptual site plan) for the rezone property and she was unsure how the developers would be able to develop due to the land elevation in that area.

Ms. Hall discussed the aging sewage system and felt the infrastructure should be addressed. She discussed a conversation she had with the applicant regarding the enlargement of the road 1250 West (Coleman Lane). Ms. Hall expressed 1250 West needs to be significantly larger with an added sidewalk along Ritter Drive to accommodate emergency vehicles for the new anticipated development. She stated R-1-10 zoning would be better suited for this area.

No further comments were made.

MOTION: Commissioner Fleming moved to close the public hearing. Commissioner Wingfield seconded the motion; all voted in favor to close the public hearing.

Mr. Eggett summarized an executive summary which explained:

RD Development Group LLC, the petitioner in this matter, is requesting a rezone of two properties located at approximately 1378 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future subdivision development opportunities for these properties. This request is for approximately 10.29 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map.

Title 10 Ordinance Guidelines (Code Reference)
This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural Zones (A-1)" and 10-10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)."

The petitioner’s properties are currently listed in the County Records under the ownership of Howard C Coleman Family Trust, Howards Land LLC, and Riverdale City. These Coleman Family properties are currently being utilized as agricultural and grazing use properties and have been operating in this fashion for many years. At current time the zoning is compatible with the current use on the site.

RD Development Group LLC/Anderson Development has entered into a purchase agreement with the Coleman Family for the properties affected by this petition. RD Development Group representatives have indicated that the group’s intent for the properties is to potentially subdivide the properties into single-family residential lots that could be accessible from 1500 West and 1250 West (Coleman Lane) respectively.

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

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation.

Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request. Staff would encourage the Planning Commission to review this matter, including concerns outlined
herein, and then discuss with the petitioners any concerns that may arise in this matter.

Ryan Anderson, RD Development, discussed his efforts in meeting with the residents who live near the proposed rezone property and he emphasized the desire to address all concerns.

Planning Commissioner Boatright arrived at 6:41 p.m.

Chairman Hilton discussed the growth and development in Riverdale and explained Riverdale has changed from farm land to commercial and residential developments.

Commissioner Gailey asked what types of homes would be built on a future development. Mr. Anderson replied single family detached homes, similar to the subdivision south of the property. Commissioner Gailey expressed concern regarding the existing traffic of Ritter Drive and informed the applicant the potential challenges of development in that area pertaining to the traffic. Mr. Anderson explained there would be road improvements to Ritter Drive located along the development, which would include road widening, curb, gutter, and sidewalk.

Chairman Hilton summarized the concerns expressed regarding any development along Ritter Drive, such as traffic, road improvements, sewer infrastructure, and the amount of lots. Mr. Eggett stated all technical aspects would be addressed during the subdivision process and all of the concerns would be taken into consideration in conjunction with City and State codes.

Commissioner Boatright expressed concern regarding traffic along Ritter Drive and felt that traffic mitigation should be addressed prior to any rezones. He stated he liked the existing farmland. Mr. Anderson understands the concerns pertaining to traffic and intends to address and meet the City Standards.

Commissioner Fleming discussed the rezone and wanted to ensure if the development didn’t occur, the Coleman’s were protected (in relation to property taxes). Mr. Anderson explained the rezoning process in regards to purchasing and taxes. Steve Brooks, the City Attorney, confirmed the Coleman’s Family signed the application for the rezone, so he felt comfortable with the application.

**MOTION:** Commissioner Fleming moved to forward a favorable recommendation to the City Council for the rezone request from Howard C. Coleman Family Trust & Howards Land LLC, for property located approximately 1378 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential) with the stipulation that all Riverdale City requirements are met prior to development. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Chairman Hilton, Commissioner Gailey, Commissioner Fleming and Commissioner Wingfield all voted in favor. Commission Boatright voted in opposition. The motion carried to forward a favorable recommendation to the City Council with a majority vote.

2. Public Hearing to receive and consider public comment regarding a rezone request from Riverdale City, regarding property located at approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

Chairman Hilton opened the public hearing. Public Hearing open.

Jane Hall, 1265 West 5175 South, Riverdale, Utah, stated she didn’t have information pertaining to this rezone request. She asked if this request could be explained to the general public before the public hearing to allow for questions to be addressed. She wanted to ensure that she had information presented to her before she asked questions, to allow for her questions to be fully addressed.

**MOTION:** Commissioner Wingfield moved to close the public hearing. Commissioner Boatright seconded the motion; and all voted in favor.

Mr. Eggett summarized the executive summary which explained:

Riverdale City, as the petitioner in this matter, is requesting a rezone of two properties located at approximately 1500 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future development opportunities for these properties. This request is for approximately 0.31 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.
This rezone request is regulated under City Code 10-5 “Rezone Requests” and is affected by City Codes 10-8 “Agricultural Zones (A-1)” and 10-10-9B “Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)”.

The City properties are currently listed in the County Records under the ownership of Riverdale City. These properties are currently not being utilized for any specific purpose and are a maintenance concern for the City. At current time the zoning has established these lots as legal nonconforming properties owned and maintained by the City.

A rezone of these properties would afford Riverdale City more opportunities to make available the land for conveyance to future interested parties.

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

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

Mr. Worthen, the City Administrator, thanked Mr. Eggett for his executive summary. He discussed the continuing maintenance issue this property continues to burden the City each year. If this property were rezoned it would allow the City to surplus and sell the property.

There was a brief discussion regarding the bidding process and the potential benefits to the City and the residents, by selling this property.

**MOTION:** Commissioner Wingfield moved to forward a favorable recommendation to the City Council for the rezone request from Riverdale City, for property located approximately 1500 West Ritter Drive, Riverdale, Utah 84405, zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential). Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Gailey, Commissioner Fleming, Commissioner Wingfield, and Chairman Hilton all voted in favor of the motion. Commissioner Boatright voted in opposition. The motion carried to forward a favorable recommendation to the City Council with a majority vote.

**F. Discretionary Items**

There were no discretionary items discussed.

**G. Adjournment**

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

The meeting adjourned at 7:04 p.m.

Date Approved: June 13, 2017
AGENDA ITEM: D2a

SUBJECT: Rezone request for properties located approximately 1526 West Ritter Drive, Riverdale, Utah, 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to set public hearing

INFORMATION:  
  a. Application  
  b. Map  
  c. Weber County Parcel Search

BACK TO AGENDA
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 5-19-2017

APPLICANT NAME: Josh Yeates

APPLICANT ADDRESS: On file

ADDRESS OF SITE: 1526 W Ritter Rd

PROPERTY OWNER: L. Leon Poulken Trust

PRESENT ZONING: A1

PRESENT USE: Residential

PROPOSED ZONING: L1T

PROPOSED USE: Independent Living

PROPERTY ACREAGE: 2

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

A. Why should the present zoning be changed?
B. How is the proposed change in harmony with the City General Plan for this area?
C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
D. How is the change in the public interest as well as the applicant's desire?

Signature of Applicant: Josh Yeates

Signature of Property Owner: L. Leon Poulken

I authorize Josh Yeates and Delyn Yeates to act as my representative in all matters relating to this application.
APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:
   a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
   b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder’s Office.
   c. LEGAL DESCRIPTION of the subject property.
   d. REZONE REQUEST FEE of $250 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:
Date: ____________________  Decision: ____________________

City Council consideration of application:
Date: ____________________  Decision: ____________________
Parcel # 08-112-0028

**Ownership Info**

- **Owner**: L LEON POULSEN TRUST 1/2 ETAL
- **Property Address**: 1527 W RITTER DR
- **Mailing Address**: RIVERDALE UT 84405
- **Tax Unit**: 26

**View in Geo-Gizmo**

**Plat Map**

- Plat Map Last Uploaded: 17 Apr 2017
- View PDF

**Prior Year Plats**

- 2016 - 08-112
- 2015 - 08-112

**Dedication Plat**

- Freeway Park Sub
- 39-011(TIF)

**Current References**

<table>
<thead>
<tr>
<th>Entry #</th>
<th>Book</th>
<th>Page</th>
<th>Recorded Date</th>
<th>Kind of Instrument</th>
</tr>
</thead>
<tbody>
<tr>
<td>2518347</td>
<td></td>
<td></td>
<td>07-MAR-11</td>
<td>WARRANTY DEED</td>
</tr>
</tbody>
</table>

**Prior Parcel Numbers**

- 081120015
- 081060003

**Legal Description**

*For tax purposes only*

```
PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE, SAID POINT BEING 2148.45 FEET NORTH 89D'44"58" EAST ALONG THE QUARTERSECTION LINE AND 205.53 FEET SOUTH 61D'56"30" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 26D'04"25" EAST 323.81 FEET, THENCE SOUTH 1D'40"59" EAST 192.69 FEET, THENCE NORTH 89D'25"23" EAST 95.92 FEET, THENCE SOUTH 9D'58"56" WEST 104.45 FEET, THENCE SOUTH 29D'08" WEST 103.00 FEET TO THE NORTH LINE OF RITTER DRIVE, THENCE NORTH 61D'56"30" WEST 199.04 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.
```
**Parcel # 08-106-0026**

### Ownership Info

<table>
<thead>
<tr>
<th>Owner</th>
<th>L LEON POULSEN TRUST 1/2 ETAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>1526 W RITTER DR RIVERDALE 84405</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>1527 W RITTER DR RIVERDALE UT 84405</td>
</tr>
<tr>
<td>Tax Unit</td>
<td>26</td>
</tr>
</tbody>
</table>

### Plat Map

- Flat Map Last Uploaded: 17 Apr 2017
- 08-106 [View PDF]

### Prior Year Plats

- Plats as of Dec 31st of each year
  - 2016 - 08-106 [View PDF]
  - 2015 - 08-106 [View PDF]

### Dedication Plat

- No Dedication Plats found

### Current References

- Entry #: 2518347
- Book: 
- Page: 
- Kind of Instrument: WARRANTY DEED
- Recorded Date: 07-MAR-11

### Prior Parcel Numbers

- 081060009 (Dead)
- 081060005
- 081060030 (Dead)
- 081060031 (Dead)

### Legal Description

*For Tax Purposes Only*

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.SURVEY: BEGINNING AT A POINT 2148.45 FEET NORTH 89D44'58"EAST (816.75 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION) ALONG THE QUARTERSECTION LINE TO THE NORTHEASTERLY LINE OF RITTER DRIVE, 51.58 FEET SOUTH 61D56'30" EAST, AND 117.42 FEET NORTH 28D59'41"EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 28D59'41" EAST 168.03 FEET ALONG A FENCeline, EXTENDED TO THE SOUTHERLY BOUNDARY LINE OF THE CHERRYCREEK APARTMENT PROPERTY; THENCE TWO (2) COURSES ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 58D45'10" EAST 81.64 FEET AND NORTH 80D58'21" EAST 70.89 FEET; THENCE SOUTH 26D04'25" WEST 208.03 FEET TO AN EXISTING FENCE; THENCE NORTH 61D16'37" WEST 148.03 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING, COUNTY OF WEBER, STATE OF UTAH. TOGETHER WITH A 16 FOOT RIGHT OF WAY OVER AND ACROSS THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE WEST HALF OF THE SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S.SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE SAID POINT BEING 2148.45 FEET NORTH 89D44'58" EAST ALONG THE QUARTERSECTION LINE AND 51.58 FEET SOUTH 61D56'30" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 13; RUNNING THENCE NORTH 28D59'41" EAST 117.42 FEET ALONG
AN EXISTING FENCE TO A FENCECORNER; THENCE SOUTH 61D16'37" EAST 148.03 FEET; THENCE SOUTH 26D0'4"25" WEST 115.76 FEET TO THE NORTHERLY LINE OF RITTERDRIVE; THENCE NORTH 61D56'30" WEST 153.94 FEET ALONG SAIDLINE TO THE POINT OF BEGINNING.
**Parcel # 08-112-0005**

**Ownership Info**

<table>
<thead>
<tr>
<th>Owner</th>
<th>View in Geo-Gizmo</th>
</tr>
</thead>
<tbody>
<tr>
<td>L LEON POULSEN TRUST 1/2 ETAL</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Plat Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>1527 W RITTER DR RIVERDALE 84405</td>
<td>Plat Map Last Uploaded: 17 Apr 2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>08-112 View PDF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1527 W RITTER DR RIVERDALE UT 84405</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Unit</th>
<th>26</th>
</tr>
</thead>
</table>

**Prior Year Plats**

Plats as of Dec 31st of each year

- 2016 - 08-112 View PDF
- 2015 - 08-112 View PDF

**Dedication Plat**

Freeway Park Sub
39-011(TIF)

**Current References**

<table>
<thead>
<tr>
<th>Entry #</th>
<th>Book</th>
<th>Page</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2521192</td>
<td></td>
<td></td>
<td>29-MAR-11</td>
</tr>
</tbody>
</table>

Kind of Instrument: WARRANTY DEED

**Prior Parcel Numbers**

No Prior Serial Numbers Found

**Legal Description**

*For Tax Purposes Only*

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 344.00 FEET SOUTH ALONG THE QUARTER SECTION LINE AND NORTH 60D45' WEST 542.2 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 60D45' EAST 125 FEET; THENCE SOUTH 29D15' WEST 176 FEET, MORE OR LESS, TO THE CENTER LINE OF THE DAVIS & WEBER COUNTIES CANAL; THEN NORTH 153.15' ALONG THE CENTER LINE OF SAID CANAL TO A POINT SOUTH 29D15' WEST OF THE PLACE OF BEGINNING; THENCE NORTH 29D15' EAST 167.7 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SUBJECT TO THE DAVIS AND WEBER COUNTIES CANAL CO. RIGHT-OF-WAY.
RIVERDALE CITY CORPORATION  
4800 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405  
394-5541  

Receipt No: 15.511613  
May 18, 2017  

RIVERDALE LIVING, LLC  

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Balance</td>
<td>0.00</td>
</tr>
<tr>
<td>MISCELLANEOUS - RE-ZONE FEE</td>
<td>250.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>250.00</strong></td>
</tr>
</tbody>
</table>

CHECK  
Check No: 1013  
250.00  
Total Applied:  
250.00  

Change Tendered:  
.00  

Duplicate Copy  
05/19/2017 04:53PM
AGENDA ITEM: D2b

SUBJECT:  
Rezone request for properties located approximately 1560 West Ritter Drive, Riverdale, Utah 84405, change from A-1 (Agricultural) zone to LIT (Low-Impact Transition Overlay) zone, requested by Josh Yeates.

PRESENTER:  
Mike Eggett, Community Development

ACTION REQUESTED:  
Consideration to set public hearing

INFORMATION:  
a. Application

b. Map

c. Weber County Parcel Search

BACK TO AGENDA
## RIVERDALE CITY
### REZONE REQUEST APPLICATION

<table>
<thead>
<tr>
<th>DATE SUBMITTED</th>
<th>5-19-2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT NAME</td>
<td>Josh Yeates</td>
</tr>
<tr>
<td>APPLICANT ADDRESS</td>
<td>On file</td>
</tr>
<tr>
<td>ADDRESS OF SITE</td>
<td>1560 W Ritter Dr.</td>
</tr>
<tr>
<td>PROPERTY OWNER</td>
<td>G Lynn Wheeler &amp; Lenna V. Wheeler</td>
</tr>
<tr>
<td>PRESENT ZONING</td>
<td>A1</td>
</tr>
<tr>
<td>PRESENT USE</td>
<td>Residential/Multifamily</td>
</tr>
<tr>
<td>PROPOSED ZONING</td>
<td>H1T</td>
</tr>
<tr>
<td>PROPOSED USE</td>
<td>Independent Living</td>
</tr>
<tr>
<td>PROPERTY ACREAGE</td>
<td>2 (1.79)</td>
</tr>
</tbody>
</table>

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

A. Why should the present zoning be changed?

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

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

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

Signature of Applicant: Josh Yeates
Signature of Property Owner: Lenna V. Wheeler

I authorize Josh Yeates and/or Delyn Yeates to act as my representative in all matters relating to this application.
APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:
   a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
   b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.
   c. LEGAL DESCRIPTION of the subject property.
   d. REZONE REQUEST FEE of $250 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: ________________________ Decision: ________________________

City Council consideration of application:

Date: ________________________ Decision: ________________________
Parcel # 08-106-0003

**Ownership Info**

Owner: WHEELER, G LYNN & LENNA WHEELER

Property Address:
- Mailing Address: 1560 RITTER DR
- Address: OGDEN UT 84405
- Tax Unit: 26

**View in Geo-Gizmo**

**Plat Map**

Plat Map Last Uploaded:
- 17 Apr 2017
- 08-106 [View PDF]

**Prior Year Plats**

- Plats as of Dec 31st of each year
- 2016 - 08-106 [View PDF]
- 2015 - 08-106 [View PDF]

**Dedication Plat**

No Dedication Plats found

**Current References**

- Entry #: 1233610
- Book: 1669
- Page: 1999
- Kind of Instrument: QUIT CLAIM DEED CT
- Recorded Date: 28-JUN-93

**Prior Parcel Numbers**

No Prior Serial Numbers Found

**Legal Description**

* For Tax Purposes Only *

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 194 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 13; RUNNING THENCE WEST 125 FEET; THENCE SOUTHWESTERLY 200 FEET TO THE SECTION LINE OF SAID QUARTER SECTION; THENCE NORTH 1°40'55" WEST 192.69 FEET, THENCE NORTH 80'58"21" EAST 138.0 FEET, MORE OR LESS, THENCE NORTH 3D45'08" EAST 295.33 FEET, THENCE NORTH 7D25'19" EAST 172.77' FEET, NORTH 19D30'59" EAST TO SECTION LINE, THENCE SOUTH ALONG SECTION LINE TO POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY AND EASEMENT AGREEMENT DESCRIBED AS FOLLOWS: A 20.0 FOOT PERMANENT EASEMENT 10.0 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, ALONG WITH A 50.0 FOOT TEMPORARY CONSTRUCTION EASEMENT 25.0 FEET EITHER SIDE OF THE SAME CENTERLINE: BEGINNING AT A POIN/NORTH 89D46' EAST 560.0 FEET AND NORTH 0D16' EAST 162.00 FEET FROM THE CENTER OF SAID SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: RUNNING THENCE SOUTH 89D46' WEST 568.92 FEET, THENCE NORTH 3D45'08" EAST 334.23 FEET, THENCE NORTH 86D14'52" WEST 150.00 FEET (1466-146).

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401
Parcel # 08-112-0015

Ownership Info

<table>
<thead>
<tr>
<th>Owner</th>
<th>WHEELER, G LYNN ETAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>1560 RITTER DR OGDEN UT 84405</td>
</tr>
<tr>
<td>Tax Unit</td>
<td>26</td>
</tr>
</tbody>
</table>

View in Geo-Gizmo

Plat Map

Flat Map Last Uploaded: 17 Apr 2017
08-112 [View PDF]

Prior Year Plats
Plats as of Dec 31st of each year
2016 - 08-112 [View PDF]
2015 - 08-112 [View PDF]

Dedication Plat
Freeway Park Sub 39-011(TJP)

Current References

<table>
<thead>
<tr>
<th>Entry #</th>
<th>Book</th>
<th>Page</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1233611</td>
<td>1669</td>
<td>2000</td>
<td>28-JUN-93</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entry #</th>
<th>Book</th>
<th>Page</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1217</td>
<td>0731</td>
<td>30-DEC-77</td>
</tr>
</tbody>
</table>

Kind of Instrument
QUIT CLAIM DEED CT
PERSONAL REP DEED

Prior Parcel Numbers
No Prior Serial Numbers Found

Legal Description

* For Tax Purposes Only *
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE WEST 55 FEET, MORE OR LESS, THENCE SOUTH 9D58'56" WEST 104.45 FEET, THENCE SOUTH 6D51'50" EAST 72.52 FEET, THENCE NORTH 167.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
Parcel # 08-112-0016

Ownership Info

<table>
<thead>
<tr>
<th>Owner</th>
<th>WHEELER, G LYNN &amp; WF LENNA V WHEELER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>1560 RITTER DR OGDEN UT 84405</td>
</tr>
<tr>
<td>Tax Unit</td>
<td>26</td>
</tr>
</tbody>
</table>

View in Geo-Gizmo

Plat Map

Plat Map Last Uploaded: 17 Apr 2017

08-112 View PDF

Prior Year Plats
Plats as of Dec 31st of each year
2016 - 08-112 View PDF
2015 - 08-112 View PDF

Dedication Plat
Freeway Park Sub 39-011(TIP)

Current References

<table>
<thead>
<tr>
<th>Entry #</th>
<th>Book</th>
<th>Page</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>983104</td>
<td>1499</td>
<td>1597</td>
<td>23-SEP-86</td>
</tr>
</tbody>
</table>

Kind of Instrument
QUIT CLAIM DEED

Prior Parcel Numbers
No Prior Serial Numbers Found

Legal Description

* For Tax Purposes Only *

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 30 FEET; THENCE SOUTH 286 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH 60DS2'EAST A DISTANCE OF 34.34 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 302.7 FEET TO THE PLACE OF BEGINNING.
# Weber County Parcel Search

## Parcel # 08-106-0021

### Ownership Info

<table>
<thead>
<tr>
<th>Owner</th>
<th>WHEELER, G LYNN &amp; WF LENNA V WHEELER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>1560 W RITTER DR RIVERDALE 84405</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>1560 RITTER DR OGDEN UT 84405</td>
</tr>
<tr>
<td>Tax Unit</td>
<td>26</td>
</tr>
</tbody>
</table>

**View in Geo-Gizmo**

### Plat Map

- **Plat Map Last Uploaded:** 20 Jan 2017
- **08-106** [View PDF]

### Prior Year Plats

- Plats as of Dec 31st of each year
  - 2016 - 08-106 [View PDF]
  - 2015 - 08-106 [View PDF]

### Dedication Plat

No Dedication Plats found

### Current References

<table>
<thead>
<tr>
<th>Entry #</th>
<th>Book</th>
<th>Page</th>
<th>Recorded Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>983104</td>
<td>1499</td>
<td>1597</td>
<td>23-SEP-86</td>
</tr>
</tbody>
</table>

**Kind of Instrument**

QUIT CLAIM DEED

### Prior Parcel Numbers

No Prior Serial Numbers Found

### Legal Description

* For Tax Purposes Only *

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 182.75 FEET; THENCE NORTHEASTERLY 200 FEET TO A POINT 125 FEET WEST OF THE QUARTER SECTION LINE; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE QUARTER SECTION LINE 96 FEET TO THE POINT OF BEGINNING.

---

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401
**Parcel # 08-106-0022**

**Ownership Info**

- **Owner**: WHEELER, GAGE LYNN & LENNA WHEELER
- **Property Address**: 1560 W RITTER DR RIVERDALE 84405
- **Mailing Address**: 1560 RITTER DR OGDEN UT 84405
- **Tax Unit**: 26

**View in Geo-Gizmo**

**Plat Map**

- Plat Map Last Updated: 20 Jan 2017
- 08-106 [View PDF]

**Prior Year Plats**

- Plats as of Dec 31st of each year
  - 2016 - 08-106 [View PDF]
  - 2015 - 08-106 [View PDF]

**Dedication Plat**

No Dedication Plats found

**Current References**

- Entry #: 857245
- Book: 1402
- Page: 1477
- Kind of Instrument: QUIT CLAIM DEED
- Recorded Date: 12-MAY-82

**Prior Parcel Numbers**

- 081060021

**Legal Description**

*For Tax Purposes Only*

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 194 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; RUNNING THENCE WEST 125 FEET; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 96 FEET TO THE POINT OF BEGINNING.

---

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401
RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405  
394-5541

Receipt No: 15.511612  
May 18, 2017

RIVERDALE LIVING, LLC

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Balance:</td>
<td>0.00</td>
</tr>
<tr>
<td>MISCELLANEOUS - RE-ZONE FEE</td>
<td>250.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>250.00</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHECK</td>
<td>250.00</td>
</tr>
<tr>
<td>Check No: 1014</td>
<td></td>
</tr>
<tr>
<td>Total Applied:</td>
<td>250.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change Tendered:</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Duplicate Copy

05/18/2017 04:54PM
AGENDA ITEM: E1

SUBJECT: Consideration of approval for an Infill Lot Development for property located approximately 4300 South 1000 West, Riverdale, Utah 84405, requested by Jared Olson.

PRESENTER: Mike Eggett, Community Development

APPLICANT: Jared Olsen

ACTION REQUESTED: Consideration of approval

INFORMATION:

a. Executive Summary
b. Department Reports
c. Application
d. Weber County Parcel Information
e. Site Plan
f. Building Design

BACK TO AGENDA
Petitioner Jared Olson has requested development of an infill lot (like a flag lot) in a Single-Family and Single-Family with Rental Unit Residential R-2 zone located at approximately 4300 South 1000 West (parcel id #06-004-0024). The property contains approximately 0.58 acres of land and has approximately 60 feet along 1000 West which could accommodate the driveway to access the entirety of the lot (see the attached proposal documentation for more information).

A public hearing is not required for this request and the Planning Commission, subject to Title 10, Chapter 12 “Infill Lots”, are the land use authority for this request. Following discussion of the request, the Planning Commission may make act accordingly to approve the request as submitted, approve the request with the imposition of additional conditions and requirements to grant the request, or deny the infill lot development request with sufficient findings of fact to support the action.

This rezone request is regulated under City Code 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-12 "Infill Lots", and 10-14 "Regulations Applicable to All Zones" in addition to Fire Codes noted in the attached Departmental Staff report document by the Fire Department.

The infill lot development is currently owned by Jared S Olson and wf Brittany. Historically, this property has sat vacant off of 1000 West due to lack of appropriate frontage to meet zone requirements for a legal building lot. Therefore, this infill lot development request is before the Planning Commission for review and consideration.

The appropriate supporting documentation has been submitted and provided to the Planning Commission for your review (please see attached proposal documentation and reports for more). The infill lot development consideration does require that specific requirements and conditions may be imposed upon the property "development as outlined by the Planning Commission, Department of Community Development, Fire Department, Department of Public Works, City Attorney, and City Administration" (Riv City Code 10-12-3(A.)9.). Comments reflecting departmental concerns, requested conditions, and other comments are attached on the document entitled “Departmental Staff Reports”.

Staff recommends that the Planning Commission review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may exist. Staff would then recommend that the Planning Commission act accordingly to approve the request as submitted, approve the request with the imposition of additional conditions and requirements to grant the request, or deny the infill lot development request with sufficient findings of fact to support the action.
<table>
<thead>
<tr>
<th>General Plan Guidance (Section Reference)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed as Residential-Low Density use.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal Comments - City Attorney</th>
</tr>
</thead>
<tbody>
<tr>
<td>See staff report for comments.</td>
</tr>
<tr>
<td>Steve Brooks, Attorney</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Administrative Comments - City Administrator</th>
</tr>
</thead>
<tbody>
<tr>
<td>No comments.</td>
</tr>
<tr>
<td>Rodger Worthen, City Administrator</td>
</tr>
</tbody>
</table>
From: Shawn Douglas  
Sent: Mon 6/5/2017 8:15 AM  
To: Mike Eggett  
Subject: RE: Infill Lot Development Request - PC Approval of Olson Home Plans

Mike,

The applicant should probably show his sanitary sewer lines and water lines on his drawing. I don't have any other concerns. Thanks

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

From: Jared Sholly  
Sent: Wed 6/7/2017 9:58 AM  
To: Mike Eggett  
Subject: RE: Reminder for reviews of Infill Lot Development Request - PC Approval of Olson Home Plans

After the conversation I had with Randy, I am good with everything now.

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

From: Steve Brooks (City Attorney)  
Sent: Wed 6/7/2017 3:35 PM  
To: Mike Eggett  
Subject: RE: Reminder for reviews of Infill Lot Development Request - PC Approval of Olson Home Plans

I’m ok with this going forward to PC....

sb

From: Scott Brenkman  
Sent: Wed 5/31/2017 4:44 PM  
To: Mike Eggett  
Subject: RE: Infill Lot Development Request - PC Approval of Olson Home Plans

I have no concerns.
From: Rodger Worthen  
Sent: Thu 6/8/2017 11:21 AM  
To: Mike Eggett  
Subject: RE: Infill Lot Development Request - PC Approval of Olson Home Plans

Mike-

I have no concerns with this application from Mr. Olson for an addition onto the existing site.

Thank you

Rodger W.

---

Mike Eggett Comments – Community Development Review of Zoning

- Lot size requirement of 8,000 square feet is met
- Frontage requirement of 70 feet cannot be met on this lot, hence this request; 60 foot frontage established along 1000 West
- Setbacks for main structure:
  - 25 foot front appears to be met but distance number not shown
  - 8 foot side with total of 18 for side is met, west side yard is proposed to be 8 feet and east is more than enough distance
  - 25 foot rear appears to be met but distance number not shown
- Height maximum for main structure is 2½ stories or 35 feet; proposed residence is appears to be lower than this as the plan as noted in home design drawings; maximum height for structure has not been identified
- Any future home building or structure addition to lot will need to connected to the proposed home structure for this lot
- Any accessory building will be subject to typical City Code requirements as found in R-2 Zoning Code (10-9C) and accessory building requirements as found in Regulations Applicable to All Zones (10-14).
- Development of lot will be subject to landscaping standards of the City Code and Riverdale City
CONDITIONAL USE PERMIT
APPLICATION

DATE 5/11/17
ADDRESS OF SITE Approx 4300 S 1000 W
APPLICANT'S NAME JARED OLSON
ADDRESS On File
PHONE NUMBER

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

SITE PLAN RECEIVED Building Plans RECEIVED

Present Zoning of the Property: R2 Present Use of the Property: Open Ground
Acresage of the Property: 0.55 Width of Property on the Street: 60'
Proposed Conditional Use of Property: Infill Lot

SIGNED: DATE: 5/11/17

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

OWNER

AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:
DATE: 6-13-2017 DECISION OF COMMISSION:

SIGNATURE OF CHAIRPERSON: DATE:

PLANNING COMMISSION PUBLIC HEARING:
DATE: DECISION OF COMMISSION:

SIGNATURE OF CHAIRPERSON: DATE:

Fee $50.00 Date Paid: 5/11/2017 Receipt No. 68236123PT
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
801-394-5541

XBP Confirmation Number: 29689553

<table>
<thead>
<tr>
<th>Transaction detail for payment to Riverdale City.</th>
<th>Date: 05/11/2017 - 12:04:25 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transaction Number: 68236123PT</td>
<td></td>
</tr>
<tr>
<td>Visa — XXXX-XXXX-XXXX-6046</td>
<td></td>
</tr>
<tr>
<td>Status: Successful</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Account #</th>
<th>Item</th>
<th>Quantity</th>
<th>Item Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>JARED OLSON</td>
<td>Sundry Revenues</td>
<td>1</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

Notes: CONDITIONAL USE PERMIT

TOTAL: $50.00

Billing Information
JARED OLSON
84405

Transaction taken by: kjames
NOTE: DEPTH OF FOUNDATIONS
Due to the large variety of soils and the variance in frost penetration in different geographical locations, please refer to table R-23.2.2 of the National Building Code, and consult local authorities for accepted standards.

See Structural plans, notes & details by Alpha Engineering & Design, LLC for all structural details, notes, schedules etc.

FOUNDATION PLAN
scale = 1/4" = 1'-0"

SITE PLAN
scale = 1/8" = 1'-0"

NOTE:
All items in exterior and bearing walls to be 2400# unless otherwise specified
All bedroom windows to have a minimum vent size of 24" x 36" for egress
Ground snow load of 40 PSF (4.0 kN per m2)
All bearing columns of grade trusses and support beams are to be placed on foundation
ELECTRICAL PLAN scale = 1/4" = 1' 0"

ELECTRICAL LEGEND

- Ceiling fixture
- Vapor proof light fixture
- Flood light
- Infrat light fixture
- Track light
- Track heat fixture
- Pull switch
- Ceiling outlet fixture
- Heat lamp, fan combination
- Hall fixture
- E.O.D. outlet fixture
- 200 volt outlet fixture
- Heater fixture
- Outlet fixture - split circuit
- Switch
- 2 Way Switch
- 3 Way Switch
- 4 Way Switch

NOTE
Outlet and fixture locations shown on this plan are in compliance with the National Building Code and are to be used only as a guide. Local, Provincial or Federal codes take precedence and installations shall conform accordingly.

MAIN FLOOR PLAN scale = 1/4" = 1' 0"

DIMENSION FORMAT (Interior)
- Inside of wall
- Centre of wall
- Outside of wall

COPYRIGHT
These drawings are the exclusive property of Weinmaster Home Designs. Reproduction in whole or in part without the written permission of Weinmaster Home Designs is in violation and subject to penalties under the Copyright laws.
ELECTRICAL LEGEND

Outlet and fixture locations shown on this plan are in compliance with the National Building Code, and are to be used only as a guide. Local, Provincial or State codes take precedence and installations shall conform accordingly.

DEDICATION

These drawings are the exclusive property of WEINMASTER HOME DESIGNS. Reproduction in whole or in part without the written permission of WEINMASTER HOME DESIGNS is in violation and subject to penalties under the Copyright Law.
**IMPORTANT**

**PLEASE READ AND COMPLY WITH THESE SPECIFICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION**

**CODES AND STANDARDS**
- All workmanship is to be of a standard equal in all respects to good building practice.
- All materials are required to have a fire resistance of 2 hours and a fire rating of 1 hour, and to be classified as fire-resistant materials.
- All work shall conform to the current Building Code adopted by authorities having jurisdiction in local building codes and bylaws which may take precedence.
- Prior to proceeding with construction, the builder must verify all information, specifications, and calculations of this plan. Written allowances are to be made by the owner-builder and such allowances shall be the builder’s sole responsibility.
- All work shall conform to the current Building Code adopted by authorities having jurisdiction in local building codes and bylaws which may take precedence.

**CONCRETE & FOUNDATIONS**
- Concreting to have a minimum compressive strength of 2,000 psi at 28 days.
- Concrete footings must be placed in undisturbed or compacted soil to an effective depth of 3 feet in areas where the bearing capacity of the soil is unknown. If the bearing capacity is not known, the designer shall be responsible for the design and execution of the work.
- Placing of footings shall not be allowed until approval from the building department is obtained. Excavation shown in these drawings have been designed to bear the live load of 2.000 psf.

**INSULATION**
- Insulation shall be installed in accordance with the manufacturer’s instructions and shall be of a type approved by the building department.
- Insulation shall be installed in accordance with the manufacturer’s instructions and shall be of a type approved by the building department.

**REINFORCED STEEL**
- Reinforcement shall be bonded and shall not be welded.
- Reinforcement shall be bonded and shall not be welded.

**WOOD FRAMING**
- Dimensions are exclusive of face of exteriorfinish to center of jamb of windows, to the nearest 1/4 inch.
- Dimensions are exclusive of face of exteriorfinish to center of jamb of windows, to the nearest 1/4 inch.

**STRUCTURAL DESIGN AND ENGINEERING**
- Structural design shall be performed by a professional engineer licensed in the state where the project is located.
- Structural design shall be performed by a professional engineer licensed in the state where the project is located.

**WEINSTEIN HOME DESIGN**
- Website: www.westheimer.com

See Structural plans, notes & details by Alpha Engineering & Design, LLC for all structural details, notes, schedules etc.
FACE DRILL ZONE

CENTER 4 OF PANEL

NO HOLES ALLOWED IN TOP 8" OF PANEL

MODEL NO.

W (in.)

H (in.)

ANCHOR BOLTS

TOTAL WALL WEIGHT (lb.)

QUANTITY

DIA. (in.)
AGENDA ITEM: E2

SUBJECT: Consideration of recommendation to the City Council, for a second Site Plan Amendment for Riverdale Assisted Living Center, site located approximately 1580 West Ritter Drive, Riverdale, Utah 84405, requested by Riverdale Living, LLC (Delyn and Josh Yeates).

PRESENTER: Mike Eggett, Community Development

APPLICANT: Delyn and Josh Yeates

ACTION REQUESTED: Recommendation to the City Council.

INFORMATION:
   a. Executive Summary
   b. Site Plan Amendment
   c. Department Reports
   d. City Engineer Letter
   e. Application
   f. Engineer Cost Estimate
   g. Colored Elevations
   h. A201 Elevations
   i. A211 Elevations
   j. Plat
   k. Revised Drawings

BACK TO AGENDA
Riverdale Living, LLC, as represented by Delyn and Josh Yeates, has applied for a Second Amended Site Plan review of the Riverdale Assisted Living Center at approximately 1580 West Ritter Drive in an Agricultural (A-1) zone. The original site plan was previously approved by the Riverdale City Council on August 2, 2011, updated on September 20, 2011, then known as Aunt Nancy’s Assisted Living Center, and was planned to be developed in two phases. An amended site plan was again approved for the Riverdale Assisted Living Center on July 5, 2016 for the project proposal (which included a development agreement that has been executed between the applicant and the City). Additionally, a previous agreement was made with the developers that a rezone process to change the zoning to Low Impact Transition Overlay (LIT) Zone would occur once construction on the project has commenced. As part of this site plan approval process, a subdivision plat was created for the site and was anticipated to be recorded with the County. Unfortunately, the plat was never recorded and is provided following this document as part of this consideration approval process.

The project is being proposed for development on property currently owned by Riverdale Living, LLC. A public hearing is not required to consider this Site Plan proposal. The Second Amended Site Plan proposal is before the Planning Commission because the applicants have prepared an updated building plan that changed the overall footprint of the building in a way that is now configured differently than previously approved by the City Council in July 2016.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the Riverdale Assisted Living Center second amendment to the site plan and subdivision plat proposal, approve the proposed second amendment to the site plan and subdivision plat with any requested modifications/amendments, or not approve the Riverdale Assisted Living Center second amendment to the site plan and associated subdivision plat with the appropriate findings of fact.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-8 “Agricultural Zones (A-1, A-2)”, 10-13D “Low-Impact Transition Overlay Zone (LIT)”, “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 at the west end of Ritter Drive on property currently owned by Riverdale Living, LLC. The property is in an A-1 zone and the desired use of this property, per federal housing standards, would be allowed for this project to be developed on this site. Per the applicant, the desired use is assisted living care facility and ancillary services to the facility.

Attached with this executive summary is a document entitled “Second Amendment to Site Plan Review - Riverdale Assisted Living Center (old Aunt Nancy’s)”: this is a supplementary document addressing items on
the Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is proposed elevation drawings and the updated engineer’s cost estimate.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(A.) for Residential Districts); the applicant should be directed to adhere to this Code when contemplating signage.

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 City Council make a motion to approve the Riverdale Assisted Living Center second amendment to the site plan and subdivision plat proposal, approve the proposed second amendment to the site plan and subdivision plat with any requested modifications/amendments, or not approve the Riverdale Assisted Living Center second amendment to the site plan and associated subdivision plat with the appropriate findings of fact.

**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as “Residential - Low Density” and this proposed project is not in agreement with this land use; however, rezoning for the site will make the use more conducive to the parcel, should a rezone to LIT occur in the future.

**Legal Comments – City Attorney**

See staff report for comments

____________________
Steve Brooks, Attorney

**Administrative Comments – City Administrator**

No comments.

Rodger Worthen

____________________
Rodger Worthen, City Administrator
Second Amendment to Site Plan Review – Riverdale Assisted Living Center (old Aunt Nancy’s), 1580 West Ritter Drive

Completed by Mike Eggett, Community Dev. Director on 6/7/2017

**Recommendation:** City staff recommends that the Planning Commission examine and review this proposed amended site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to provide a recommendation to City Council for the second amended site plan approval, second amended site plan approval with additional comments or concerns to be addressed by the developer, or not provide amended site plan approval of the proposed second amendment to the Riverdale Assisted Living Center site plan.

| Date Amended Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | May 19, 2017, and updated on May 31, 2017 |
| Date Application Submitted to City: | May 19, 2017 |
| Date Fee Paid: | Paid on May 19, 2017 (see receipt for detail) |

### Site Plan – Preliminary Requirements

<table>
<thead>
<tr>
<th>Departmental Review Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COVER SHEET</strong> Provided</td>
</tr>
<tr>
<td><strong>Title Block</strong></td>
</tr>
<tr>
<td><strong>Project name and address</strong> Project name and address shown</td>
</tr>
<tr>
<td><strong>Property Owner’s name, address, and phone number</strong> Josh Yeates/K. Delyn Yeates, Riverdale Living, LLC, 920 Heritage Park Blvd. #200, Layton, Utah 84041, 801-497-6802/801-564-1100</td>
</tr>
<tr>
<td><strong>Developer’s name, address, and phone number</strong> Josh Yeates/K. Delyn Yeates, Riverdale Living, LLC, 920 Heritage Park Blvd. #200, Layton, Utah 84041, 801-497-6802/801-564-1100</td>
</tr>
<tr>
<td><strong>Approving agency’s name and address: Utility companies if applicable</strong> Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; all other utility agencies affected are not identified in submittal (if applicable)</td>
</tr>
<tr>
<td><strong>Consulting Engineer’s name, address, and phone number</strong> Reeves &amp; Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100</td>
</tr>
<tr>
<td><strong>Licensed Land Surveyor’s name, address, phone number, signature, and seal</strong> Reeves &amp; Associates, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100; seal shown; signature shown</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>-----------------------</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
</tr>
<tr>
<td>General</td>
</tr>
<tr>
<td>Street names</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’ to 1”=10’)</td>
</tr>
<tr>
<td>North arrow</td>
</tr>
<tr>
<td>Existing easements, structures, and utility lines: Approval to cross, use, or relocate</td>
</tr>
<tr>
<td>Space for notes</td>
</tr>
<tr>
<td>Contours</td>
</tr>
<tr>
<td>Public areas</td>
</tr>
<tr>
<td>Vicinity Map</td>
</tr>
<tr>
<td>Street names</td>
</tr>
<tr>
<td>Site location</td>
</tr>
<tr>
<td>North arrow</td>
</tr>
<tr>
<td>Scale</td>
</tr>
<tr>
<td>PLAT SHEET</td>
</tr>
<tr>
<td>Title Block</td>
</tr>
<tr>
<td>Project name and address</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>Names of approving agents with titles, stamps, signatures, and license expiration dates</td>
</tr>
<tr>
<td>Item</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)</td>
</tr>
<tr>
<td>Consulting Engineer’s stamp, signature, and license expiration date</td>
</tr>
<tr>
<td>Layout</td>
</tr>
<tr>
<td>Street Names</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
</tr>
<tr>
<td>Bearings and distances for all property lines and section ties</td>
</tr>
<tr>
<td>Legal description</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’)</td>
</tr>
<tr>
<td>North arrow</td>
</tr>
<tr>
<td>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</td>
</tr>
<tr>
<td>Landscaping (location and type with area calculations)</td>
</tr>
<tr>
<td>Location of exterior lighting devices, signs, and outdoor advertising</td>
</tr>
<tr>
<td>Location of underground tanks, dumpsters, etc</td>
</tr>
<tr>
<td>Additional Information</td>
</tr>
<tr>
<td>Benchmark</td>
</tr>
<tr>
<td>Basis of bearings</td>
</tr>
<tr>
<td>Legend</td>
</tr>
<tr>
<td><strong>PLAN AND PROFILE SHEETS</strong></td>
</tr>
<tr>
<td><strong>Title Block</strong></td>
</tr>
<tr>
<td>Project name and address</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>Scale</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
</tr>
<tr>
<td>General</td>
</tr>
<tr>
<td>North arrow</td>
</tr>
<tr>
<td>Street names</td>
</tr>
<tr>
<td>Lot numbers</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
</tr>
<tr>
<td>Center line stationing</td>
</tr>
<tr>
<td>Existing natural ground</td>
</tr>
<tr>
<td>Signage</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Size</td>
</tr>
<tr>
<td>Locations</td>
</tr>
<tr>
<td>Colors</td>
</tr>
<tr>
<td>Lighting</td>
</tr>
<tr>
<td>New and Existing Buildings</td>
</tr>
<tr>
<td>Height and Size</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
</tr>
<tr>
<td>Type of construction</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
</tr>
<tr>
<td>Show handicapped access</td>
</tr>
<tr>
<td>New and Existing Landscaping &amp; Percentage</td>
</tr>
<tr>
<td>Number of trees</td>
</tr>
<tr>
<td>Landscape plan showing all planting, hardscaping, berming, and watering</td>
</tr>
<tr>
<td>Xeriscaping alternatives being considered</td>
</tr>
<tr>
<td>New and Existing Walls and Fences</td>
</tr>
<tr>
<td>Location, design, and height</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
</tr>
<tr>
<td>New and Existing Parking</td>
</tr>
<tr>
<td>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</td>
</tr>
<tr>
<td>Location of employees’ parking, customer parking, and handicapped parking</td>
</tr>
<tr>
<td>Internal circulation pattern</td>
</tr>
<tr>
<td>New and Existing Ingress and Egress</td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
</tr>
<tr>
<td>Circulation pattern</td>
</tr>
<tr>
<td>New and Existing Streets</td>
</tr>
<tr>
<td>All access points</td>
</tr>
<tr>
<td>Center lines</td>
</tr>
<tr>
<td>Right-of-way lines</td>
</tr>
<tr>
<td>Face of curb lines</td>
</tr>
<tr>
<td>Item</td>
</tr>
<tr>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>Centerline slope</td>
</tr>
<tr>
<td>Signing and striping</td>
</tr>
<tr>
<td>Light poles</td>
</tr>
<tr>
<td>Street lights</td>
</tr>
<tr>
<td>Street name signs</td>
</tr>
<tr>
<td>Stop signs</td>
</tr>
<tr>
<td>UDOT approval (if required for project)</td>
</tr>
<tr>
<td>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</td>
</tr>
<tr>
<td>Planting Strip</td>
</tr>
<tr>
<td>New and Existing Storm Drainage</td>
</tr>
<tr>
<td>Top of curb elevations</td>
</tr>
<tr>
<td>Slope of gutter</td>
</tr>
<tr>
<td>Manholes</td>
</tr>
<tr>
<td>Invert elevations</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
</tr>
<tr>
<td>Location of catch basins</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
</tr>
<tr>
<td>Calculations for retention system</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
</tr>
<tr>
<td>New and Existing Sanitary Sewers</td>
</tr>
<tr>
<td>Manholes</td>
</tr>
<tr>
<td>Invert elevations</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
</tr>
<tr>
<td>New and Existing Water Lines</td>
</tr>
<tr>
<td>Description</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
</tr>
<tr>
<td>New and Existing Gas Lines</td>
</tr>
<tr>
<td>Size and type</td>
</tr>
<tr>
<td>New and Existing Electrical Lines</td>
</tr>
<tr>
<td>Size, location, and type</td>
</tr>
<tr>
<td>Location of power poles</td>
</tr>
<tr>
<td>New and Existing Telephone Lines</td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
</tr>
<tr>
<td>New and Existing Cable TV Lines</td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
</tr>
<tr>
<td>DETAILED DRAWINGS</td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
</tr>
<tr>
<td>Cleanout box</td>
</tr>
<tr>
<td>Thrust blocking</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION</td>
</tr>
<tr>
<td>Soils report</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
</tr>
<tr>
<td>Item</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</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>
</tr>
<tr>
<td>Building elevation renderings</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
</tr>
<tr>
<td>Zoning compliance</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
</tr>
<tr>
<td>Use compliance</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
</tr>
<tr>
<td>Traffic study</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
</tr>
</tbody>
</table>
From: Shawn Douglas  
Sent: Thursday, June 8, 2017 8:47 AM  
To: Mike Eggett  
Subject: Riverdale Living

Mike,

The following items are the only ones remaining for Riverdale Living review. Some of these may be addressed today from what I have been told. Thanks

1-Provide and record a Storm Water Maintenance Plan.

2-Provide water flow test.

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

From: Scott Brenkman (Police Chief)  
Sent: Thursday, June 1, 2017 10:38 AM  
To: Mike Eggett  
Subject: RE: Riverdale Assisted Living Center Updated drawings - 2nd set of documents

I do not have any concerns.

Chief Scott Brenkman  
Riverdale Police Department

From: Jared Sholly  
Sent: Wednesday, June 7, 2017 9:58 AM  
To: Mike Eggett  
Subject: Re: Updated comment on drawings - Riverdale Assisted Living

I am good with everything after our conversation the other day.

Jared Sholly  
Fire Chief  
Riverdale City Fire Department  
Cell: 801-628-6562  
Office: 801-394-7481
From: Rodger Worthen  
Sent: Friday, June 2, 2017 10:21 AM  
To: Mike Eggett  
Subject: Re: Updated comment on drawings - Riverdale Assisted Living

Mike,

I didn't have any changes for these plans.  
Rodger W.

From: Steve Brooks (City Attorney)  
Sent: Wednesday, June 7, 2017 3:42 PM  
To: Mike Eggett  
Subject: Re: Updated comment on drawings - Riverdale Assisted Living

I am good with this.....

sb
7th May 2016

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Living, LLC.**
Subj: Plat, Improvement Drawings & Cost Estimate

Dear Mike,

I have completed my review of the Plat and recommend approval. I have received from the Developer the original “mylar” copy for signatures. I will deliver the mylar copy to your office.

The major portions of the Improvement Drawings are complete and in order for approval. The following items are still outstanding on the Improvement Drawings:

- The “Storm Water Maintenance Plan and the Storm Water Maintenance Schedule” needs to be submitted.
- Minor correction to the storm water design (Sheet 4 and sheet 5) are still required.
- The Developer will still need to submit the culinary water demands of their project. (The Architect has submitted the building demands). The Developer will still need to provide a culinary water capacity evaluation of water available at their required point of connection.

I have reviewed the Cost Estimate for the Public Improvements and find the documents meeting the Standards of Riverdale City.

I herewith recommend Engineering Approval of the Plat and Public Facilities Cost Estimate only.

If you have, any questions feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Work Director
Jeff Woody, Building Official
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING
SITE PLAN AMENDMENT APPROVAL

CASE NO. 2017-02 DATE SUBMITTED: 5-19-2017

APPLICANT'S NAME: Josh Yentes, Riverdale Living, LLC

BUSINESS ADDRESS: 980 Heritage Park Blvd #200 Layton UT 84041

BUSINESS PHONE: 801-497-6802

ADDRESS OF SITE: 1580 W Ritter Dr

APPLICANT'S INTEREST: owner

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 84,939 (sq. ft. / acreage) of property in the A-1 zone in accordance with the attached site plan.

[Signatures]

Signature of Applicant

Signature of Property Owner

I authorize _______________ N/A _______________ to act as my representative in all matters

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: $390.00 Date paid: 5-23-2017

Planning Commission set public hearing: Yes [ ] No [ ] Date of Public Hearing: N/A

Planning Commission scheduled to hear this application for amended site plan approval on:

Date: 6-13-2017 Decision of Commission: _______________________

City Council set public hearing: Yes [ ] No [ ] Date of Public Hearing: _______________________

City Council scheduled to hear this application for amended site plan approval on:

Date: ______________________ Decision of Council: _______________________


<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Balance</td>
<td>$0.00</td>
</tr>
<tr>
<td>MISCELLANEOUS - SITE PLAN AMMENDMENT</td>
<td>$390.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$390.00</strong></td>
</tr>
<tr>
<td>CHECK Check No: 1011</td>
<td>$390.00</td>
</tr>
<tr>
<td>Total Applied</td>
<td>$390.00</td>
</tr>
<tr>
<td>Change Tendered</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

05/23/2017 02:54PM
# 1580 West Ritter Drive - ROW
## Engineers Cost Estimate

5/31/17  AHN  # 5721-02

<table>
<thead>
<tr>
<th>Description</th>
<th>Item</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Culinary Water</strong></td>
<td></td>
<td></td>
<td></td>
<td>$49,254.00</td>
</tr>
<tr>
<td>6&quot; Fire Hydrant W/ Acc. Valve</td>
<td>2 ea</td>
<td></td>
<td>$3,900.00</td>
<td>$7,800.00</td>
</tr>
<tr>
<td>6&quot; Gate Valve</td>
<td>1 ea</td>
<td></td>
<td>$925.00</td>
<td>$925.00</td>
</tr>
<tr>
<td>&quot;Hot Tap&quot; Connection to Existing</td>
<td>4 ea</td>
<td></td>
<td>$6,500.00</td>
<td>$26,000.00</td>
</tr>
<tr>
<td>Valve Collars</td>
<td>1 ea</td>
<td></td>
<td>$400.00</td>
<td>$400.00</td>
</tr>
<tr>
<td>Test &amp; Chlorinate</td>
<td>1 l.s.</td>
<td></td>
<td>$5,000.00</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>2&quot; Water Meter</td>
<td>1 ea</td>
<td></td>
<td>$6,500.00</td>
<td>$6,500.00</td>
</tr>
<tr>
<td>2&quot; Water Service</td>
<td>28 l.f.</td>
<td></td>
<td>$17.00</td>
<td>$476.00</td>
</tr>
<tr>
<td>8&quot; Fire Line</td>
<td>58 l.f.</td>
<td></td>
<td>$28.50</td>
<td>$1,653.00</td>
</tr>
<tr>
<td>Remove and Cap Ex. Lateral</td>
<td>1 ea</td>
<td></td>
<td>$500.00</td>
<td>$500.00</td>
</tr>
<tr>
<td><strong>Sanitary Sewer</strong></td>
<td></td>
<td></td>
<td>$8,118.40</td>
<td></td>
</tr>
<tr>
<td>6&quot; PVC Pipe &amp; Fittings</td>
<td>44 l.f.</td>
<td></td>
<td>$18.60</td>
<td>$818.40</td>
</tr>
<tr>
<td>Connection to Existing</td>
<td>1 ea</td>
<td></td>
<td>$6,800.00</td>
<td>$6,800.00</td>
</tr>
<tr>
<td>Remove and Cap Ex. Lateral</td>
<td>1 ea</td>
<td></td>
<td>$500.00</td>
<td>$500.00</td>
</tr>
<tr>
<td><strong>Storm Drain</strong></td>
<td></td>
<td></td>
<td>$46,436.60</td>
<td></td>
</tr>
<tr>
<td>15&quot; R.C.P. Pipe</td>
<td>517 l.f.</td>
<td></td>
<td>$29.80</td>
<td>$15,406.60</td>
</tr>
<tr>
<td>Type IV Catch Basin</td>
<td>1 ea</td>
<td></td>
<td>$2,280.00</td>
<td>$2,280.00</td>
</tr>
<tr>
<td>5' Diameter Manhole</td>
<td>6 ea</td>
<td></td>
<td>$3,250.00</td>
<td>$19,500.00</td>
</tr>
<tr>
<td>Manhole Collars</td>
<td>6 ea</td>
<td></td>
<td>$400.00</td>
<td>$2,400.00</td>
</tr>
<tr>
<td>Plug &amp; Block Ex. Storm Drain</td>
<td>1 ea</td>
<td></td>
<td>$350.00</td>
<td>$350.00</td>
</tr>
<tr>
<td>Connection to Existing</td>
<td>1 ea</td>
<td></td>
<td>$6,500.00</td>
<td>$6,500.00</td>
</tr>
<tr>
<td><strong>Street Improvements</strong></td>
<td></td>
<td></td>
<td>$52,900.39</td>
<td></td>
</tr>
<tr>
<td>Std. 30&quot; Curb and Gutter</td>
<td>435 l.f.</td>
<td></td>
<td>$18.50</td>
<td>$8,044.91</td>
</tr>
<tr>
<td>Std. 4' wide Sidewalk</td>
<td>488 l.f.</td>
<td></td>
<td>$18.50</td>
<td>$9,030.04</td>
</tr>
<tr>
<td>12&quot; Gravel Base and 3&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asphalt Surface</td>
<td>949 s.y.</td>
<td></td>
<td>$28.50</td>
<td>$27,046.50</td>
</tr>
<tr>
<td>Asphalt Chip &amp; Seal</td>
<td>949 s.y.</td>
<td></td>
<td>$2.25</td>
<td>$2,135.25</td>
</tr>
<tr>
<td>Drive Approach</td>
<td>1 l.s.</td>
<td></td>
<td>$671.50</td>
<td>$671.50</td>
</tr>
<tr>
<td>Saw-Cutting</td>
<td>943 l.f.</td>
<td></td>
<td>$1.05</td>
<td>$989.94</td>
</tr>
<tr>
<td>Removal of Existing Asphalt</td>
<td>949 s.y.</td>
<td></td>
<td>$5.25</td>
<td>$4,982.25</td>
</tr>
<tr>
<td>** Misc. **</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relocate Power Pole</td>
<td>2 ea</td>
<td></td>
<td>$12,500.00</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Relocate Telephone Box</td>
<td>1 ea</td>
<td></td>
<td>$4,500.00</td>
<td>$4,500.00</td>
</tr>
<tr>
<td>Relocate Irrigation Vault</td>
<td>1 ea</td>
<td></td>
<td>$18,750.00</td>
<td>$18,750.00</td>
</tr>
<tr>
<td>Park Strip Landscaping</td>
<td>1 l.s.</td>
<td></td>
<td>$8,350.00</td>
<td>$8,350.00</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$213,309.39</td>
<td></td>
</tr>
<tr>
<td><strong>Contingency (10%)</strong></td>
<td></td>
<td></td>
<td>$21,330.94</td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimated Cost</strong></td>
<td></td>
<td></td>
<td>$234,640.32</td>
<td></td>
</tr>
</tbody>
</table>

* This is an estimate only. The owner/developer is responsible to verify amounts. The approved project plans are the governing document.
NORTH ELEVATION - WEST WING

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - WEST WING

SCALE: 1/8" = 1'-0"
**Snout Installation Specifications**

**Concrete Pipe Division**

**CBR 065 Pressed Concrete Stormwater**

(503 U.S. Gallon Capacity)

**Notes:**
1. The CBR is designed to meet or exceed the requirements of the CBR. For applicability to other structures, consult the manufacturer's specifications.
2. The CBR shall be installed in accordance with the instructions provided by the manufacturer.
3. The CBR shall be connected to the stormwater system as specified by the manufacturer.
4. The CBR shall be insulated and protected from external influences.
5. The CBR shall be tested for water tightness in accordance with the manufacturer's instructions.

**INSTALLATION INSTRUCTIONS**

1. The CBR shall be installed in accordance with the instructions provided by the manufacturer.
2. The CBR shall be connected to the stormwater system as specified by the manufacturer.
3. The CBR shall be insulated and protected from external influences.
4. The CBR shall be tested for water tightness in accordance with the manufacturer's instructions.

**TABLE OF DIMENSIONS**

<table>
<thead>
<tr>
<th>Diameter</th>
<th>Length</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>12&quot;</td>
<td>2.5m</td>
<td>0.5m</td>
<td>1.2m</td>
</tr>
<tr>
<td>15&quot;</td>
<td>3.0m</td>
<td>0.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td>20&quot;</td>
<td>4.0m</td>
<td>0.5m</td>
<td>2.0m</td>
</tr>
</tbody>
</table>

**Typical Section**

**RIVERDALE CITY, UT.**

**FLARE DRIVEWAY**

**STANDARD SEWER SERVICE CONNECTION**

**Gilian Engineering**

**Gilian Engineering**

**09/01/99**

**NONE**

**12F**

**US PATENT #6126817**

**ADDITIONAL PATENTS PENDING**

---

© Reeve & Associates, Inc. - Solutions You Can Build On

---

FOAM GASKET W/ PSA BACKING

MOUNTING FLANGE

GASKET COMPRESSED BETWEEN HOOD AND STRUCTURE (SEE DETAIL B)

INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

STAINLESS BOLT ANCHOR SHIELD EXPANSION CONE (NARROW END OUT) DRILLED HOLE

ANCHOR W/ BOLT (SEE DETAIL A)

1/2 D

**NOTES:**

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE MANUFACTURED BY:

   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestmp.com

   OR PRE-APPROVED EQUAL

2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.

3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)

4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.

5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.

6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.

7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.

8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)

9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.

   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

**NOTE:**

SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5-3X DIAM. 36" MIN.