RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – AUGUST 8, 2017

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 to approve Meeting Minutes:
      July 25, 2017 Work Session
      July 25, 2017 Regular Meeting
   2. Consideration to set a public hearing for August 22, 2017 to receive and consider
      comments regarding a rezone request for properties located approximately 4189
      South 300 West Riverdale, Utah 84405; zone change from Regional Commercial
      (C-3) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5)
      zone.
   3. Consideration to set a public hearing for August 22, 2017 to receive and consider
      comments regarding a rezone request for properties located at approximately
      4296 South 500 West, Riverdale, Utah; zone change from Multi-Family
      Residential (R-4) to Neighborhood Commercial (C-2) zoning.
E. Action Items
   1. Consideration to approve the Preliminary Site Plan and Plat for Greenhill at
      Riverdale Apartment Buildings Addition, property located approximately 4189
      South 300 West, Riverdale, Utah 84405; requested by US Development &
      Riverdale Apartment Partners.
      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 4th day of August, 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 approving the meeting minutes for the prior Planning Commission Meeting which was held on July 25, 2017

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Work Session Meeting Planning Commission Minutes 07/25/17

b. Regular Meeting Planning Commission Minutes 07/25/17

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, July 25, 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  Kathy Eskelsen, Commissioner  Robert Wingfield, Commissioner

Excused: Blair Jones, Vice-Chair  Lori Fleming, Commissioner  Gary Boatright, Commissioner

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

Others Present:

The Planning Commission Work Session meeting began at 6:01 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, Commissioner Fleming and Commissioner Boatright, who were all excused.

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

- Hobby Lobby grand opening will be July 31, 2017 at 9:00 a.m.
- Chipotle and Wingstop should be opening soon
- Jersey Mike Subs has begun construction
- Construction next to Hobby Lobby
- El Pollo Loco may be coming to Riverdale, a separate site plan will be needed.
- Wood Creations will be opening soon in the Flex Building behind Wal-Mart
- Salon Services will be opening soon
- Coleman Farm Subdivision moving forward
- The Riverdale City Council decided not to surplus the City property along Ritter Drive, instead will be working with Coleman Farm Subdivision to determine the best solution for Ritter Drive, with the potential of a property swap
- There was a property swap between Riverdale City and Greenhill Apartments, as such a rezone and site plan is forthcoming
- ARS building looking to fill a recent vacancy for their building

Consent Items:

The consent items were not discussed.

Action Items:

Chairman Hilton invited discussion regarding the first action item, consideration of Conditional Use Permit regarding a Single Rental Unit located within an Owner Occupied Home, to be constructed at 4587 South 1150 West, Riverdale, Utah 84405; property located in the Single-Family and Single-Family with Rental Unit Residential (R-2) Zone; requested by Michael & Bonnie Sessions.

Mr. Eggett summarized the executive summary and invited questions. There was a brief discussion regarding the existing home on this property and it was noted the building was deemed unsafe and was going to be condemned, which is why the property owners are selling. The potential buyers will then demolish the existing home and build a new home which will be required to meet the building code standards.

Mr. Eggett summarized the department reports and presented an updated site plan drawing to the Planning Commission. A copy was retained for public record. Mr. Eggett discussed his planner review and noted this application would meet the requirements of the R-2 zone and Riverdale City Ordinance.

There was a discussion regarding rental units with an emphasis on property maintenance. There was a discussion regarding code enforcement in relation to property rentals throughout Riverdale City.

Discretionary Items:

Commissioner Gailey asked about the future round-about along Ritter Drive. Mr. Eggett stated the City was approved for a grant, which should be released in the next several years to construct the round-about.
Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:26 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, July 25, 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
Kathy Eskelsen, Commissioner
Robert Wingfield, Commissioner

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

Excused: Blair Jones, Commissioner
Lori Fleming, Commissioner
Gary Boatright, Commissioner

Visitors: Michael Sessions

A. Welcome & Roll Call

The Planning Commission 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 Boatright, Commissioner Fleming and Commissioner Jones, 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 Mike Eggett, in Community Development, who reported the following:
- Hobby Lobby grand opening will be July 31, 2017 at 9:00 a.m.
- Chipotle and Wing Stop should be opening soon
- Jersey Mike Subs has begun construction
- There is a new building construction occuring next to Hobby Lobby
- El Pollo Loco may be coming to Riverdale, a separate site plan will need to be approved
- Wood Creations will be opening soon in the Flex Building behind Wal-Mart
- Salon Services will be opening soon
- Coleman Farm Subdivision is moving forward
- The Riverdale City Council decided not to surplus the City property along Ritter Drive, and instead will be working with Coleman Farm Subdivision developers to determine the best solution for Ritter Drive. This will arrangement will have the potential of a property swap
- There was a property swap between Riverdale City and Greenhill Apartments, as such a rezone and site plan is forthcoming
- ARS building looking to fill a recent vacancy in their building

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on July 11, 2017.
Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the July 11, 2017 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Wingfield 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.

E. Action Items

1. Consideration of Conditional Use Permit regarding a Single Rental Unit located within an Owner Occupied Home, to be constructed at 4587 South 1150 West, Riverdale, Utah 84405; Property located in the Single-Family and Single-Family with Rental Unit Residential (R-2) Zone; requested by Michael & Bonnie Sessions.
The petitioners W. Michael and Bonnie R. Sessions applied for a conditional use permit to establish a single-family rental unit in their proposed owner occupied dwelling to be constructed at 4587 South 1150 West, as required by 10-9C-3 of the Riverdale City Code. This property development proposal is located within a Single-Family and Single-Family with Rental Unit Residential (R-2) Zone. Per City Code, there are four standards (as further outlined below) that need to be met in order to qualify for a conditional use permit approval of a single-family unit rental request.

Title 10 Ordinance Guidelines (Code Reference)
This Conditional Use Permit request is regulated under City Code 10-9C “Single-Family and Single-Family with Rental Unit Residential Zone (R-2)” and 10-19 “Conditional Uses.”

Community Development staff has discussed this property use proposal and the conditional use standards for this request with Mr. Michael Sessions. Currently, the property has an existing residence on the property that has unsafe foundation and flooring concerns within the building. The property is currently listed with Weber County as being owned by Kaleb Culbertson. The plan would be for the existing residence to be demolished and a new home constructed on this property, which would include the proposed single-family rental unit.

For discussion purposes, there has been provided supplementary documents regarding this request which includes the application, proposed site plan, building drawings, building elevations, and approximate property site. Additionally, comments have been provided by City staff outlining concerns and discussion points that may be discussed with the petitioners associated with this request.

All R-2 zoning single-family rental unit requests within the City are subject to City Code 10-9C-3, which states: 10-9C-3: CONDITIONAL USES: The following uses shall be permitted only when authorized by a conditional use permit as provided in chapter 19 of this title:

1) Single rental unit created only by owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted rental unit shall be incidental to the primary residential use and shall meet the following minimum standards:

   a) The square footage of the rental unit shall not exceed fifty percent (50%) of the overall square footage of the dwelling structure;

   b) The rental unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

   c) The rental unit shall have its own off-street parking provided on the primary dwelling premises. Exiting units will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006)

   d) The applicant has distributed an updated site plan, which is retained for public record.

2) Michael Sessions, the applicant, stated his intention is to rent to a family member. They have a contractor working on bids and they are hoping to close the property on August 20, 2017. The upper portion of the house will be owner occupied with the bottom portion being for renters.

3) Chairman Hilton asked Mr. Sessions if he could meet the requirements and concerns of City Staff. Mr. Sessions confirmed he could meet the standards.

4) Commissioner Gailey inquired about the detached building on the site plan. Mr. Sessions explain it was a travel trailer, which will remain off-street.

MOTION: Commissioner Wingfield moved to approve the conditional use permit for a single rental unit located within an owner occupied home, to be constructed at 4587 South 1150 West Riverdale, Utah 84405; Single-Family and Single-Family with Rental Unit Residential (R-2) zone, requested by Michael & Bonnie Sessions.
Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Eskelsen, Wingfield, Hilton and Gailey all voted in favor. The motion passed unanimously in favor.
F. **Discretionary Items**

   There were no discretionary items.

G. **Adjournment**

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

   The meeting adjourned at 6:43 p.m.

   

   Steve Hilton  
   Planning Commission Chair  

   Jackie Manning  
   City Recorder  

   Date Approved: **August 8, 2017**
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 7-25-2017

APPLICANT NAME: Riverdale Apartment Partners

PHONE NUMBER: On File

APPLICANT ADDRESS: On File

ADDRESS OF SITE: 4189 S 300 W, Riverdale, UT 84405

PROPERTY OWNER: Riverdale Apartment Partners, also RDA of Riverdale

PRESENT ZONING: R-5, R-4, C-3

PRESENT USE: 103 apartments

PROPOSED ZONING: R-5

PROPOSED USE: 133 apartments, pool, spa, clubhouse

PROPERTY ACREAGE: 5.6

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: [Signature]

Signature of Property Owner: [Signature]

I authorize ______________________________ 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: __________________________
July 25, 2017

Mike Eggett
Community Development Director
Riverdale City
4600 South Weber River Drive,
Riverdale, Utah 84405

RE: Requested Rezone, 4189 S 300 W Riverdale

Dear Mr. Eggett:

Regarding the parcel at 4189 S 300 W, requested rezone, we offer the following in answers to questions listed in the rezone application:

A. Why should the present zoning be changed?
   a. Property boundary is being adjusted per the land swap previously presented to the city council, along the southwest side of the property, that will involve receiving some property from the city that is currently zoned R-5. Most of the property is zoned R-5, which reflects the current land use. A portion of the property is also zoned C-3, which does not reflect the current land use. The requested rezone is, essentially, housekeeping, establishing a single zone for a single parcel that reflects the existing, as well as the proposed, land use.

B. How is the proposed change in harmony with the City General Plan for this area?
   a. The existing use, as well as the proposed use for this parcel, of residential multifamily, is consistent with the 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?
   a. Not applicable.

D. How is the change in the public interest as well as the applicant’s desire?
   a. As mentioned, it cleans up an otherwise-inconsistently zoned parcel. Also, the zone change allows additional units to be constructed on the parcel, which will make feasible site amenities that increase the value of the property and the quality of the development.

Thank you for your consideration.

Sincerely,

Michael Staten, P.E.
Project Engineer
WILLMORE PARTNERS 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 - SUBDIVISION SITE PLAN APPROVAL</td>
<td>3,000.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS - REZONE REQUEST APPLICATION</td>
<td>250.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS - CONDITIONAL USE PERMIT</td>
<td>50.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,300.00</strong></td>
</tr>
</tbody>
</table>

CHECK: Check No: 2124

Total Applied: 3,300.00

Change Tendered: 0.00

07/25/2017 01:31PM
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 7-31-2017

APPLICANT NAME: RIVERDALE CITY/ROA
PHONE NUMBER: 801-394-5541

APPLICANT ADDRESS: 4100 SOUTH WEBER RIVER DR.
RIVERDALE, UT 84405

ADDRESS OF SITE: APPROXIMATE 500 WEST RIVERDALE RD.

PROPERTY OWNER: ROA OF RIVERDALE & RIVERDALE CITY

PRESENT ZONING: RESIDENTIAL R-4

PRESENT USE: VACANT PROPERTY

PROPOSED ZONING: COMMERCIAL C-2

PROPOSED USE: RETAIL/COMMERCIAL USE

PROPERTY ACREAGE: ROA = 3.64, CITY = 2.96, TOTAL = 6.6 ACRES

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? SEE MEMO ATTACHED

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

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?

[Signatures]
Signature of Applicant
Signature of Property Owner

I authorize _________________________________ 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: ___________________________
Date: July 31, 2017
To: Community Development Dept.
From: Rodger Worthen, City Administrator & City RDA Executive Director
SUBJ: Rezone of City and RDA Properties from Residential R-4 to Commercial C-2 Zone – Application

I am submitting a rezone application in behalf of Riverdale City and the City Redevelopment Agency on property located approximately 500 West Riverdale Road. The rezone request is to change current land use zone Residential R-4 to proposed Commercial C-2 zoning. The reason for the rezone request is prepare the land for a change of use from residential to commercial retail activities. The rezone of properties will benefit the City and RDA taxing entities with future commercial development offering new services to our residents and Weber County.

The Weber County parcel data and descriptions of the requested rezone are below, involving 9 parcels of land (3.64 acres) owned by the Redevelopment Agency of Riverdale and two parcels of land (2.96 acres) owned by Riverdale City. Since the parcels are owned by two differing agencies I have separated them accordingly for consideration but identified on a single rezone application.

REZONE PROPERTIES:

RDA Properties (total of 9 parcels = total 3.64 acres combined)

06-030-0032
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 622.47 FEET EAST, 708.87 FEET NORTH AND NORTH 38D21' EAST, 141 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCENORTH 38D21' EAST 110 FEET TO 500 WEST STREET SOUTHRIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 53D20'EAST 9.1 FEET AND NORTH 76D40' EAST 72.50 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON 500 WEST STREET SOUTH RIGHT-OF-WAY, 922.44 FEET NORTH AND 856.06 FEET EAST, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCENORTH 38D13' WEST 90.07 FEET; THENCE SOUTH 51D47' EAST 79.67 FEET TO OLD PROPERTY LINEFENCE COMMON TO BANDELY (30-0013) AND DEE A NICHOLS (30-0012); THENCE ALONG SAID LINE SOUTH 28D47' WEST 36.87 FEET; THENCENORTH 51D47' WEST 146.13 FEET, THENCE NORTH 29D49' EAST 8.03 FEET, THENCE NORTH 28D22' EAST 1.30 FEET, THENCE SOUTH 53D20' EAST 2.95 FEET, THENCE NORTH 38D13' EAST 60 FEET TO THE SOUTH RIGHT OF WAY OF 500 WEST STREET, THENCE SOUTH 53D20' EAST 9.10 FEET, THENCE NORTH 76D40' EAST 72.50 FEET TO THE TRUE POINT OF BEGINNING. Contains 0.2 acres

06-030-00363
PART OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT 622.47 FEET EAST, 708.87 FEET NORTH AND NORTH 38D21' EAST 141 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCENORTH 38D21' EAST 110 FEET TO 500 WEST STREET SOUTH RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 53D20' EAST 9.10 FEET AND NORTH 76D40' EAST 72.50 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON 500 WEST STREET SOUTHRIGHT-OF-WAY, 922.44 FEET NORTH AND 856.06 FEET EAST FROM SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG SAID RIGHT-OF-WAY NORTH 76D40' EAST 59.79 FEET, MORE OR
LESS, TONORTHEASTERLY CORNER OF BANDLEY PROPERTY (30-0013) COMMON TODEE A. NICHOLS (30-0012); THENCE ALONG SAID COMMON LINE SOUTH 3D42' WEST 46.47 FEET AND SOUTH 28D47' WEST 99.72 FEET; THENCE NORTH 51D47' WEST 79.67 FEET; THENCE NORTH 38D13' EAST 90.07 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. Contains .19 acres

06-030-0012
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 841.07 FEET EAST AND 757.17 FEET NORTH FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE NORTH 28D47' EAST 146.00 FEET; THENCE NORTH 3D42' EAST 64.5 FEET TO THE SOUTH LINE OF RIGHT-OF-WAY; THENCE SOUTH 71D21' EAST 109.8 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 26D38' WEST 226.5 FEET; THENCE NORTH 59D30' WEST 89.0 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.44 ACRES. TOGETHER WITH A RIGHT-OF-WAY. EXCEPT STREET (644-180). Contains .44 acres

06-030-0010
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 917.76 FEET EAST AND 712 FEET NORTH FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE NORTH 26D38' EAST 226.5 FEET TO THE SOUTH LINE OF RIGHT-OF-WAY; THENCE SOUTH 71D21' EAST 74.0 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 26D32' WEST 241.9 FEET; THENCE NORTH 59D30' WEST 74 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERDALE ROAD 574.09 FEET EAST AND 1082.26 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE ALONG SAID SOUTH LINE OF RIVERDALE ROAD NORTH 38D21' EAST 24 FEET; THENCE NORTH 58D21' EAST (NOTE: RECORD REFLECTS 53D21' EAST) 262.2 FEET, THENCE TO THE LEFT ON THE ARC OF A 35.00 FOOT RADIUS CURVE, THE LONG CHORD OF SAID ARC BEARSSOUTH 87D50' EAST 39.65 FEET, THENCE NORTH 57D30' EAST 71 FEET; THENCE NORTH 58D24' EAST 33.09 FEET, THENCE SOUTH 71D21' EAST 269.43 FEET, THENCE SOUTH 26D29' WEST 50.47 FEET, THENCE NORTH 71D21' WEST 257.8 FEET, THENCE NORTH 3D42' WEST 7 FEET, THENCE SOUTH 62D10' WEST 77.7 FEET, THENCE TO THE RIGHT ON THE ARC OF A 59 FOOT RADIUS CURVE, THE LONG CHORD OF SAID CURVE BEARS NORTH 85D35' WEST 62.96 FEET, THENCE NORTH 53D20' WEST 262.2 FEET TO THE SOUTH LINE OF RIVERDALE ROAD AND THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION THAT MAY LIE WITHIN STREET AS CONVEYED TO RIVERDALE CITY CORP BY DEED IN BOOK 644, AT PAGE 180. Contains .40 acres

06-030-0011
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 981.52 FEET EAST AND 674.44 FEET NORTH AND THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8, AND RUNNING THENCE NORTH 26D32' EAST 241.9 FEET TO THE SOUTH LINE OF RIGHT OF WAY, THENCE SOUTH 71D21' EAST 74.0 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 26D29' WEST 257.0 FEET; THENCE NORTH 59D30' WEST 74.0 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM ANY PORTION THAT MAY LIE WITHIN STREET AS CONVEYED TO RIVERDALE CITY CORPORATION BY DEED IN BOOK 644 AT PAGE 180, DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, TO WIT: A STRIPOF LAND 50 FEET WIDE BEING 25 FEET ON EAST SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING 1088.37 FEET
NORTHAND 578.17 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 53D20' EAST 237 FEET; THENCE NORTH 76D40' EAST 165 FEET; THENCE SOUTH 71D21' EAST 225 FEET. Contains .42 acres.

06-030-0008
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1135.00 FEET EAST AND 928.10 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE NORTH 34D31' EAST 305.05 FEET; THENCE SOUTH 55D52' EAST 62.5 FEET; THENCE SOUTH 32D57' WEST285.3 FEET TO THE NORTH LINE OF RIGHT-OF-WAY; THENCE NORTH 71D21' WEST 73.13 FEET ALONG SAID RIGHT-OF-WAY TO POINT OF BEGINNING. CONTAINING 0.45 ACRE. TOGETHER WITH A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERDALE ROAD 574.09 FEET EAST AND 1082.26 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE ALONG SAID SOUTH LINE OF RIVERDALE ROAD NORTH 38D21' EAST 24.0 FEET; THENCE SOUTH 53D21' EAST 262.2 FEET; THENCE TO THE LEFT ON THE ARC OF A 35 FOOT RADIUS CURVE THE LONG CHORD OF SAID ARC BEARS SOUTH87D50' EAST 39.65 FEET; THENCE NORTH 57D30' EAST 71.0 FEET; THENCE NORTH 58D24' EAST 33.09 FEET; THENCE SOUTH 71D21' EAST 269.43 FEET; THENCE SOUTH 26D29' WEST 50.47 FEET; THENCE NORTH 71D21' WEST 257.8 FEET; THENCE NORTH 34D42' WEST 7.0 FEET; THENCE SOUTH 62D10' WEST 77.7 FEET; THENCE TO THE RIGHT ON THE ARC OF A 59 FOOT RADIUS CURVE, THE LONG CHORD OF SAID CURVE BEARS NORTH 85D35' WEST 62.96 FEET; THENCE NORTH 53D20' WEST 262.2 FEET TO THE SOUTH LINE OF RIVERDALE ROAD AND POINT OF BEGINNING. EXCEPTION THEREFROM ANY PORTION THAT MAY LIE WITHIN STREET AS CONVEYED TO RIVERDALE CITY CORP. BY DEED IN BOOK 644 AT PAGE 180. Contains .45 acres.

06-030-0007
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1065.7 FEET EAST AND 951.49 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE NORTH 35D57' EAST 324.7 FEET; THENCE SOUTH 55D52' EAST 62.5 FEET; THENCE SOUTH 34D31' EAST 305.05 FEET TO THE NORTH LINE OF RIGHT-OF-WAY; THENCE NORTH 71D21' WEST 73.14 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING 0.48 ACRE. TOGETHER WITH A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERDALE ROAD 574.09 FEET EAST AND 1082.26 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE ALONG SAID LINE NORTH 38D21' EAST 24.0 FEET; THENCE SOUTH 52D21' EAST 262.2 FEET; THENCE TO THE LEFT ON THE ARC OF A 35 FOOT RADIUS CURVE, THE LONG CHORD OF SAID ARC BEARS SOUTH 87D50' EAST 39.65 FEET; THENCE NORTH 57D30' EAST 71.0 FEET; THENCE NORTH 58D24' EAST 33.09 FEET; THENCE SOUTH 71D21' EAST 269.43 FEET; THENCE SOUTH 26D29' WEST 50.47 FEET; THENCE NORTH 71D21' WEST 257.8 FEET; THENCE NORTH 34D42' WEST 7 FEET; THENCE SOUTH 62D10' WEST 77.7 FEET; THENCE TO THE RIGHT ON THE ARC OF A 59 FOOT RADIUS CURVE, THE LONG CHORD OF SAID CURVE BEARS NORTH 85D35' WEST 62.96 FEET; THENCE NORTH 52D20' WEST 262.2 FEET TO THE SOUTH LINE OF RIVERDALE ROAD AND THE POINT OF BEGINNING. EXCEPTION THEREFROM ANY PORTION THAT MAY LIE WITHIN STREET AS CONVEYED TO RIVERDALE CITY CORP. BY DEED IN BOOK 644, PAGE 180. Contains .48 acres.
06-030-0006
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 996.40 FEET EAST AND 974.88 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE NORTH 37D10' EAST 344.45 FEET; THENCE SOUTH 55D52' EAST 62.5 FEET; THENCE SOUTH 35D57' WEST 324.70 FEET TO THE NORTH LINE OF RIGHT-OF-WAY; THENCE NORTH 71D21' WEST 73.14 FEET ALONG SAID RIGHT-OF-WAY TO POINT OF BEGINNING. CONTAINING 0.51 ACRE. TOGETHER WITH A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERDALE ROAD 574.09 FEET EAST AND 1082.26 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE ALONG SAID SOUTH LINE OF RIVERDALE ROAD NORTH 38D21' EAST 24.0 FEET; THENCE SOUTH 53D21' EAST 262.2 FEET; THENCE TO THE LEFT ON THE ARC OF A 35 FOOT RADIUS CURVE, THE LONG CHORD OF SAID ARC BEARS SOUTH 87D50' EAST 39.65 FEET; THENCE NORTH 57D30' EAST 71.0 FEET; THENCE NORTH 58D24' EAST 33.09 FEET; THENCE SOUTH 71D21' EAST 269.43 FEET; THENCE SOUTH 26D29' WEST 50.47 FEET; THENCE NORTH 71D21' WEST 257.8 FEET; THENCE NORTH 3D42' WEST 7.0 FEET; THENCE SOUTH 62D10' WEST 77.7 FEET; THENCE TO THE RIGHT ON THE ARC OF A 59 FOOT RADIUS CURVE THE LONG CHORD OF SAID CURVE BEARS NORTH 85D35' WEST 62.96 FEET; THENCE NORTH 53D20' WEST 262.2 FEET TO THE SOUTH LINE OF RIVERDALE ROAD AND POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION THAT MAY LIE WITHIN STREET AS CONVEYED TO RIVERDALE CITY CORP. BY DEED INBOOK 644 PAGE 180. Contains .51 acres.

06-030-0005
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 927.1 FEET EAST AND 998.27 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE NORTH 38D18' EAST 364.24 FEET; THENCE SOUTH 55D52' EAST 62.5 FEET; THENCE SOUTH 37D10' WEST 344.45 FEET TO THE NORTH LINE OF RIGHT-OF-WAY; THENCE NORTH 71D21' WEST 73.14 FEET ALONG RIGHT-OF-WAY TO POINT OF BEGINNING. CONTAINING 0.55 ACRE. ALSO: THE FOLLOWING DESCRIBED RIGHT-OF-WAY TO BE USED FOR THE PURPOSE OF INGRESS AND EGRESS: PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERDALE ROAD 574.09 FEET EAST AND 1082.26 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE ALONG SAID SOUTH LINE OF RIVERDALE ROAD NORTH 38D21' EAST 24 FEET; THENCE SOUTH 53D21' EAST 262.2 FEET; THENCE TO THE LEFT ON AN ARC OF A 35 FOOT RADIUS CURVE, THE LONG CHORD OF SAID ARC BEARS SOUTH 87D50' EAST 39.65 FEET; THENCE NORTH 57D30' EAST 71 FEET; THENCE NORTH 58D24' EAST 33.09 FEET; THENCE SOUTH 71D21' EAST 269.43 FEET; THENCE SOUTH 26D29' WEST 50.47 FEET; THENCE NORTH 71D21' WEST 257.8 FEET; THENCE NORTH 3D42' WEST 7 FEET; THENCE SOUTH 62D10' WEST 77.7 FEET; THENCE TO THE RIGHT ON THE ARC OF A 59 FOOT RADIUS CURVE, THE LONG CHORD OF SAID CURVE BEARS NORTH 85D35' WEST 62.96 FEET; THENCE NORTH 53D20' WEST 262.2 FEET TO THE SOUTH LINE OF RIVERDALE ROAD AND THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION THAT MAY LIE WITHIN STREET AS CONVEYED TO RIVERDALE CITY CORP. BY DEED INBOOK 644 AT PAGE 180. Contains .55 acres.
Riverdale City Properties (total of 2 parcels combined 2.96 acres)

06-028-0006
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF THE WASHINGTON TERRACE ROAD WHICH IS NORTH 0D48' EAST 178.20 FEET ALONG THESECTION LINE, NORTH 67D50' EAST 619.90 FEET, SOUTH 38D00' EAST 149.00 FEET, NORTH 88D00' EAST 573.04 FEET "O SAID WEST LINE, AND NORTH 15D49'41" EAST 228.51 FEET ALONG SAID WEST LINE FROM WEST QUARTER CORNER OF SAID SECTION 8, AND RUNNING THENCE THREE COURSES ALONG SAID WEST LINE AS FOLLOWS: NORTHERLY ALONG THE ARC OF A 460.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 9.89 FEET, THENCE NORTH 71D05'22" WEST 0.26 FEET, THENCE NORTH 15D40'55" EAST 5.16 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 160.36 FEET (LC= NORTH 22D14'17" EAST 160.02 FEET, THENCE NORTH 63D31' WEST 253.87 FEET, MORE OR LESS, THENCE SOUTH 26D29' WEST 195 FEET, THENCE SOUTH 71D12'06" EAST 272.72 FEET TO THE POINT OF BEGINNING. Contains 1.13 acres.

06-028-0004
A PART OF THE NORTH-WEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTHRANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 0D48' EAST 178 FEET AND NORTH 67D50' EAST 619.9 FEET AND SOUTH 38D EAST 149 FEET AND NORTH 88D EAST 414 FEET AND NORTH 13D33' WEST 175 FEET AND EAST 145.4 FEET AND NORTH 36D EAST 649.1 AND NORTH 55D41'58" WEST 20.33 FEET FROM THE SOUTH-WEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8, RUNNING THENCE NORTH 56D07' WEST 241.67 FEET THENCE SOUTH 32D57' WEST 285.3 FEET, THENCE NORTH 71D21' WEST TO THE EXISTING NORTHEAST CORNER OF ROAD OWNED BY RIVERDALE CITY, THENCE SOUTH 18D39' WEST 50 FEET, THENCE SOUTH 26D29' WEST 60 FEET, THENCE SOUTH 63D31' EAST 253.87 FEET, MORE OR LESS, THENCE NORTHEASTERLY 148.02 FEET ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT (LC= NORTH 34D51'13" EAST 147.74 FEET); THENCE NORTH 40D55'27" EAST 222.88 FEET TO THE PLACE OF BEGINNING. Contains 1.83 acres.
AGENDA ITEM: E1

SUBJECT: Consideration to approve the Preliminary Site Plan and Plat for Greenhill at Riverdale Apartment Buildings Addition, property located approximately 4189 South 300 West, Riverdale, Utah 84405; requested by US Development & Riverdale Apartment Partners.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of approval

INFORMATION:

a. Executive Summary
b. Planner Review
c. City Engineer Letter
d. Department Reports
e. Application
f. Engineer Response
g. Storm Drain System
h. Site Plan

BACK TO AGENDA
Riverdale Apartment Partners has applied for a Multi-Family Residential Site Plan and Plat review and approval for apartment building additions to the Greenhill at Riverdale Apartments property located at approximately 4189 South 3000 West in a Multi-Family Residential R-5 zone (with a very small portion in a Residential R-4 zone that is proposed to be also rezoned to the R-5 zone). The proposed subdivision site plan is before the Planning Commission at this time for preliminary review and approval of the site plan and plat. A public hearing is required to consider this proposed site plan and plat. Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion for preliminary approval if the site plan and plat, preliminary approval with additional requirements, or no support for preliminary approval of the proposed Greenhill Apartments building additions site plan and plat with the appropriate findings of fact. Should this proposal receive preliminary approval, the site plan and plat would be updated and brought back to the Planning Commission for Final Site Plan and Plat recommendation consideration.

Title 10 Ordinance Guidelines (Code Reference)

This Development/Residential Subdivision Site Plan review is regulated under City Code 10-21 “Subdivisions” and City Code 10-9E and 9F “Multiple-Family Residential Zone (R-4)” and “(R-5)” respectively. This proposal is also affected by City Codes 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, and other various development standards found within the City Code.

The petitioner’s properties are currently listed in the County Records under the ownership of Riverdale Apartment Partners. These properties have been maintained as multi-family residential apartments and associated service buildings for many years.

Recently, the City Council approved a proposed small property swap of real estate to accommodate the proposed apartment building in the south of this property. As part of this property swap and in order to allow the proposed apartments to have the appropriate setbacks needed for their proposal, the Riverdale City leadership has submitted a rezone application for a large portion of property south of the Greenhill Apartments property (as jointly owned by Riverdale City and the Riverdale RDA) to change the zone from Multi-Family Residential (R-4) zoning to Neighborhood Commercial (C-2) zoning. This rezoning request will allow the City and RDA to also have a favorable shift in property zoning to allow for future commercial development of these associated properties.

Additionally, the Greenhill Apartments applicants have provided a conditional use application for the proposed building additions that is required to allow the development of more than 49 units within an R-5 zone. The conditional use permit would be considered for approval on the same night as the final
consideration of the site plan and plat for this project. The applicants have also provided a rezoning application to the City to rezoning all properties in the new plat from Multiple-Family Residential (R-4) and Regional Commercial (C-3) zoning to Multiple-Family Residential (R-5) zoning.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The Planning Commission should discuss these summaries and any noted Planning Commission and/or staff concerns.

Staff encourages the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the Planning Commission make a motion for preliminary approval if the site plan and plat, preliminary approval with additional requirements, or no support for preliminary approval of the proposed Greenhill Apartments building additions site plan and plat with the appropriate findings of fact.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Planned Commercial - High” and, although this project proposal is not a commercial project, it would be complimentary to the regional commercial uses in this area of the City.

Legal Comments - City Attorney

This appears to have numerous (some significant) issues that are still unresolved or have not been submitted. I'm not sure this is even close to being ready for a PC review as currently stands, without much more information being submitted

Administrative Comments - City Administrator

Signatures were added electronically. Comments are reflected accordingly.
Preliminary Site Plan Review – Greenhill at Riverdale Site Plan/Plat for Apartment Buildings, 4189 South 300 West

*Completed by Mike Eggett, Community Dev. Director on 8/1-2/2017*

**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 approve the preliminary site plan and plat, approve the preliminary site plan and plat with additional comments or concerns to be addressed by the developer, or not approve the preliminary site plan and plat proposal for the Greenhill at Riverdale Site Plan and Plat project.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Plan Submitted to City:</td>
<td>July 25, 2017</td>
</tr>
<tr>
<td>Date Application Submitted to City:</td>
<td>July 25, 2017</td>
</tr>
<tr>
<td>Date Fee Paid:</td>
<td>Paid on July 25, 2017 (see receipts for details)</td>
</tr>
</tbody>
</table>

**Subdivision/Site Plan – Preliminary Requirements**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVER SHEET</td>
<td>Provided</td>
</tr>
<tr>
<td>Title Block</td>
<td>Project name and address shown</td>
</tr>
<tr>
<td>Property Owner’s name, address, and phone number</td>
<td>Property Owner’s name, address, and phone number shown</td>
</tr>
<tr>
<td>Developer’s name, address, and phone number</td>
<td>RD Development, 9537 South 700 East, Sandy, Utah 84070, Contact: Ryan Anderson, 801-414-8360/801-990-4912</td>
</tr>
<tr>
<td>Approving agency’s name and address: Utility companies as applicable</td>
<td>Approving agency’s name shown on plat, but not cover sheet and address not shown; Utility companies information not shown</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Michael Staten, P.E., US Development, 1513 N Hill Field Road, Suite 2, Layton, Utah 84041, 801-589-2686</td>
</tr>
<tr>
<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
<td>Dennis Carlisle, PLS, Civil Solutions Group, Inc., 669 North 1890 West, Suite 47B, Provo, Utah 84601; 801-874-1432 ext 712; surveyor’s seal and signature not shown</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – most recent July 25, 2017</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
<td>Revision block shown for use</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
<td>Yes, shown and civil sheet index provided</td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td>Street names</td>
<td>Shown – 300 West identified on vicinity map and alta survey map</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers and addresses</td>
<td>Yes, one lot for apartments and all buildings identified with appropriate lettering; address already established</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tract ownership names shown; tax ID shown on project plat</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’ to 1”=10’)</td>
<td>Yes, scale is shown as 1”=60’ on project plat</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Existing easements, structures, and utility lines: Approval to cross, use, or relocate</td>
<td>Yes, identified on ALTA survey document; existing structures on site shown and identified on multiple sheets; existing utility lines shown on multiple sheets; unsure of approvals provided, if any needed, to cross, use, relocate</td>
</tr>
<tr>
<td>Space for notes</td>
<td>Yes, provided</td>
</tr>
<tr>
<td>Contours</td>
<td>Yes, shown on multiple sheets</td>
</tr>
<tr>
<td>Public areas</td>
<td>Sidewalks and curb/gutter shown on multiple sheets; no other public areas identified</td>
</tr>
<tr>
<td><strong>Vicinity Map</strong></td>
<td></td>
</tr>
<tr>
<td>Street names</td>
<td>Yes</td>
</tr>
<tr>
<td>Site location</td>
<td>Yes</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Scale</td>
<td>Note of “Not to Scale”</td>
</tr>
<tr>
<td><strong>PLAT SHEET</strong></td>
<td>Provided (3rd sheet in packet)</td>
</tr>
<tr>
<td><strong>Title Block</strong></td>
<td></td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name shown; address not shown</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; name is shown but address is not shown</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Michael Staten, P.E., US Development, 1513 N Hill Field Road, Suite 2, Layton, Utah 84041, 801-589-2686</td>
</tr>
<tr>
<td>Consulting Engineer’s stamp, signature, and license expiration date</td>
<td>Engineer’s stamp, signature, and license expiration date provided on multiple sheets</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – most recent July 25, 2017</td>
</tr>
<tr>
<td>Names of approving agents with titles, stamps, signatures, and license expiration dates</td>
<td>Names of utility/approving agents, titles, stamps, signatures not shown at this time, as may be applicable to application</td>
</tr>
<tr>
<td>Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)</td>
<td>Signature blocks for departments provided</td>
</tr>
<tr>
<td><strong>Layout</strong></td>
<td></td>
</tr>
<tr>
<td>Street Names</td>
<td>Shown – 300 West identified</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
<td>Yes, one lot for apartments buildings identified</td>
</tr>
<tr>
<td>Bearings and distances for all property lines and section ties</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Boundary and Legal description</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tract ownership names and tax ID shown on plat</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’)</td>
<td>Yes, scale is shown as 1”=60’</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Landscaping (location and type with area calculations)</td>
<td><strong>No landscaping plan shown or provided</strong></td>
</tr>
<tr>
<td>Location of exterior lighting devices, signs, and outdoor advertising</td>
<td>Location of existing exterior lighting devices and existing apartment signage locations shown, no new lighting or signs planned</td>
</tr>
<tr>
<td>Location of underground tanks, dumpsters, etc</td>
<td>Underground detention basin identified; dumpster locations identified</td>
</tr>
<tr>
<td><strong>Additional Information</strong></td>
<td></td>
</tr>
<tr>
<td>Benchmark</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Basis of bearings</td>
<td>Shown, defer to City Engineer review</td>
</tr>
<tr>
<td>Legend</td>
<td>Yes, shown on multiple sheets</td>
</tr>
<tr>
<td><strong>PLAN AND PROFILE SHEETS</strong></td>
<td>Provided</td>
</tr>
<tr>
<td><strong>Title Block</strong></td>
<td></td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name and address shown</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, <strong>this is not shown</strong></td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Michael Staten, P.E., US Development, 1513 N Hill Field Road, Suite 2, Layton, Utah 84041, 801-589-2686</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – July 25, 2017</td>
</tr>
<tr>
<td>Scale</td>
<td>Yes, scale is shown as 1”=30’</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
<td>Revision block shown for use</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
<td>Yes, shown and civil sheet index provided</td>
</tr>
<tr>
<td>General</td>
<td></td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Street names</td>
<td>Shown – 300 West identified</td>
</tr>
<tr>
<td>Lot numbers</td>
<td>Yes, one lot for apartments and all buildings identified with appropriate lettering</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Shown where applicable on sheets</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Shown on sheet C-1.0</td>
</tr>
<tr>
<td>Signage</td>
<td>Existing signage shown; no new signs planned; may inquire regarding future signage intent</td>
</tr>
<tr>
<td>Height</td>
<td>Not available</td>
</tr>
<tr>
<td>Size</td>
<td>Not available</td>
</tr>
<tr>
<td>Locations</td>
<td>Not available</td>
</tr>
<tr>
<td>Colors</td>
<td>Not available</td>
</tr>
<tr>
<td>Lighting</td>
<td>Not available</td>
</tr>
<tr>
<td>New and Existing Buildings</td>
<td></td>
</tr>
<tr>
<td>Height and Size (multiple buildings)</td>
<td>New buildings - Height = range of height unknown at this time; Building sizes = range of size unknown at this time; Existing buildings and utility structures shown on sheet C-1.0; may inquire for more details about the planned structures</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Location of buildings shown; some setbacks shown on sheet A1.1 for new buildings; dimensions for new buildings not identified, must conform to R-4/R-5 zoning standards</td>
</tr>
<tr>
<td>Type of construction</td>
<td>Unknown building materials and types of construction at this time; may inquire for more information</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
<td>Multiple Family Residential Units, clubhouse, fire pit, patio, and pool amenities proposed</td>
</tr>
<tr>
<td>Show handicapped access</td>
<td>ADA accessible ramps shown and identified</td>
</tr>
<tr>
<td>-------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td><strong>New and Existing Landscaping &amp; Percentage</strong></td>
<td>No landscaping plan provided</td>
</tr>
<tr>
<td>Number of trees</td>
<td>Not identified or known existing and new</td>
</tr>
<tr>
<td>Landscape plan showing all planting, hardscaping, berming, and watering</td>
<td>Not identified or known of existing and new and percentages associated with landscape plan</td>
</tr>
<tr>
<td>Xeriscaping alternatives being considered</td>
<td>Not identified or known existing and new</td>
</tr>
<tr>
<td><strong>New and Existing Walls and Fences</strong></td>
<td></td>
</tr>
<tr>
<td>Location, design, and height</td>
<td>Existing fence/walls identified on sheet C-1.0; proposed fences/walls shown on sheet C-1.1</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>Fence (unknown material), rock wall, concrete wall, and block wall</td>
</tr>
<tr>
<td><strong>New and Existing Ingress and Egress</strong></td>
<td></td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Yes, shown; size (width of drive access opening) of access points not identified</td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>Shown on sheet C-1.1, may discuss traffic movement if desired</td>
</tr>
<tr>
<td><strong>New and Existing Streets</strong></td>
<td></td>
</tr>
<tr>
<td>All access points</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Center lines</td>
<td>Shown, where applicable on sheets</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>Shown, but r-o-w not clearly identified</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Not shown if applicable, defer to City Engineer</td>
</tr>
<tr>
<td>Signing and striping</td>
<td>Any proposed signing installation should be coordinated with public works dept and paid for by applicant; any proposed roadway striping should be coordinated with public works;</td>
</tr>
<tr>
<td>Light poles</td>
<td>Sites of existing light poles shown on multiple sheets; no new lights proposed</td>
</tr>
<tr>
<td>Street lights</td>
<td>Sites of existing street lights shown on multiple sheets; no new lights proposed</td>
</tr>
<tr>
<td>Street name signs</td>
<td>Signing installation, if any, should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td>Stop signs</td>
<td>Signing installation, if any, should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td>UDOT approval (if required for project)</td>
<td>Not applicable to this 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>
<td>Yes, sidewalk-curb ramp shown and defined on sheet C-4.0; no other detail; defer to City Engineer</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>None available on the existing project or planned</td>
</tr>
<tr>
<td>New and Existing Storm Drainage</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Top of curb elevations</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing and new shown on multiple sheets</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Does not appear to be shown, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Some of this information shown, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Existing and new shown on multiple sheets</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>Storm drain waterways shown on multiple sheets</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Other than future City approval, unknown if other utility approval required; defer to City Engineer</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>Storm runoff and retention calculations shown on sheet C-2.0; defer to City Engineer</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Provided on sheet C-2.1; defer to City Engineer and PW Dir</td>
</tr>
<tr>
<td>New and Existing Sanitary Sewers</td>
<td></td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing and new shown on multiple sheets</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Does not appear to be shown, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Some of this information shown, defer to City Engineer</td>
</tr>
<tr>
<td>New and Existing Water Lines</td>
<td></td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Some of this information shown, defer to City Engineer</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Existing water meter location and size shown and identified on sheet C-3.0; existing fire hydrants shown, no new hydrants proposed, spacing and flows per FD Chief; type per public works</td>
</tr>
<tr>
<td>New and Existing Gas Lines</td>
<td></td>
</tr>
<tr>
<td>Size and type</td>
<td>Existing natural gas lines shown; no new gas lines shown to new buildings</td>
</tr>
<tr>
<td>New and Existing Electrical Lines</td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing and new location of electrical lines shown; size and type of electrical lines unknown</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing location of overhead power shown</td>
</tr>
<tr>
<td>New and Existing Telephone Lines</td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing and new location of telephone poles, junction boxes and associated manholes shown</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>New and Existing Cable TV Lines</td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Location of existing and new cable lines shown</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 shown if applicable, defer to City Engineer</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Shown on sheet C-4.0; defer to City Engineer</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Locations shown on sheet C-2.0; <strong>bicycle safe grates not identified</strong>; defer to City Engineer</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Shown on C-4.0 and C-4.1; defer to City Engineer</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Shown on C-4.1; defer to City Engineer</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
<td>May not be applicable; defer to City Engineer</td>
</tr>
<tr>
<td><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Soils report</td>
<td><strong>A geotechnical report has not been provided, but is anticipated to be completed and submitted</strong></td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Storm runoff and retention calculations shown on sheet C-2.0; defer to City Engineer</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
<td>Applicant to review with Public Works if needed</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
<td>None provided or anticipated with this project</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, provided as requested</td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>No renderings provided at this time</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Multiple-Family Residential (R-4 and R-5) Zone meets intended uses for site design as a conditional use permitted site plan</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, site designed for Multiple-Family Residential conditional use zoning density</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>Public Works, Fire Dept, Police Dept, City Administrator, and City Engineer comments</td>
</tr>
<tr>
<td>Traffic study</td>
<td>None appears required; defer to City Engineer</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>Preliminary Subdivision Site Plan and Plat being reviewed for approval by Planning Commission</td>
</tr>
</tbody>
</table>
31 July 2017

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: Greenhill at Riverdale
Subj: Plat and Site Plan Review #2

Dear Mike,

I have completed my review of the Plat and Improvement Drawings and submit the following comments which the Developer & his Engineer need to address.

The drawings are still very preliminary.

General Note:

*Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.*

1. An electronic copy of the Plat must be submitted to the Public Work Department Office for record keeping upon design completion and prior to approval signature of the final Plat.

Plat

1. A 10’ wide “Public Utility Easement” needs to be shown on the “Plat” around the perimeter of the Lot adjacent to the two existing roadways.

2. The street address note for “300 West” should also contain the word “Street”. The street right-of-way width should be shown on the Plat.

3. The written certificate statement in the “Surveyor’s Certificate” makes reference to “streets” which should be removed from the certificate paragraph since there is no dedication of streets required for this Plat. This same reference needs to be removed from the “Owner’s Dedication” certificate.
4. An address needs to be shown on the Plat for the one (1) lot.

5. In the Plat “Narrative” the last sentence is not complete and needs to be finished.

6. The signer’s of the “Owner’s Dedication” need their name placed on the Plat immediately below the signature line for identification.

7. The signers-seal boxes shown on the bottom right hand corner of the drawing should be removed and placed in the appropriate box.

8. The property corners between bearings/distances need to be shown on the Plat drawing with a note indicating that they are to be set on the property.

9. At the end of the “Boundary Description” the “square footage” should also be stated with the Plat “acreage”

10. The Plat does close within standard limits.

**Improvement Drawings**

1. Notes need to be placed on the Site Plan improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, concrete improvement, etc.

2. The Developer's Engineer presented many items yet to be resolved. These items must be resolved prior to receiving approval from our office.

3. A “Geotechnical Report” will need to be submitted for review. The report should address the depth of sub-base material for the paved areas, thickness of the roadbase and asphalt materials for the site pavement, soil percolation and the area of voids in the underground storm water storage sump – for storage volume calculations and other typical geotechnical report items.

4. Utility Plans concerns:

   **The Storm Water system is not approved and very little has been changed from our review in June 9, 2017. The Geotechnical Study needs to be prepared and utilized with the storm water design.**

   **Storm Water Storage**

   - The storage volume for the storm water should be near 23,000 cubic feet of water storage rather than 19,500 cubic feet shown. At about 90 minutes into the storm the peak occurs.
   - The utilities shown under the storm water facilities (underground storage facilities or open basins) will need to be relocated around these facilities.
   - Access/inspection manholes are required at the end of all underground chambers.
   - Specific design for the site is required to be submitted for review.
Prior to any discharge into underground storage facilities all storm water must go through facilities which remove floatable material, grit and oils and must be placed prior to the underground storage facility from filling with fine dirt and debris.

These facilities must be designed to handle the cubic feet per second collected prior to storage discharge. The volume sizing is required to be shown on the drawings.

A 12” freeboard berm or spill height above the spillway height is needed in the open detention basin design.

All open pipes will need to have a grate included with the piping for animal control.

This method of underground storm water storage is a “Class V - Injection Well System” and must receive approval from the “State of Utah” and the approval permit must be submitted to Riverdale City for record keeping.

The detention basin floor slope should be approximately 1% for positive drainage.

There is confusion as to how much water goes into the open detention basin. A collection zone could be shown it would help.

Where will the overflow spillway be located and how will the storm water flows from the overflow spillway be managed for the open detention basin?

**Storm Water Collection Piping**

- We would recommend that the minimum collection piping be 12” diameter rather than the smaller 8” diameter shown.
- All piping materials must be called out on the drawings.
- The collection volume for each pipe-run should be shown on the drawings along with slopes and boxes/manhole inverts.

**Culinary Water facilities:**

- Several buildings are not shown as being served with culinary water.
- Piping materials and pressure classification must be shown on the drawings.
- There appears to be only one fire hydrant on-site. The location and number of fire hydrants should be reviewed by the fire department.
- The location of water meters and backflow devices is needed to be shown on the drawings.
- I would recommend a master metered system. Will a new design vault be built?
- How will the irrigation water be made available for the landscaping? Show the connection and the detail connection piping and facilities.
- The culinary water service laterals will need to be called out using type k copper piping. A detail drawing showing the appropriate meter(s) size is needed to be included with the details.
- The fire line must be shown and labeled as such, complete.

**Sanitary Sewer facilities:**

- Piping materials and slope (existing and proposed pipeline should be shown on the drawings.
- Several buildings are not shown as being served with sanitary sewer discharge piping.

**5. Grading & Drainage**

- There are several pavement grades and cross-slopes shown which exceed a maximum recommended grade of 4%. Those steep grades approaching 8% should be reconsidered.
• Pavement thickness will need to be shown on the drawings.
• Waterway widths and details are needed on the drawings or is the rolled-curb being used?
• Details of collection boxes and manholes are needed in the drawings.

6. Landscaping & Other

• Landscaping plans need to be submitted with the plant, shrub and tree species, size and caliper shown.
• Irrigation plans should be submitted along with backflow details.
• Retaining wall designs.

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
Mike,

The following are my review comments for the Greenhill development. Thanks

Storm Water

1- Provide Long term/post construction Storm Water System Operation and Maintenance Plan with BMPs. This Document will need to be recorded with the plat.
2- Provide Storm Water Prevention Plan for construction site, include sweeping frequency, sign location, a note requiring all tracking onto city streets is swept daily, and clarify silt fence limits.
3- Provide detail drawings for storm water BMPS.
4- Notice of intent and permit filed with the state.
5- Provide orifice size, location and plan detail for each detention area.
6- Provide Hydrodynamic Separator or equivalent BMPS to remove pollutants from Storm Water.
7- Note on plans to certify retention capacity and elevation after it is installed.
8- Provide emergency overflow for detention ponds.
9- Provide cleanouts for underground detention.
10- Delineate collection area for each detention structure.
11- Consider alternatives on underground detention to eliminate the need for an injection well permit.

Water

1- Existing water meter is 4 inch, developer will need to remove existing 4inch and replace with 6 inch tap, meter vault and meter, etc.
2- A mainline shut off valve needs to be provided adjacent to the meter vault.
3- Show connection locations for irrigation system.
4- Provide backflow sizes, models and locations.

General

1- Note on plans requiring all construction and materials shall meet Riverdale City Standards and Specifications.
2- Note on plans requiring all missing, nonfunctioning, or damage surface improvements shall be replaced. (Sidewalk, Curb and Gutter, Fencing, etc.)
3- Provide detail drawings for improvements.
4- Provide geotech report.
5- Provide details for landscape plan.
Show existing utilities on plan.

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

From: Scott Brenkman
Sent: Mon 7/31/2017 11:29 AM
To: Mike Eggett
Subject: RE: Preliminary Review Documents for Apts Proposal at Greenhill at Riverdale

I have no 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: Mon 7/31/2017 10:55 AM
To: Mike Eggett
Subject: RE: Preliminary Review Documents for Apts Proposal at Greenhill at Riverdale

After a conversation with Randy this morning, as well as looking at the distances. I would still like to see a water flow report, just to verify that there have been no changes. They will also need to conduct their annual fire hydrant inspection for that private hydrant. Everything else looks good moving forward.

Thanks,

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

From: Rodger Worthen (City Administrator)
Sent: Wed 8/2/2017 9:39 AM
To: Mike Eggett
Subject: RE: Preliminary Review Documents for Apts Proposal at Greenhill at Riverdale

Mike-

Storm water management is critical on this piece. That is my only comment, it appears they are detaining their water, I would defer to Shawn on that issue. Overall, I have no comments on the plans themselves as per my review. I do need to discuss with Steve and you the methodology of recording the “Bow-tie” land swap of property or perhaps a land-exchange agreement that would resolve my concerns on how to exchange parcels is accommodated. I know the Fire Chief and Fire Marshall may want a hydrant or two installed???

I am fine with proposed applications.

Rodger W.
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL

CASE NO: 2017-04 DATE SUBMITTED: 7-25-2017

APPLICANT’S NAME: Riverdale Apartment Partners

ADDRESS: On File

PHONE: On File TAX I.D. NO: 06-028-0001

ADDRESS OF SITE: 4189 S 300 W, Riverdale, UT 84405

APPLICANT’S INTEREST: To add 30 units and amenities to existing apartment complex

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of 1 lots be approved on 5.60 of property in the R-5 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

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

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $100 per lot/unit
Fee: $3,000.00 Date paid: 7-25-2017

Planning Commission sets public hearing: Yes □ No ☑ Date of Public Hearing: N/A
Planning Commission scheduled to hear this application for site plan approval on:
Date: __________________ Decision of Commission: __________________

City Council sets public hearing: Yes □ No □ Date of Public Hearing: __________________
City Council scheduled to hear this application for site plan approval on:
Date: __________________ Decision of Council: __________________
RIVERDALE CITY CORPORATION  
4000 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405  
394-5541

Receipt No: 15.513205  
Jul 25, 2017

WILLMORE PARTNERS 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 - SUBDIVISION SITE PLAN APPROVAL</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS - REZONE REQUEST APPLICATION</td>
<td>$250.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS - CONDITIONAL USE PERMIT</td>
<td>$0.00</td>
</tr>
<tr>
<td>10-34-1500 ZONING &amp; SUB. FEES</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$3,300.00</strong></td>
</tr>
</tbody>
</table>

CHECK  
Check No: 2124  
$3,300.00  
Total Applied:  
$3,300.00

Change Tendered:  
$0.00

07/25/2017 04:31PM
July 25, 2017

Mike Eggett
Community Development Director
Riverdale City
4600 South Weber River Drive,
Riverdale, Utah 84405

RE: Residential Subdivision & Site Plan Application, Greenhill at Riverdale

Dear Mr. Eggett:

We have prepared site plans and a subdivision plat for submittal with the concurrent Rezone, Conditional Use Permit, and Residential Subdivision and Site Plan applications this afternoon. These plans have been previously reviewed by the city engineer and public works director, and comments have been provided. We have begun, but not completed incorporation of the feedback received into the site plans. Work that we are aware is, as yet, unresolved, includes:

- Reconciliation of the boundary labels of the site plans to match the subdivision plat and legal description, which was more-recently prepared based on the land swap agreement in progress.
- Detention overflow spillway and orifice detail and clarification
- Detail and clarification of storm water pretreatment
- Preparation of storm water maintenance plan and SWPPP for construction.
- Permitting of class V injection well – note that this is not typically required of underground detention systems that do not retain water for infiltration. We will research state requirements and provide documentation of compliance, whether it be permitting of the well or evidence that permitting is not required.
- Roof drain connections will be designed once building designs are provided. Existing buildings do not need modifications to connect to existing storm drain.
- Adding requirement on plans that detention capacity and elevation be verified post-construction.
- The meter size as shown on the plans was verified in person by direct observation.
- Irrigation and landscape detailing including backflow prevention specification
- Water usage calculations will be added
- Sanitary sewer flow calculations will be added.
- There is a note that we should show location and method of sewer lateral connection to the city main line. Please observe on the utility plan that no new sewer connections in the public way are proposed; that the two new buildings will connect to sewer lines within the site, one via wye/insert-a-tee connection, and one via coring into an existing manhole.
- Adding specification that construction meet Riverdale City standards and specifications
- Adding notation to the plans that all missing, nonfunctioning, or damaged surface improvements shall be replaced.
- Details will be added for retaining walls.

Changes to the plans include clarification of which parking areas are being regraded prior to pavement, minor changes to curb lines to reflect existing power and communications utilities that are to be preserved, and resulting changes to parking count, which still exceeds city requirements for the development.
With these exceptions noted, it is our intent that the plans be reviewed and that comments be provided, if any, as soon as possible so that any additional changes can be incorporated simultaneously to those described above.

Sincerely,

Michael Staten, P.E.
Shawn:

If you could please forward this email to Scott Nelson as well, I would appreciate it. He said that he hadn’t been able to discern, from the plans, how the storm drain system is intended to work. I’ve highlighted the attached plans, and have prepared a narrative below.

1. Existing buildings drain to the existing storm drain via downspouts to above-grade discharge, and then surface flow to inlet boxes. Proposed buildings will be similarly managed.
2. Existing and proposed storm drain lines are highlighted on the grading plan. New storm drain lines will be extended to serve the new buildings, and connected into the existing storm drain system.
3. The landscaped area between buildings B, C, and D, will be excavated and contoured to provide above-grade detention. The high water elevation in the basin is 4375.5. This will provide 9,973 cubic feet of the required 19,469 cubic feet total requirement.
4. A Stormtech system, consisting of HDPE chambers and 40% porous gravel around, wrapped in filter fabric, provides the remaining detention underground. This is located in the north parking lot. It has been laid out such that the high water elevation of the above-ground detention and that of the underground detention is the same at 4375.5. This enables the two locations to function as a single system.
5. The existing storm drain cleanout west of the underground detention will be removed and replaced with a control structure. This structure has two overflows in it. The weir highlighted in blue serves to divert influent into the isolator row of the underground detention. This isolator row provides pretreatment of the storm water before it is released to the city’s storm system. It provides a location for sedimentation and for separation of floating debris, and will be regularly inspected and cleaned out as needed as part of the development’s storm water management plan.
6. Runoff will enter this isolator row and percolate into the surrounding gravel. From there it will percolate into the other chambers, which discharge into a manifold that collects effluent and puts it back into the control structure, where the second weir will include an orifice, size to be specified per the 0.2 CFS/Acre release rate required, such that discharge of the treated storm water to the city’s system is metered as required.
7. In the event, should it occur, that the rate at which storm water can pass through the isolator row and into the surrounding gravel is exceeded by the inflow rate, the first of the two weirs will pass excess flow to the next chamber of the control structure without pretreatment.
8. In the event that the detention system fills to capacity and inflow is still greater than the metered discharge, the second weir of the discharge structure, highlighted in yellow, will function as an emergency overflow and pass excess flow into the storm drain that flows freely to the city system without restriction.
9. This system is not an injection well, in that it detains only, and is not a retention system that
only drains by infiltration into existing flow. True, some water will undoubtedly infiltrate, but at no greater rate than in an above-ground detention basin. EPA and state regulations for permitting, licensing, and/or inspecting of class V injection wells have not been applied to similar systems on any of the multiple projects that I have designed as an engineer nor that US Development has constructed. Rather, requirements for storm water pollution prevention, both during construction with a Storm Water Pollution Prevention Plan, and during operation with a Storm Water Management Plan, apply, and these documents are being prepared for implementation.

I believe that this should address all of your concerns, and all of Scott’s concerns regarding the storm drain system, except for he orifice size that will be provided. If you have further questions, or need clarification, let’s arrange a time to meet so we can go over it together.

Thank you.

**Michael Staten, P.E.**
Project Engineer
U.S. Development. Inc.
1513 North Hillfield Rd. Suite 2
Layton, Utah 84041
Mobile:1-801-589-2686
Office Ph:1-801-544-3443
Office Fx:1-801-544-0651