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:
      January 10, 2017 Work Session
      January 10, 2017 Regular Meeting
E. Action Items
   1. Consideration of Recommendation to City Council for Final Site Plan Approval of Verizon Wireless Rooftop Tower and Support Facilities, 4848 South 900 West, Riverdale, Utah 84405
      Presented by: Mike Eggett, Community Development
F. Discretionary Items
G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 20th day of January, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.
Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on January 10, 2016.

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION: a. Work Session Meeting Planning Commission Minutes 1/10/17
b. Regular Meeting Planning Commission Minutes 1/10/17

BACK TO AGENDA
Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, January 10, 2017, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

- **Commissioners:** Steve Hilton, Chairman
  - David Gailey, Commissioner
  - Robert Wingfield, Commissioner
- **Excused:**
  - Michael Roubinet, Commissioner
  - Lori Fleming, Commissioner
- **Excused:**
  - Blair Jones, Commissioner
  - Kathy Eskelsen, Commissioner
- **City Employees:**
  - Mike Eggett, Community Development
  - Jackie Manning, City Recorder
- **Others Present:**
  - No members of the public were present

Chairman Hilton welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance.

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

- Maverik may not be developing at the 5120 S 375 E (currently Chevron).
- Papa Johns, located inside Chevron, is no longer in business.
- Coleman property sale has been stalled indefinitely, and thus the previous rezone request is stalled.
- The City Council has requested an updated landscaping ordinance.
- Commissioners Fleming and Roubinet Planning Commission Terms will expire end of January; as such new appointments will need to be made by the Mayor.

Commissioner Fleming discussed the master plan in relation to the Coleman property (1378 West Ritter Drive) rezone request. She expressed if there was no intention from the City to allow a 6,000 square foot lot development for that area, she felt the master plan should be updated. She expressed concerns regarding legal ramifications for denying a rezone request. Mr. Eggett discussed the different categories of general plans. He further explained the Master Plan and General Plan are general term documents to allow flexibility for development. This allows the Planning Commission and City Council deference to make legislative decisions backed by the general plan. Mr. Eggett explained the more broad the general plan the more decision making is allotted to the legislative body.

Commissioner Fleming asked if Riverdale City could be faced with a lawsuit, in the event there was a developer who requested 6,000 square foot lots with how the general plan is currently written. Mr. Eggett stated as long as there is legitimate findings for denial he didn't feel there could be a lawsuit.

Commissioner Fleming referred to the recent Planning Commission meeting for the rezone request for the Coleman property and noted that during the meeting Commissioners were reminded by Mr. Eggett that they were only to address land use issues, instead of traffic or infrastructure. Mr. Eggett stated findings are crucial for rezone requests and if the Planning Commissioners had evidence for the impact of infrastructure or traffic impacts it would be sufficient for them to recommend denial for a rezone request.

Commissioner Fleming felt it was important to have the General Plan reflect the current desires of Riverdale City. Mr. Eggett explained City Staff gives information to rezone applicants regarding past requests for properties, so they are aware of the City's stance before they apply. He specifically stated minutes can be provided to applicants so they may see the challenges they could face. Mr. Eggett expressed caution on making the General Plan so detailed that it becomes restrictive or creates confusion as a result. Chairman Hilton recommended Mr. Eggett get confirmation from the City Attorney regarding this discussion, and if the City Attorney has a different opinion then the Planning Commission can revisit the opportunity to review the General Plan. Mr. Eggett felt the burden of evidence, such as previous denials for rezones was sufficient enough for the Planning Commissioners to deny a rezone request.

There was a brief discussion regarding the rezone review process. Chairman Hilton emphasized if the Planning Commissioners ever forward a negative recommendation to the City Council then the Commission should list legal findings within their motion. Mr. Eggett agreed.

Chairman Hilton asked about trainings for Planning Commissioners. Mrs. Manning explained there are many training videos available on the Utah League of Cities and Towns website. Mrs. Manning offered to send the Planning Commissioners a link to the training videos offered by the ULCT. Mr. Eggett stated he will bring forward trainings in the near future as well.
Mr. Eggett stated he will bring forth a landscaping ordinance, as requested by the City Council.

**Consent Items:**
Chairman Hilton asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the November 22, 2016 meeting. No changes were requested.

Chairman Hilton asked for any changes or corrections to the 2017 Annual Meeting Schedule and there were no changes requested.

**Action Items:**
Chairman Hilton invited discussion regarding the first action item, consideration of preliminary site plan approval for Verizon Wireless rooftop tower and support facilities, 4848 South 900 West, Riverdale, Utah 84405. Mr. Eggett summarized the executive summary.

Chairman Hilton inquired about elevations for this site plan. Mr. Eggett clarified their tower is 8 feet 4 inches from the top of Wal-Marts roof.

**Discretionary Items:**
Chairman Hilton invited discussion regarding discretionary items. Mr. Eggett did a brief training regarding characteristics of a successful planning commissioner as outlined by the ULCT.

**Adjourn:**
Having no further business to discuss the Planning Commission adjourned at 6:28 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Planning Commission Regular Meeting, January 10, 2017

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 10, 2017, at 6:31 PM, 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
                          Michael Roubinet, Commissioner
                          Robert Wingfield, Commissioner

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

Excused: Blair Jones, Commissioner
                          Kathy Eskelsen, Commissioner

Visitors: Daniel Thurgood

A. Welcome & Roll Call

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 are excused.

B. Open Communications

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

C. Presentations and Reports

Chairman Hilton turned the time over to Mr. Eggett who reported the following:
- Maverik may not be developing at the 5120 S 375 E (currently Chevron).
- Papa Johns, located inside Chevron, is no longer in business.
- Coleman property sale has been stalled indefinitely, and thus the previous rezone request is stalled.
- The City Council has requested an updated landscaping ordinance.
- Commissioners Fleming and Roubinet Planning Commission Terms will expire end of January; as such new appointments will need to be made by the Mayor.

D. Consent Items
1. Consideration of meeting minutes from the Planning Commission Meeting held on November 22, 2016.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the November 22, 2016 Work Session and Regular Meeting. There were no corrections/changes requested.


There were no corrections/changes requested.

MOTION: Commissioner Fleming moved to approve consent items as written. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of approving the consent items.

E. Action Items

Mr. Eggett summarized an executive summary which explained:

Verizon Wireless and Technology Associates, as represented by Daniel Thurgood, have applied for a Site Plan review for a new small cell tower installation and supporting facilities located on the Walmart building and adjacent to the south end of the building at approximately 4848 South 900 West in a Regional Commercial (C-3) zone. This site is the existing 900 West Walmart building and parking area. The property is currently owned by Wal-Mart Real Estate Business Trust. A public hearing is not required to consider this Site Plan proposal. If a preliminary site plan approval was provided, then this matter could move forward for final site plan consideration by the Planning Commission.
Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, and 10-16 “Sign Regulations”.

The proposed development parcel is located on the Walmart building site and building at 4848 South 900 West. The property is in a Regional Commercial C-3 zone and the desired use of this property, as a small cell tower installation, would be a conducive use in this zone.

Attached with this executive summary is a document entitled “Preliminary Site Plan Review – Verizon Wireless Small Cell Installation”; this is a supplementary document addressing items of note or concern as identified on the Commercial Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Commercial Site Plan documentation, there is a supporting written response sheet required by City Code 10-17-6(A.)(3.), supporting documentation showing the distance measurement of 1000 feet as required by City Code 10-17-8(C.), a written statement of FCC regulation compliance as required by City Code 10-17-9, and the proposed site plan addition drawings for the cell tower installation.

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

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

Daniel Thurgood, with Technology Associates in Murray, Utah, addressed the concerns listed in the Site Plan review, presented by Mr. Eggett. He stated there will be a parking stall area at Wal Mart they will use, though Verizon can’t officially claim one of Wal-Marts parking stalls. He explained no additional lighting will be added to the site. He stated Verizon does not currently have a fiber optic provider and explained it is currently out to bid. As such the utility easement is shown in the site plan. Once a fiber optic provider is selected Verizon will submit an application to Riverdale City to lay new fiber.

Mr. Thurgood stated this is a single small antenna; the purpose is for Wal-Mart instore and parking lot access. This site should also help a future site that is anticipated.

Commissioner Fleming asked the range of the small antenna. Mr. Thurgood explained 500 feet to 1,000 feet from the antenna contingent upon use.

There was no further discussion.

MOTION: Commissioner Roubinet moved to approve the preliminary site plan for the Verizon Wireless rooftop tower and support facilities, located 4848 South 900 West Riverdale, Utah 84405. The motion was seconded by Commissioner Fleming.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Hilton, Gailey, Fleming, Roubinet, and Wingfield all voted in favor of the preliminary site plan approval. The motion passed unanimously.

F. Discretionary Items

Chairman Hilton invited discussion regarding discretionary items and there were none.
G. **Adjournment**

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

The meeting adjourned at 6:47 PM.

Date Approved: **January 24, 2017**
AGENDA ITEM: E

SUBJECT: Consideration of Recommendation to City Council for Final Site Plan Approval of Verizon Wireless Rooftop Tower and Support Facilities, 4848 South 900 West, Riverdale, Utah 84405

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of approval.

INFORMATION:

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

BACK TO AGENDA
Planning Commission  
Executive Summary

For the Commission meeting on: 1-24-2017
Petitioner: Verizon Wireless/Technology Associates
Represented by Daniel Thurgood

Summary of Proposed Action

Verizon Wireless and Technology Associates, as represented by Daniel Thurgood, have applied for a Site Plan review for a new small cell tower installation and supporting facilities located on the Walmart building and adjacent to the south end of the building at approximately 4848 South 900 West in a Regional Commercial (C-3) zone. This site is the existing 900 West Walmart building and parking area. The property is currently owned by Wal-Mart Real Estate Business Trust. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to recommend final site plan approval for the Verizon Wireless small cell installation project site plan proposal, recommend final site plan approval of the proposed site plan proposal with any requested modifications/amendments, or not recommend final site plan approval of the Verizon Wireless small cell installation project site plan, with the respective findings of fact to support the decision. If a recommendation for final site plan approval was provided, then this matter would move forward for final site plan approval consideration by the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and 10-17 “Wireless Telecommunications Zoning Regulations”.

The proposed development parcel is located on the Walmart building site and building at 4848 South 900 West. The property is in a Regional Commercial C-3 zone and the desired use of this property, as a small cell tower installation, would be a conducive use in this zone.

Attached with this executive summary is a document entitled “Final Site Plan Review - Verizon Wireless Small Cell Installation”; this is a supplementary document addressing items of note or concern as identified on the Commercial Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer.

In addition to the Commercial Site Plan documentation, there is a supporting written response sheet required by City Code 10-17-6(A)(3.), supporting documentation showing the distance measurement of 1000 feet as required by City Code 10-17-8(C.), a written statement of FCC regulation compliance as required by City Code 10-17-9, and the proposed site plan addition drawings for the cell tower installation.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission act and make a motion to recommend final site plan approval for the Verizon Wireless small cell installation project site plan proposal, recommend final site plan approval of the proposed site plan proposal with any requested modifications/amendments, or not recommend final site plan approval of the Verizon
Wireless small cell installation project site plan, with the respective findings of fact to support the decision. If a recommendation for final site plan approval was provided, then this matter would move forward for final site plan approval consideration by the City Council.

General Plan Guidance (Section Reference)

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

Legal Comments - City Attorney

_____________________
Steve Brooks
Steve Brooks, Attorney

Administrative Comments - City Administrator

_____________________
Rodger Worthen
Rodger Worthen, City Administrator

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

Completed by Mike Eggett, Community Dev. Director on 1/4/2017, updated on 1/19/2017

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

<p>| Date Site Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | Dec. 20, 2016, updated on Jan. 12, 2017 |
|-------------------------------------------------------------------------------------------------------------------------------|
| Date Application Submitted to City: | December 20, 2016 |
| Date Fee Paid: | Paid on December 21, 2016 (see receipt for detail) |
| <strong>Site Plan – Preliminary Requirements</strong> | <strong>Departmental Review Comments</strong> |
| COVER SHEET | Provided |
| Title Block | |
| Project name and address | Project name and address shown |
| Property Owner’s name, address, and phone number | Wal-Mart Real Estate Business Trust, Mail Stop 0555, PO Box 8050, Bentonville, Arkansas 72716-8050, phone number unknown |
| Developer’s name, address, and phone number | Verizon Wireless, 9656 South Prosperity Road, West Jordan, Utah 84081, 385-707-7043 |
| Approving agency’s name and address: Utility companies if applicable | Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies affected not identified in submittal (if applicable) |
| Consulting Engineer’s name, address, and phone number | Towercom Technologies LLC, 5225 Wiley Post Way, Ste 410, SLC, Utah 84116, 801-336-4694, Ext. 170 |
| Licensed Land Surveyor’s name, address, phone number, signature, and seal | CIS Professional Land Surveying, 295 North 200 East, Mona, Utah 84645, 435-660-0816; seal and signature shown on survey sheet |
| Date | Yes – Nov. 4, 2016, updated on Jan. 12, 2017 |
| <strong>Revision block with date and initials</strong> | Revision block shown with dates and initial fields |
| <strong>Sheet number and total sheets</strong> | Sheet Index shown; 19 sheets identified |
| <strong>General</strong> | |
| <strong>Street names</strong> | Yes, shown |
| <strong>Layouts of lots with lot numbers</strong> | Only one lot impacted in site plan development |
| <strong>Adjacent tract ownership and tax identification numbers</strong> | Adjacent tract names and tax ID shown, where applicable to application |
| <strong>Scale (minimum 1”=50’ to 1”=10’)</strong> | Scale shown in packet |
| <strong>North arrow</strong> | Shown |
| <strong>Existing easements, structures, and utility lines: Approval to cross, use, or relocate</strong> | Existing easements identified, structures around site identified, existing utility lines shown; unsure of approvals provided to cross, use, relocate |
| <strong>Space for notes</strong> | Yes, provided |
| <strong>Contours</strong> | Yes, shown on sheets where applicable |
| <strong>Public areas</strong> | Parking areas, sidewalks, and curb/gutter shown on survey aerial imagery and on applicable sheets; no other public areas identified |
| <strong>Vicinity Map</strong> | |
| <strong>Street names</strong> | Yes |
| <strong>Site location</strong> | Yes |
| <strong>North arrow</strong> | Shown |
| <strong>Scale</strong> | Note of “Not to Scale” |
| <strong>Layout</strong> | |
| <strong>Landscaping (location and type with area calculations)</strong> | No impact or change required |
| <strong>Location of exterior lighting devices, signs, and outdoor advertising</strong> | Not applicable to this application; only building lighting from Walmart, no advertising or signs |
| <strong>Location of underground tanks, dumpsters, etc</strong> | Not applicable to this application |
| <strong>PLAN AND PROFILE SHEETS</strong> | Site Plan and supporting sheets provided |
| <strong>Title Block</strong> | |
| <strong>Project name and address</strong> | Project name and address shown |
| <strong>Approving Agency’s name and address</strong> | Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405 |</p>
<table>
<thead>
<tr>
<th>Consulting Engineer’s name, address, and phone number</th>
<th>Towercom Technologies LLC, 5225 Wiley Post Way, Ste 410, SLC, Utah 84116, 801-336-4694, Ext. 170</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>Nov. 4, 2016, updated on Jan. 12, 2017</td>
</tr>
<tr>
<td>Scale</td>
<td>Scale shown in packet</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
<td>Revision block shown with dates and initial fields</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
<td>Sheet Index shown; 19 sheets identified</td>
</tr>
<tr>
<td>General</td>
<td></td>
</tr>
<tr>
<td>North arrow</td>
<td>Shown</td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Lot numbers</td>
<td>Only one lot impacted in site plan development</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Shown on survey sheets</td>
</tr>
<tr>
<td>Signage</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Height</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Size</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Locations</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Colors</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Lighting</td>
<td>Not applicable</td>
</tr>
<tr>
<td>New and Existing Buildings (Structures)</td>
<td></td>
</tr>
<tr>
<td>Height and Size</td>
<td>New tower - Height = 32’8” from ground, 8’4” from top of Walmart roof, other equipment attached to south face of Walmart building; Tower size and supporting facilities = Tower approx. 49 sq. ft. space, Supporting facilities approx. 100 sq. ft., 10’ wide utility connector easement in parking lot area; Existing buildings shown in packet; may inquire for more details about the structure and proposed additions</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Tower – 56’8” from front building, 111’6” from south side of building; Supporting facilities attached to south face of building;</td>
</tr>
<tr>
<td><strong>Type of construction</strong></td>
<td>Typical industrial materials for cell tower structures and supporting facilities, cables, cable trays, antenna addition, privacy fencing, concrete</td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Type of occupancy and proposed uses</strong></td>
<td>No occupancy for use; cell tower structure uses</td>
</tr>
<tr>
<td><strong>Show handicapped access</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Landscaping &amp; Percentage</strong></td>
<td>No impact or change required</td>
</tr>
<tr>
<td><strong>Number of trees</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Landscape plan showing all planting, hardscaping, berming, and watering</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Xeriscaping alternatives being considered</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Walls and Fences</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location, design, and height</strong></td>
<td>New privacy fence and gate to be installed around supporting facilities adjacent to south of building, chain link with slats, approx. 7’ tall fencing around supporting facilities</td>
</tr>
<tr>
<td><strong>Materials proposed for construction</strong></td>
<td>Concrete, chain link with slats, rails, and posts</td>
</tr>
<tr>
<td><strong>New and Existing Parking</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location, area, and layout of off-street parking</strong>&lt;br&gt;(size of stalls, regular and handicapped)</td>
<td>Stalls provided in Walmart parking lot will be available to facility for employee usage; one parking stall identified on page C2;</td>
</tr>
<tr>
<td><strong>Location of employees’ parking, customer parking, and handicapped parking</strong></td>
<td>Established as shown in drawings; employee parking identified for technician use on page C2</td>
</tr>
<tr>
<td><strong>Internal circulation pattern</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Ingress and Egress</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location and size of points of ingress and egress for motor vehicles and internal use</strong></td>
<td>Site accessed from the south through the Walmart parking lot</td>
</tr>
<tr>
<td><strong>Circulation pattern</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>New and Existing Streets</strong></td>
<td></td>
</tr>
<tr>
<td><strong>All access points</strong></td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td><strong>Center lines</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Right-of-way lines</strong></td>
<td>Yes, shown by P.U.E. easement and lot line</td>
</tr>
<tr>
<td><strong>Face of curb lines</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Centerline slope</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Signing and striping</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Light poles</td>
<td>No new lighting proposed other than existing Walmart lighting on site</td>
</tr>
<tr>
<td>Street lights</td>
<td>Not applicable to site plan proposal; no new street lights planned</td>
</tr>
<tr>
<td>Street name signs</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Stop signs</td>
<td>Not applicable</td>
</tr>
<tr>
<td>UDOT approval (if required for project)</td>
<td>Not applicable</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>Already established along right-of-way of site; any damage to sidewalk to be replaced to City standards</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>Planting strips already established for Walmart</td>
</tr>
<tr>
<td>New and Existing Storm Drainage</td>
<td></td>
</tr>
<tr>
<td>Top of curb elevations</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Manholes</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>Established for Walmart, where applicable</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>Established for Walmart, little to no new impacts</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>New and Existing Sanitary Sewers</td>
<td></td>
</tr>
<tr>
<td>Manholes</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Established for Walmart</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>Established for Walmart</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Established for Walmart</td>
</tr>
<tr>
<td>New and Existing Gas Lines</td>
<td></td>
</tr>
<tr>
<td>Size and type</td>
<td>Established for Walmart</td>
</tr>
</tbody>
</table>
### New and Existing Electrical Lines

<table>
<thead>
<tr>
<th>Size, location, and type</th>
<th>Established for Walmart, new fiber cables being added into south parking lot and connecting to support facilities adjacent to building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of power poles</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

### New and Existing Telephone Lines

| Location of poles, junction boxes, and manholes | Existing location of existing telephone infrastructure not identified, if applicable; new fiber cables being added into south parking lot and connecting to support facilities adjacent to building |

### New and Existing Cable TV Lines

| Location of lines (if applicable) | Note on page C1 states that fiber line will be brought to meet point in the PUE for connection to available fiber services in right-of-way; new fiber cables being added into south parking lot and connecting to support facilities adjacent to building |

### DETAILED DRAWINGS

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

### ADDITIONAL INFORMATION

<p>| Soils report | Established for Walmart, not applicable to this site plan proposal |
| Drainage and runoff calculations | Established for Walmart, little to no new impacts |
| Water right transfer documentation | Not applicable |
| Copy of protective covenants, codes, and regulations for development | Not applicable |
| 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 | Yes, plans provided as requested |
| Building elevation renderings | Tower facility and supporting facility drawings provided in site plan packet proposal |</p>
<table>
<thead>
<tr>
<th>Corp of Engineers approval (if required)</th>
<th>Not applicable or required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>Engineering comments, along with Public Works, Police Department, and Fire Department comments have been provided; department reports support project and no noted concerns</td>
</tr>
<tr>
<td>Traffic study</td>
<td>No traffic study needed or applicable to this project</td>
</tr>
<tr>
<td>Tower Facility Siting Criteria Information (required per City Code 10-17-6(A.)(3.))</td>
<td>Yes, provided and written responses included in the site plan packet proposal; this request is attached to an “existing structure” per City Code 10-17-7(A.)</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>There are no outstanding staff concerns to be addressed; currently Final Site Plan being reviewed by Planning Commission, if approved to go to City Council for Final Site Plan approval</td>
</tr>
</tbody>
</table>
3 January 2017

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

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

Dear Mike,

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

Should you have any questions feel free to contact me.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

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

Mike,  

I have no concerns for the proposed tower addition. Thanks  

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

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

I do not have any concerns.  

Thanks,  

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

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

I see no issues.  

Thanks,  

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

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

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

APPLICANT'S NAME: Verizon Wireless / Technology Associates

ADDRESS: 5710 S. Green St., Murray, UT 84123

PHONE: 801-463-1020                      TAX I.D. NO: N/A

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

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

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

[Signatures]
Signature of Applicant
Signature of Property Owner

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

[Signature]
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 $200.00 for one acre per chart request

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

Planning Commission sc: public hearing: Yes ☐ No ☑ Date of Public Hearing: N/A

Planning Commission scheduled to hear this application for site plan approval on:
Date: 11/16/2017 Decision of Commission:

City Council set public hearing: Yes ☐ No ☑ Date of Public Hearing:

City Council scheduled to hear this application for site plan approval on:
Date: Decision of Council:
A) Environment: Surrounding uses to the proposed location of the new wireless telecommunication facility include commercial and open space. No residential uses or structures are in the vicinity. No known sites to the applicant are of historical significance.

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

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

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

E) Licenses and Permits: See attached licensed frequencies.


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

VERIZON TRANSMIT AND RECEIVE FREQUENCIES
Salt Lake and Utah Counties

Cellular B Frequencies – Call Sign KNKA259:
TX 880 – 890 and 891.5 – 894 MHz (the little part is also called B' or expanded spectrum)
RX 835 – 845 and 846.5 – 849 MHz

PCS E Frequencies – Call Sign KNLA696: (The Salt Lake BTA and the Provo BTA)
TX 1965 – 1970 MHz
RX 1885 – 1890 MHz

PCS F Frequencies – Call Sign KNLA696: (The Provo BTA)
TX 1970 – 1975 MHz
RX 1890 – 1895 MHz

PCS C1 Frequencies: (St. George BTA)
TX 1982.5 – 1990 MHz
RX 1902.5 – 1910 MHz

LTE Frequencies – Call Sign WQJQ694:
TX 746 – 757 MHz
RX 776 – 787 MHz

AWS Frequencies – Call Sign WQGB214:
TX 2110 – 2155 MHz
RX 1710 – 1755 MHz

PROVO MARKET AWS:
TX 2115 – 2130 MHz
RX 1715 – 1730 MHz

SALT LAKE MARKET AWS:
TX 2110 – 2130 MHz
RX 1710 – 1730 MHz

UT1 MARKET AWS:
TX 2120 – 2130 MHz
RX 1720 – 1730 MHz
December 20, 2016

Attn: Riverdale City, UT

Re: SAL Walmart Riverdale SC – Small Cell Project

Mr. Eggett,

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

Sincerely,

Robert C. Whitlock
RF Engineer
Verizon Wireless
GENERAL PROJECT NOTES:
1. CONTRACTOR is responsible for providing temporary barricades and/or fencing to protect the safety of the public during construction. The contractor shall remove all temporary barricades and repair all damage to property on the site caused by the construction. The cost of property damage is the contractor’s responsibility.
2. All work shall be in accordance with applicable local laws and regulations.
3. The contractor shall be responsible for the safety of all personnel at the site.
4. The general contractor shall be held responsible for any damages caused by the contractor or their subcontractors.
5. The contractor shall provide all necessary equipment and personnel for the completion of the project.
6. The contractor shall ensure that all work is performed in a manner consistent with safety regulations.

STRUCTURAL DESIGN CRITERIA:
All loads shall be in accordance with the International Building Code 2015. The structural design shall be performed by a registered professional engineer.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:
1. Contractor shall install antennas, mounts and other hardware in accordance with the manufacturer’s instructions.
2. All work shall be in accordance with the manufacturer’s instructions.
3. The contractor shall notify the fire department of any installation that may affect fire safety.
4. The contractor shall provide a means of access for fire department personnel.
5. The contractor shall provide a means of access for electrical service personnel.

EXCAVATION NOTES:
1. Excavations shall be limited to the area needed for the project.
2. All excavations shall be marked with temporary signs.
3. The backfill shall be compacted to prevent settlement.

CONCRETE NOTES:
1. All concrete shall be in accordance with the American Concrete Institute.

SAL WALMART RIVERDALE SMALL CELL INSTALLATION NOTES:
1. This work is subject to change or modification.
2. All work shall be in accordance with the specifications.
3. This work is subject to change or modification.
A parcel of land (10" x 10") for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Riverdale City, Weber County, Utah, said lease parcel completing a portion of Lot 1, River Park Drive Walmart Subdivision; more particularly described by metes and bounds as follows: Beginning at the south corner of Section 12, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence East 100 feet along the building line, thence South 100 feet, thence West 100 feet to the wall of said building, thence North 100 feet along said wall to the point of beginning. The above described parcel of land contains 100 square feet in area or 0.0023 of an acre or more or less.

LEASE AREA 1 LAND DESCRIPTION

A parcel of land (7" x 7") for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Riverdale City, Weber County, Utah, said lease parcel completing a portion of Lot 1, River Park Drive Walmart Subdivision; more particularly described by metes and bounds as follows: Beginning at a point 533.43 feet N 89°30'41" W along the section line and 547.78 feet South of the North 1/4 Corner of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence East 700 feet, thence South 700 feet, thence West 700 feet, thence North 700 feet to the point of beginning. The above described parcel of land contains 49 square feet in area or 0.0011 of an acre or more or less.

LEASE AREA 2 LAND DESCRIPTION

A parcel of land ten feet (10") wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Riverdale City, Weber County, Utah, said lease parcel completing a portion of Lot 1, River Park Drive Walmart Subdivision; more particularly described by metes and bounds as follows: Beginning at a point 432.98 feet N 89°30'41" W along the section line and 568.38 feet South of the North 1/4 Corner of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian; thence South 302.87 feet to the terminus of said centerline. The above described parcel of land contains 302.70 square feet in area or 0.007 of an acre or more or less.

UTILITY EASEMENT LAND DESCRIPTION

KEY NOTES

A) FOUND REFERENCE MONUMENTS TO ESTABLISH A POSITION OF THE NORTH 1/4 CORNER OF SECTION 18, T 5N, R 1W, SUBDIVISION [FIELD FOR ORIGIN OF SURVEY]
B) FOUND MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, T 5N, R 1W, SUBDIVISION [FIELD FOR ALIGNMENT]
C) FOUND MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, T 5N, R 1W, SUBDIVISION [FIELD FOR ALIGNMENT]
GENERAL ELECTRICAL NOTES:

1. Contractor shall comply with Verizon's Electrical Service Specifications and all local codes, laws, and ordinances applicable to electrical work.

2. The electrical distribution system shall be installed with all local and national codes, laws, and standards applicable to electrical work.

3. All electrical panels, subpanels, and transformers shall be installed with all local and national codes, laws, and standards applicable to electrical work.

4. All electrical switching, control, and protection devices shall be installed with all local and national codes, laws, and standards applicable to electrical work.

GENERAL GROUNDING NOTES:

1. Contractor is to comply with Verizon Wireless' grounding specifications. In the event that grounding conflicts with Verizon Wireless specifications, Verizon Wireless specifications shall apply.

2. All conductors shall be grounded to the equipment grounding conductor (EGC) as specified by the equipment grounding conductor (EGC) manufacturer.

3. All conductors shall be connected to the equipment grounding conductor (EGC) as specified by the equipment grounding conductor (EGC) manufacturer.

4. All equipment grounding conductors shall be connected to the equipment grounding conductor (EGC) as specified by the equipment grounding conductor (EGC) manufacturer.

5. All equipment shall be grounded to the equipment grounding conductor (EGC) as specified by the equipment grounding conductor (EGC) manufacturer.

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