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:
      November 28, 2017 Work Session
      November 28, 2017 Regular Meeting
E. Action Items
   1. Consideration to approve/issue a Conditional Use Permit for an Amended Infill Lot
      Development for property located at approximately 4300 South 1000 West, Riverdale,
      Utah 84405; requested by Jared and Brittany Olson.
      Presented by: Mike Eggett, Community Development
   2. Consideration to approve/issue a Conditional Use Permit regarding an automotive
      repair use request in a Regional Commercial (C-3) Zone for property located at
      approximately 4510 South 900 West, Suite 5, Riverdale, Utah 84405; requested by Arron
      Harper.
      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 8th day of December, 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 to approve meeting minutes

PRESENTER: Jackie Manning, City Recorder

INFORMATION:

a. November 28, 2017 Planning Commission Work Session

b. November 28, 2017 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, November 28, 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  
Blair Jones, Commissioner  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner  
Robert Wingfield, Commissioner  
Gary Boatright, Commissioner

Excused: Lori Fleming, Commissioner

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

Others Present: None

The Planning Commission Work Session meeting began at 6:00 p.m. Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Fleming who is excused.

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

- Floor and Décor moving forward in construction.
- Good Earth has their building permit.
- Building E, attached to Hobby Lobby, nearly complete and may be occupied soon.
- Johnny’s Dairy has closed.
- Upcoming Planning Commission items: Infill lot for the Olsen’s due to a redesign in their building plans

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 14, 2017 meeting. There were no corrections requested.

Action Items:

Chairman Hilton invited discussion regarding the first action item, Consideration to approve Preliminary Site Plan and Plat for Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC. Mr. Eggett summarized the executive summary and invited questions.

Mr. Eggett encouraged the Planning Commission to ask the applicant about any outstanding items of concern. Mr. Eggett discussed a request from the Public Works Director for a park strip to be added to the site for the purpose of snow collection during the winter months. Another question to be considered is the dumpster location.

Mr. Eggett discussed the access points for the project area and discussed the criteria in which the City is trying to work with the State to eliminate the median along Riverdale Road.

There was a discussion pertaining to access road points in the 550 West RDA area with an emphasis on development and promotion of better traffic flow.

Discretionary Items:

There were no discretionary items for this meeting.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:25 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, November 28, 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  
  - Blair Jones, Vice-Chair  
  - David Gailey, Commissioner  
  - Kathy Eskelsen, Commissioner  
  - Robert Wingfield, Commissioner  
  - Gary Boatright, Commissioner

- City Employees:  
  - Mike Eggett, Community Development  
  - Rodger Worthen, City Administrator  
  - Jackie Manning, City Recorder

- Excused:  
  - Lori Fleming, Commissioner

- Visitors:  
  - Eric Malmberg  
  - Bart Stevens

**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 Fleming who is excused.

**B. Open Communications**

There were no members of the public present during open communications.

**C. Presentations and Reports**

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

- Floor and Décor moving forward in construction.
- Good Earth has their building permit.
- Building E, attached to Hobby Lobby, nearly complete and may be occupied soon.
- Johnny’s Dairy has closed.
- Upcoming Planning Commission items: Infill lot for the Olsen’s due to a redesign in building plans

**D. Consent Items**

1. **Consideration of meeting minutes from the Planning Commission Meeting held on November 14, 2017.**

   Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the November 14, 2017 Work Session and Regular Meeting. There were no changes requested.

   **MOTION:** Commissioner Wingfield moved to approve consent items, meeting minutes as written. Commissioner Boatright seconded the motion.

   There was no discussion regarding this motion.

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

**E. Action Items**

1. **Consideration to approve Preliminary Site Plan and Plat for Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC.**

   Mr. Eggett summarized an executive summary which explained:

   Grand Slam Venture, as represented by Eric Malmberg/Jeff Randall, has applied for a Preliminary Site Plan and Subdivision Plat review of a restaurant/cafe located at approximately 4212 West Riverdale Road in a Community Commercial (C-2) zone. This site plan is being proposed for development on property that is within the Riverdale Road RDA area and currently owned by Grand Slam Ventures (GSV). A public hearing is not required to consider this Site Plan and Plat proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Krispy Kreme Riverdale site plan and plat proposal, approval of the proposed site plan and plat with any requested modifications, or not giving preliminary approval of the Krispy Kreme Riverdale site plan.
plan and plat. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan and Final Subdivision Plat recommendation consideration process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan and Subdivision Plat review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Community Commercial Zones (C-2)", 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 northeast corner of 500 West and Riverdale Road on property currently owned by Grand Slam Ventures, LLC. The property is in a C-2 zone and all uses listed in this zone are considered conditional and, therefore, would require the Planning Commission to consider a conditional use permit review before the proposal could advance to the City Council. It is anticipated that the Conditional Use Permit for this proposal could be reviewed at a future meeting with any consideration of final site plan and plat review. Per the applicant, the desired uses are restaurant/café and food production.

Attached with this executive summary is a document entitled “Preliminary Site Plan and Plat Review – Riverdale Krispy Kreme Riverdale (Riverdale Landing Phase 1 Subdivision)”; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, the Building Official, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how site lighting and signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this code when contemplating signage.

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.

Eric Malmberg, representative for Krispy Kreme, presented updated plans to the Planning Commissioners. Mr. Malmberg noted these updated plans address the majority of concerns as outlined in the department reports. Mr. Malmberg stated he is actively working with City Staff to determine the best location for the dumpster enclosure. Commissioner Jones suggested the applicant contact Robinson Waste Management to determine the garbage pick-up times, to allow better knowledge of how the garbage pick-up may impact Krispy Kreme’s customer peak hours. It was unknown whether or not the garbage pick-up would be daily or weekly.

Mr. Malmberg explained this Krispy Kreme will be a production facility. It was noted Krispy Kreme’s peak hours are between 5:00 a.m. and 10:00 a.m.

MOTION: Commissioner Jones moved to approve the Preliminary Site Plan and Plat for Krispy Kreme Riverdale (Riverdale Landing, Phase One Subdivision), property located approximately 4212 Riverdale Road, Riverdale, Utah 84405; requested by Grand Slam Ventures LLC. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Wingfield, Jones, Hilton, Gailey, Boatright, Eskelsen all voted in favor.

F. Discretionary Items

There were no discretionary items.

G. Adjournment

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

The meeting adjourned at 6:50 p.m.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: December 12, 2017
AGENDA ITEM: E1

SUBJECT: Consideration to approve/issue a Conditional Use Permit for an Amended Infill Lot Development for property located at approximately 4300 South 1000 West, Riverdale, Utah 84405; requested by Jared and Brittany Olson.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Executive Summary
b. Department Staff Reports
c. Application
d. Site Area
e. Site Plan with Utilities
f. Building Layout 12-6-17
g. Building Layout 11-15-17

BACK TO AGENDA
Planning Commission
Executive Summary
For the Commission meeting on: 12-12-2017
Petitioner: Jared and Brittany Olson

Summary of Proposed Action

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

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

Title 10 Ordinance Guidelines (Code Reference)

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

The infill lot development is currently owned by Jared S Olson and Brittany. Historically, this property has sat vacant off of 1000 West due to lack of appropriate frontage to meet zone requirements for a legal building lot. The original conditional use permit request for development of this infill lot was approved by the Planning Commission on June 13, 2017. Since that time, the applicant has had their plans reviewed by the financial entity processing their loan and has deemed that the applicants need to select a different housing configuration for this property in order to qualify for the loan. For this reason, this amendment to the previously approved infill lot development request is before the Planning Commission for review and consideration.

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

Staff recommends that the Planning Commission review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may exist. Staff would then recommend that the Planning Commission act accordingly to approve the amended request as submitted, approve the amended
request with the imposition of additional conditions and requirements to grant the request, or deny the amended infill lot development request with sufficient findings of fact to support the action.

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<td>Steve Brooks, Attorney</td>
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<th>Administrative Comments - City Administrator</th>
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<tr>
<td>Rodger Worthen, City Administrator</td>
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</table>
From: Shawn Douglas  
Sent: Mon 12/4/2017 2:48 PM  
To: Mike Eggett  
Subject: RE: Conditional Use Permits Review - Infill Lot Amend

Mike,

I don’t see any problems with the revised drawings. They will need to make sure their utilities are put in according to our specs. Thanks

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

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

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

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

- No updated commentary was provided by Mr. Sholly that would warrant any change in position

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

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

Sb

- No updated commentary was provided by Mr. Brooks that would warrant any change in position

From: Scott Brenkman  
Sent: Mon 12/4/2017 12:49 PM
To: Mike Eggett
Subject: RE: Conditional Use Permits Review – Infill Lot Amend

No concerns.

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

From: Rodger Worthen
Sent: Thu 6/8/2017 11:21 AM
To: Mike Eggett
Subject: RE: Infill Lot Development Request - PC Approval of Olson Home Plans

Mike-

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

Thank you

Rodger W.

- No updated commentary was provided by Mr. Worthen that would warrant any change in position

Mike Eggett Comments – Community Development Review of Zoning

- Lot size requirement of 8,000 square feet is met
- Frontage requirement of 70 feet cannot be met on this lot, hence this request; 60 foot frontage established along 1000 West
- Setbacks for main structure:
  o 25 foot front is met (54.5 ft at closest)
  o 8 foot side with total of 18 for side is met, west side yard is proposed to be 8 feet and east is more than enough distance
  o 25 foot rear is met (26 ft at closest)
- Height maximum for main structure is 2½ stories or 35 feet; proposed residence appears to be lower than this in the plan, as noted in home design drawings; maximum height for structure has not been identified
- Any future home building or structure addition to lot will need to connected to the proposed home structure for this lot
- Any accessory building will be subject to typical City Code requirements as found in R-2 Zoning Code (10-9C) and accessory building requirements as found in Regulations Applicable to All Zones (10-14).
- Development of lot will be subject to landscaping standards of the Riverdale City Code
CONSEQUENTIAL USE PERMIT
APPLICATION

DATE: 11/17/17
ADDRESS OF SITE: APOX 1000 W. 430 S. RIVERDALE UT 84405
APPLICANT'S NAME: JARED OLSON & BRITTANY OLSON
ADDRESS: On File
PHONE NUMBER: 

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

SITE PLAN RECEIVED BUILDING PLANS RECEIVED

Present Zoning of the Property: R2 Infill Lot Present Use of the Property: Vacant
Acreage of the Property: .65 Width of Property on the Street: 59 feet
Proposed Conditional Use of Property: Single Family Home

SIGNED: BRITTANY OLSON DATE: 11/17/17

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

JARED & BRITTANY OLSON
OWNER

AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONTAL USE ON:

DATE: ___________ DECISION OF COMMISSION: ___________

SIGNATURE OF CHAIRPERSON: __________________________ DATE: ________

PLANNING COMMISSION PUBLIC HEARING:

DATE: ___________ DECISION OF COMMISSION: ___________

SIGNATURE OF CHAIRPERSON: __________________________ DATE: ________

Fee $50.00 Date Paid: ___________ Receipt No. __________
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11/20/2017 2:20PM
2. Attic access 22" x 30" with closer & a switched light in attic space.

3. Exhaust fan, 60 CFM run exhaust duct to the outside.

4. Provide 30" min. width for the water closet and 24" clear in front.

6. 12"X12" min. opening installed to provide access to circulation pump.

7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.

8. 20 minute fire rated door

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all Manufacturer's specifications for installation of materials shall be followed.

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.

ATTIC RAILING

All exterior doors shall have a floor of landing on each side of the door. If the door is a required exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

IRRIGATION SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall be extended a min. of 10 feet above the roofline of the structure and shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3.1

FIREPLACES:

A fireplace shall not be located in an alcove, recess, or any other compartment, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (If no windows, a mechanical ventilation system shall be required. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

CIRCULATION PUMP

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no insulation to a level equivalent to the insulation on the surrounding surfaces.

To expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

The building contractor (construction professional) must certify and thoroughly verify dimensions, validity, and overall integrity of the plans, to the satisfaction of the building inspector. The building inspector is the final arbiter in the certification. At the time of construction, Creations West is relieved of liability and the building contractor assumes full responsibility.

NOTE:

I.R.C. M1305.1.3
AGENDA ITEM: E2

SUBJECT: Consideration to approve/issue a Conditional Use Permit regarding an automotive repair use request in a Regional Commercial (C-3) Zone for property located at approximately 4510 South 900 West, Suite 5, Riverdale, Utah 84405; requested by Arron Harper.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Executive Summary

b. Department Staff Reports

c. Application

BACK TO AGENDA
Mr. Harper has filed for a conditional use permit to request a new use for an automotive repair and service shop located at approximately 4510 South 900 West, Suite 5. This property is located in a Regional Commercial (C-3) zone and is within the Adamson Family building on 900 West. Within the C-3 zone matrix, “repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building” is established as a conditional use review for approval by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-3 zone. Previously this location was being utilized as an entertainment parlor and café. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive sales and service at this location with sufficient findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-10A "Commercial Zones (C-1, C-2, C-3)” and 10-19 “Conditional Uses”.

City staff has briefly discussed the building plan and details with Mr. Harper regarding this request for an approved change in commercial/retail uses at this location. Items of concern and discussion have been provided in the department staff report document. The applicant has also provided an aerial photo of the building location and a concept of the interior redevelopment plan. The applicant has stated that he understands the requirements of keeping an automotive shop clean and maintained and would make every effort to maintain the site in compliance with associated codes and standards for his industry.

The criteria for issuing a Conditional Use Permit approval is as follows (additionally, for more information regarding this zone please defer to City Code 10-10A):

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

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

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

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

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

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

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

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

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

Staff would encourage the Planning Commission to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive sales and service at this location with sufficient findings of fact to support the decision.

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<th>Legal Comments - City Attorney</th>
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| [Signature]  
| Steve Brooks, Attorney |

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<tr>
<th>Administrative Comments - City Administrator</th>
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</table>
| Rodger Worthen  
| Rodger Worthen, City Administrator |
From: Shawn Douglas  
Sent: Mon 12/4/2017 1:56 PM  
To: Mike Eggett  
Subject: RE: Conditional Use Permit Review - Auto Repair Shop request  

Mike,

My only concern would be with how they are to keep the oil, antifreeze and other contaminants out of the sanitary sewer. Does the building already have a separator on the sanitary sewer line? Is it adequate for the proposed use? If not they should provide us with their proposed solution for review. Thanks

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

_____________________________________________________

From: Jared Sholly  
Sent:  
To: Mike Eggett  
Subject: RE: Conditional Use Permit Review - Auto Repair Shop request

- No commentary was provided by Chief Sholly regarding his position with this request

_____________________________________________________

From: Scott Brenkman  
Sent: Mon 12/4/2017 12:48 PM  
To: Mike Eggett  
Subject: RE: Conditional Use Permit Review - Auto Repair Shop request  

I have no concerns.

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

_____________________________________________________

From: Rodger Worthen  
Sent:  
To: Mike Eggett  
Subject: RE: Conditional Use Permit Review - Auto Repair Shop request

- No commentary was provided by Mr. Worthen regarding his position with this request
CONolidAL USE PERMIT
APPLICATION

DATE 11/27/2017
ADDRESS OF SITE 4510 S 900 W, Suite 5, Riverdale, UT 84405
APPLICANT'S NAME Arron Evan Harper
ADDRESS On File
PHONE NUMBER

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

SITE PLAN RECEIVED ✔ BUILDING PLANS RECEIVED

Present Zoning of the Property: C-3 Present Use of the Property: Vacant
Acreage of the Property: 36,034 sf Width of Property on the Street: 193.34'
Proposed Conditional Use of Property: Automotive Repair

SIGNED: Date: 11/27/17
I authorize Arron Harper to act as my representative in all matters relating to this application.

Don Adamson
OWNER

AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:
DATE: ____________ DECISION OF COMMISSION: ____________
SIGNATURE OF CHAIRPERSON: ____________ DATE: ____________

PLANNING COMMISSION PUBLIC HEARING:
DATE: ____________ DECISION OF COMMISSION: ____________
SIGNATURE OF CHAIRPERSON: ____________ DATE: ____________

Fee $50.00 Date Paid: ____________ Receipt No. ____________
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
801-394-6541

XBP Confirmation Number: 37169149

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<td>Status: Successful</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Account #</th>
<th>Item</th>
<th>Quantity</th>
<th>Item Amount</th>
</tr>
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<tbody>
<tr>
<td>10369000</td>
<td>arron harpe</td>
<td>1</td>
<td>$50.00</td>
</tr>
<tr>
<td>Sundry Revenues</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL:** $50.00

Billing Information
ARRON I HARPER
, 84405

Transaction taken by: ojacobsen