RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MARCH 27, 2018

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

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call
B. Public Comment
   (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:
      February 27, 2018 Work Session
      February 27, 2018 Regular Meeting
E. Action Items
   1. Consideration of recommendation to the City Council regarding a Small
      Subdivision Preliminary and Plat approval, for Abbott Subdivision, site located
      approximately 5676 South Weber Drive, Riverdale, Utah 84405; requested by
      Jeff and Lori Abbott.
      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 23rd day of March, 2018 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. February 27, 2018 Planning Commission Work Session

b. February 27, 2018 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, February 27, 2018 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: Gary Boatright, Chairman  
   Robert Wingfield, Vice-Chair  
   Blair Jones, Commissioner  
   David Gailey, Commissioner  
   Kathy Eskelsen, Commissioner  

Excused: Steve Hilton, Commissioner  
   Lori Fleming, Commissioner  

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

Others Present: None  

The Planning Commission Work Session meeting began at 6:01 p.m. Chairman Boatright welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance with the exception of Commissioner Hilton and Commissioner Fleming, who were excused.

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

- Wasatch Choice Vision Work Shop for Planning Commissioners 02/28/18 at South Ogden City Hall from 4:00 p.m. to 6:00 p.m.
- Lady Janes Haircuts is now open
- Floor and Décor will open mid-April
- Building permit for Krispy Kreme
- The median located in front of the business Pep Boys (4240 S. Riverdale Road) is in discussion for removal
- Greenhill Apartments forthcoming 3 lot subdivision
- Brook Haven office space building may expand and add an additional building
- 1050 West is anticipated to have road improvements by the Utah Department of Transportation (UDOT)
- Interstate 15 will be extending the carpool lane from Layton to Riverdale (4400 South)

   There was a brief discussion regarding the potential occupants of the anticipated Brook Haven expansion.

Consent Items:

Chairman Boatright asked for any changes or corrections to the minutes for January 9, 2018 Regular and Work Session Planning Commission meeting. There were no corrections requested.

Action Items:

Chairman Boatright invited discussion regarding the first action item, consideration of conditional use permit approval for electronic sign request for McDonald’s, 909 West Riverdale Road, Riverdale, Utah 84405. Mr. Eggett summarized the executive summary and invited questions. There was a brief discussion regarding canopy location. It was noted there was no square footage change, just mainly a technology sign upgrade.

Discretionary Items:

Mr. Eggett provided the Planning Commission with an update regarding various proposed and passed bills in the 2018 legislative session.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:31 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Planning Commission Regular Meeting, February 27, 2018

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 27, 2018, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Gary Boatright, Chairman  
Robert Wingfield, Vice-Chair  
Blair Jones, Commissioner  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner  

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

Excused: Steve Hilton, Commissioner  
Lori Fleming, Commissioner  

Visitors: Travis Johnson, HomeTown Builders – McDonalds Sign  

A. Welcome & Roll Call  
The Planning Commission Meeting began at 6:33 p.m. Chairman Boatright 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 and Commissioner Hilton.  

B. Open Communications  
There were no members of the public present for open communications.  

C. Presentations and Reports  
Chairman Boatright turned the time over to Mr. Eggett who reported the following:  
- Wasatch Choice Vision Work Shop for Planning Commissioners 02/28/18 at South Ogden City Hall from 4:00 p.m. to 6:00 p.m.  
- Lady Janes Haircuts is now open  
- Floor and Décor will open mid-April  
- Building permit for Krispy Kreme  
- The median located in front of the business Pep Boys (4240 S. Riverdale Road) is in discussion for removal  
- Greenhill Apartments forthcoming 3 lot subdivision  
- Brook Haven office space building may expand and add an additional building  
- 1050 West is anticipated to have road improvements by the Utah Department of Transportation (UDOT)  
- Interstate 15 will be extending the carpool lane from Layton to Riverdale (4400 South)  

D. Consent Items  
1. Consideration to approve meeting minutes from the Planning Commission Meeting held on January 9, 2018.  
Chairman Boatright asked for changes or corrections to the Planning Commission meeting minutes for the January 9, 2018, Work Session and Regular Meeting. There were no changes requested.  

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

There was no discussion regarding this motion.  

CALL THE QUESTION: All voted in favor, the motion passed unanimously.  

E. Action Items  
1. Consideration of conditional use permit approval for electronic sign request for McDonald’s, 909 West Riverdale Road, Riverdale, Utah 84405; requested by Hometown Builders, Travis Johnson.  

Mr. Eggett summarized an executive summary which explained:  
Hometown Builders, on behalf of McDonald’s Restaurant Group, has filed for a conditional use permit as required by 10-16-10(B.) of the Riverdale City Code, to install replacement electronic messaging menu boards on the McDonald’s restaurant location at 909 West Riverdale Road. The Riverdale McDonald’s site is located within a C-3 zone. Per City Code, McDonald’s is permitted to have signs on their property at a ratio of three (3) square feet for each one (1) linear foot of occupied frontage and subject to a conditional use review for any proposed electronic signs. Following the presentation
Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-16 “Sign Regulations” and 10-19 “Conditional Uses”.

Community Development staff has discussed this electronic sign proposal for McDonald’s with project representatives associated with these menu board transitions. Currently, the menu boards are static menu signs at the 909 West Riverdale Road site and this would be a slight change to this location of the City. For discussion purposes, included are supplementary documents regarding this request which includes the sign permit application and conditional use application, proposed locations and sign imagery, and a description of the proposed electronic menu board signage and lumens impacts.

All electronic sign requests within the City are subject to City Code 10-16-10, which states:

10-16-10: ELECTRONIC SIGNS:

A. Definitions:

DIGITAL DISPLAY ON PREMISES: An on premises sign face that may display changing content that is allowed to be fully animated and is composed of electronically illuminated segments and/or a series of grid lights, including cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic, video boards, or other electronic media or technology. A sign is considered to be “on premises” if the sign is on the location of the business which is advertised or promoted on the sign.

ELECTRONIC SIGN: For the purpose of this section shall mean a digital display on premises sign.

FOOT-CANDLE: A unit of light measurement equal to one lumen per square foot and may be abbreviated “fc”.

B. Zones Where Allowed: Digital display on premises signs are a conditional use in all zones that allow advertising or informational signs provided that such signs comply with all requirements of this chapter. Electronic signs that advertise or promote businesses, products, activities, services, or events not located on the premises where the electronic sign is located are prohibited except the use of any on premises sign for the advertising of “not for profit”, “fundraising” events or philanthropic endeavors that do not give attention to businesses that are not located in Riverdale City.

C. Number Of Signs Allowed: Only one on premises electronic sign may be located on a lot but a lot may have an electronic sign and a non-electronic sign that are combined in one cabinet at one location (on a pole, monument, or building) provided that the total square footage of all signage on a lot complies with all aspects of this chapter.

D. Brightness: An on premises electronic sign shall not be excessively intense or brilliant. An electronic sign shall not display light of such intensity or brilliance as to cause glare or otherwise impair the vision of the driver of a motor vehicle on a public roadway or result in a nuisance to the driver of a motor vehicle on a public roadway. Any on premises electronic sign that exceeds the intensity levels in subsection D1 of this section shall constitute an excessively intense or brilliant sign and such sign is prohibited.

1. All digital displays shall be illuminated at a level no greater than 0.3 foot-candle over ambient light levels and shall employ light cutoff devices such as, but not limited to, louvers, in order to minimize light escaping above the horizontal plane. Foot-candle readings shall be measured at ground level at a distance shown in the intensity table.

INTEGRITY TABLE

<table>
<thead>
<tr>
<th>Sign Size (Square Feet)</th>
<th>Distance from Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 100</td>
<td>100 feet</td>
</tr>
<tr>
<td>101 - 300</td>
<td>150 feet</td>
</tr>
</tbody>
</table>

2. Notwithstanding the requirements of subsection D1 of this section, under no circumstances shall the light emanation from a digital display on premises sign be greater than 0.3 foot-candle as measured from the nearest residential property line.

3. All digital display on premises signs must be equipped with both a dimmer control and a photocell which automatically adjusts the display intensity according to natural ambient light conditions.

4. Residential Areas: Residential areas shall not be adversely impacted by any electronic sign or any other type of sign.

5. Sound: The use of sound is prohibited.

6. View Obstruction: Signs may not be constructed so as to obstruct the view of drivers of motor vehicles on a public roadway or entering a public roadway.

7. Public Property: Signs may not encroach on or project over public property or a public right of way.
I. Portable Electronic Signs: Portable electronic signs are prohibited.

J. Resemblance To Traffic Signal: No electronic sign may resemble or simulate any warning signal or any traffic lights or official traffic control signage.

K. Sign Shutoff: The digital display shall contain a default mechanism to turn the sign off in case of malfunction or shall be manually turned off within twenty four (24) hours of a reported malfunction.

L. Maximum Area: This type of on premises sign shall be restricted to a maximum area of three hundred (300) square feet. (Ord. 812, 8-21-2012)

General Plan Guidance (Section Reference)
The General Plan land use for this site is Planned Commercial - High

Travis Johnson, with Hometown Builders, felt the new signage would be an improvement to the existing signage. There are 70 McDonald's that are having their signage updated.

There was a discussion regarding construction and Mr. Johnson explained the businesses would remain open during construction, as they would do one drive thru lane at a time. The total construction time is approximately four days in length.

MOTION: Commissioner Wingfield moved to approve the conditional use permit approval for the electronic sign request for McDonald's, 909 West Riverdale Road, Riverdale, Utah 84405; requested by Hometown Builders, Travis Johnson. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Wingfield, Jones, Gailey, Eskelsen, Boatright all voted in favor, the motion passed unanimously.

F. Discretionary Items

There was a brief discussion regarding the recently discussed conceptual plans for the soccer fields, with an emphasis on location clarification. Mr. Eggett briefly discussed the need for an additional pedestrian bridge if those soccer fields are developed.

G. Adjournment

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

The meeting adjourned at 6:43 p.m.

Gary Boatright
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: March 27, 2018
AGENDA ITEM: E1

SUBJECT: Consideration of recommendation to the City Council regarding a Small Subdivision Preliminary and Plat approval, for Abbott Subdivision, site located approximately 5676 South Weber Drive, Riverdale, Utah 84405; requested by Jeff and Lori Abbott.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to approve.

INFORMATION:

a. Executive Summary
b. Planner Review
c. Department Reports
d. Engineer Letter/Review
e. Application
f. Preliminary Plat
g. Site Plan
h. SWPPP
i. Landscape Plan

BACK TO AGENDA
**Planning Commission**

**Executive Summary**

For the Commission meeting on: 03-27-2018

Petitioner: Jeff and Lori Abbott
Represented by Spencer Priest, Gardner Engineering

### Summary of Proposed Action

Jeff and Lori Abbott have applied for a Residential Subdivision Site Plan and Plat review and approval for the Abbott Subdivision proposed development located at approximately 5676 S. South Weber Drive in the Agricultural (A-1) zone. The proposed subdivision site plan is before the Planning Commission at this time as a small subdivision preliminary review for consideration to provide a recommendation to the City Council regarding the proposed subdivision plan and plat. A public hearing will not be required to consider this proposed subdivision. Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion to recommend City Council approval of the site plan and plat, recommend City Council approval with additional requirements, table the matter (to allow more time to refine the application and resolve outstanding issues), or not support a recommendation to City Council for approval of the proposed Abbott Subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive a recommendation to the City Council, then the site plan and plat would be brought forward to the City Council for Final Site Plan and Plat approval.

### Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Site Plan and Plat review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner’s properties are currently listed in the County Records under the ownership of the Ernest Schneider Jr Trust Agreement. These properties are undeveloped and have been maintained as agricultural properties or otherwise unused land for many years. Lori Abbott is a relative of Ernest Schneider and the Trust overseeing this property and will be the owner of the one acre (40,000 sf) new parcel on this property. The remainder will continue under the ownership of the Trust for the time being.

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 to recommend City Council approval of the site plan and plat, recommend City Council approval with additional requirements, table the matter (to allow more time to refine the drawing and resolve outstanding issues), or not support a recommendation to City Council for approval of the proposed Abbott Subdivision 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 "Agricultural" and this proposed project complies with this proposed land use.

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**Legal Comments – City Attorney**

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Steve Brooks, Attorney

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**Administrative Comments – City Administrator**

Rodger Worthen

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Rodger Worthen, City Administrator

Signatures were added electronically. There were no comments regarding this item.
**Preliminary Site Plan and Plat Review – Abbott Subdivision, 5676 S. South Weber Drive**

*Completed by Mike Eggett, Community Dev. Director on 3/21/2018*

**Recommendation:** City staff recommends that the Planning Commission examine and review this proposed small subdivision 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 Abbott Small Subdivision project.

<table>
<thead>
<tr>
<th>Date Plan Submitted to City:</th>
<th>March 5, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Application Submitted to City:</td>
<td>March 5, 2018</td>
</tr>
<tr>
<td>Date Fee Paid:</td>
<td>Paid on March 5 and 6, 2018 (see receipts for details)</td>
</tr>
</tbody>
</table>

**Subdivision/Site Plan – Preliminary Requirements**

<table>
<thead>
<tr>
<th>Departmental Review Comments</th>
</tr>
</thead>
</table>

**COVER SHEET**

**Title Block**

**Project name and address**

Project name shown; address not shown *(5676 S. South Weber Drive)*

**Property Owner’s name, address, and phone number**

Property Owner’s name and address shown on plat as developer; phone number not shown

**Developer’s name, address, and phone number**

Lori Abbott, 5460 South Weber Drive, Riverdale, Utah 84405, phone number not shown

**Approving agency’s name and address: Utility companies as applicable**

Approving utility companies information not shown

**Consulting Engineer’s name, address, and phone number**

Gardner Engineering, 5150 South 375 East, Ogden, Utah 84405, 801-476-0202

**Licensed Land Surveyor’s name, address, phone number, signature, and seal**

Gardner Engineering, 5150 South 375 East, Ogden, Utah 84405, 801-476-0202; surveyor’s seal shown on plat; signature not shown

**Date**

Yes – March 2, 2018

**Revision block with date and initials**

Revision block shown for use
<table>
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<tr>
<th><strong>Sheet number and total sheets</strong></th>
<th>4 total sheets, not numbered currently</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td>Street names</td>
<td>Shown – South Weber Drive</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers and addresses</td>
<td>2 lots shown, lot 1 identified with remainder parcel, address not identified yet (5676 S. South Weber Drive)</td>
</tr>
<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tract ownership names not shown; tax ID shown</td>
</tr>
<tr>
<td>Scale (minimum 1”=50’ to 1”=10’)</td>
<td>Yes, scale is shown as 1”=60’ on plat and 1’=20’ on plan sheet</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>No existing easements identified if any exist; no existing structures on site shown; existing utility lines not shown, if any; new cross use and access easements shown</td>
</tr>
<tr>
<td>Space for notes</td>
<td>Yes, provided</td>
</tr>
<tr>
<td>Contours</td>
<td>Yes – shown on all sheets</td>
</tr>
<tr>
<td>Public areas</td>
<td>Public areas identified where applicable; future curb, gutter, and sidewalk identified on site plan</td>
</tr>
<tr>
<td><strong>Vicinity Map</strong></td>
<td></td>
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<tr>
<td>Street names</td>
<td>Yes</td>
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<tr>
<td>Site location</td>
<td>Yes</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
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<tr>
<td>Scale</td>
<td>Note of “Not to Scale”</td>
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<td><strong>PLAT SHEET</strong></td>
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<td><strong>Title Block</strong></td>
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<tr>
<td>Project name and address</td>
<td>Project name shown; address not shown (5676 S. South Weber Drive)</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, this is not shown</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Gardner Engineering, 5150 South 375 East, Ogden, Utah 84405, 801-476-0202</td>
</tr>
<tr>
<td>Consulting Engineer’s stamp, signature, and license expiration date</td>
<td>Engineer’s stamp, license expiration date, and signature not provided at this time</td>
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<tr>
<td>Date</td>
<td>Yes – March 2018</td>
</tr>
<tr>
<td>Names of approving agents with titles, stamps, signatures, and license expiration dates</td>
<td>Names of approving agents, titles, stamps, signatures not shown at this time, as applicable to application</td>
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<tr>
<td>Name of approving departments (Attorney, Planning Commission, Mayor, Engineer)</td>
<td>Yes – shown</td>
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<tr>
<td>Layout</td>
<td></td>
</tr>
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</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
<td>2 lots shown, lot 1 identified with remainder parcel</td>
</tr>
<tr>
<td>Bearings and distances for all property lines and section ties</td>
<td>Shown, defer to City Engineer review</td>
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<tr>
<td>Boundary and Legal description</td>
<td>Shown, defer to City Engineer review</td>
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<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tract ownership names not shown; tax ID shown</td>
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<td>Yes, scale is shown as 1”=60’ on plat and 1’=20’ on plan sheet</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</td>
<td>Shown</td>
</tr>
<tr>
<td>Landscaping (location and type with area calculations)</td>
<td>Landscape plan provided with area calculations</td>
</tr>
<tr>
<td>Location of exterior lighting devices, signs, and outdoor advertising</td>
<td>No exterior lighting devices or subdivision signs anticipated</td>
</tr>
<tr>
<td>Location of underground tanks, dumpsters, etc</td>
<td>No underground tanks or dumpsters not anticipated for this site</td>
</tr>
<tr>
<td>Additional Information</td>
<td></td>
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<tr>
<td>Benchmark</td>
<td>Shown, defer to City Engineer review</td>
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<tr>
<td>Basis of bearings</td>
<td>Shown, defer to City Engineer review</td>
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<tr>
<td>Legend</td>
<td>Yes, shown</td>
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**PLAN AND PROFILE SHEETS**

<table>
<thead>
<tr>
<th>Title Block</th>
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<tbody>
<tr>
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<tr>
<td>Lot numbers</td>
<td>2 lots shown, lot 1 identified with remainder parcel</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Shown on plans</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Contours shown, existing natural impediments not shown, if applicable</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>New and Existing Buildings</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Height and Size (multiple homes)</td>
<td>New building - Height = range of height unknown at this time; Building size = approx 3500 sf residence and 1200 sf accessory; no existing buildings and utility structures identified; may inquire for more details about the planned structures</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Front = approx. 82.5 ft at nearest point; north side = 32.31 ft; rear = 96.13 ft; south side = approx. 57 ft at nearest point; accessory building setbacks shown; building footprints shown on drawing appear to meet R-1-8 zoning reqs</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>Single family residential use</td>
</tr>
<tr>
<td>Show handicapped access</td>
<td>Not applicable</td>
</tr>
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<table>
<thead>
<tr>
<th>New and Existing Landscaping &amp; Percentage</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of trees</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Landscape plan showing all planting, hardscaping, berming, and watering</td>
<td>Basic landscape plan shown and provided; watering/irrigation plan not shown, if applicable</td>
</tr>
<tr>
<td>Xeriscaping alternatives being considered</td>
<td>Yes, rock mulch location shown</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>New and Existing Walls and Fences</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Location, design, and height</td>
<td>Existing fence identified; no new fences/walls appear to be planned for site</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>No new fences/walls appear to be planned for site</td>
</tr>
</tbody>
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<tr>
<th>New and Existing Ingress and Egress</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Yes, shown</td>
</tr>
<tr>
<td><strong>Circulation pattern</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------</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>Yes, this is shown</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>Shown, but not identified and called out as r-o-w</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Shown as applicable</td>
</tr>
<tr>
<td>Signing and striping</td>
<td>Roadway striping, if any impact created, should be coordinated with public works</td>
</tr>
<tr>
<td>Light poles</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Street lights</td>
<td>No new lighting needed, except as req by UDOT</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>South Weber Drive is a UDOT roadway; UDOT approval is in process and is required for this project and subdivision</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>Future sidewalk location shown and cross section shown meeting city requirement for base depths</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>Shown, but not identified</td>
</tr>
<tr>
<td><strong>New and Existing Storm Drainage</strong></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</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Shown, as applicable</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>No ditches or waterways of note</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Other than future City approval, unknown if other approval required; defer to City Engineer</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>May not be applicable, defer to City Engineer</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Yes – SWPPP provided, defer to PW Director</td>
</tr>
<tr>
<td><strong>New and Existing Sanitary Sewers</strong></td>
<td></td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing and new shown</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td><strong>New and Existing Water Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Water meter locations not shown or identified, type per public works; no new planned valves shown; existing and new fire hydrants shown on subdivision plat</td>
</tr>
<tr>
<td><strong>New and Existing Gas Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size and type</td>
<td>Existing gas shown; new lines, if any, not shown</td>
</tr>
<tr>
<td><strong>New and Existing Electrical Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing and new location, size, and type of electrical lines not shown</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing and location of power poles not shown, if any on properties</td>
</tr>
<tr>
<td><strong>New and Existing Telephone Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing and new location of telephone poles, junction boxes and associated manholes shown, as applicable</td>
</tr>
<tr>
<td><strong>New and Existing Cable TV Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Location of existing and new cable lines shown, as applicable</td>
</tr>
<tr>
<td><strong>New Driveway Access</strong></td>
<td></td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Shown for driveway areas</td>
</tr>
<tr>
<td><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Soils report</td>
<td>A geotechnical report has not been provided, but is anticipated to be completed and submitted</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>May not be applicable, 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 needed or anticipated with this project</td>
</tr>
<tr>
<td>Three large full set of plan drawings (24x36), one 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><strong>Corp of Engineers approval (if required)</strong></td>
<td>Not applicable or required</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td><strong>Zoning compliance</strong></td>
<td>Yes, Agricultural (A-1) meets intended uses for site design</td>
</tr>
<tr>
<td><strong>RDA compliance (if applicable)</strong></td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td><strong>Use compliance</strong></td>
<td>Yes, site designed for Single-Family Residential home and accessory buildings at A-1 zoning density</td>
</tr>
<tr>
<td><strong>Engineering comments and letter of approval recommendation</strong></td>
<td>Police Dept, Fire Dept, Public Works Director, City Admin, and City Engineer comments provided</td>
</tr>
<tr>
<td><strong>Traffic study</strong></td>
<td>Not applicable, unless req by UDOT review</td>
</tr>
<tr>
<td><strong>All Planning Commission and City Staff conditions for approval have been met</strong></td>
<td>Currently consideration of Preliminary Subdivision Site Plan and Plat submission being reviewed for Planning Commission recommendation to City Council</td>
</tr>
</tbody>
</table>
From: Shawn Douglas  
Sent: Wed 3/21/2018 12:29 PM  
To: Mike Eggett  
Subject: RE: Abbott Subdivision - Two lot small subdivision proposal review  

Mike,  

I don’t have a concerns. Thanks  

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

From: Scott Brenkman  
Sent: Tue 3/13/2018 1:26 PM  
To: Mike Eggett  
Subject: RE: Abbott Subdivision - Two lot small subdivision proposal review  

No concerns for me.  
Chief Scott Brenkman  
Riverdale Police Department  
4580 S. Weber River Dr.  
Riverdale, UT 84405  
(801)394-6616  
sbrenkman@riverdalecity.com

From: Jared Sholly  
Sent: Wed 3/21/2018 10:32 AM  
To: Mike Eggett  
Subject: RE: Abbott Subdivision - Two lot small subdivision proposal review  

I have no issues.  

Jared Sholly  
Fire Chief  
Riverdale City Fire Department Cell: 801-628-6562  
Office: 801-394-7481
I have no comments on the proposal. I think the project would be good for the family and the city.

Rodger W.
12 March 2018

Riverdale City
4600 South Weber River Drive
Riverdale, Utah  84405

Attn:  Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: Abbott Subdivision
Subj: Plat & Improvement Drawings

Dear Mike,

I have reviewed the above referenced Preliminary Plat and the Improvement drawings and submit the following review comments, which should to be considered:

**General Comments:**

1. An electronic copy of the completed Plat & Improvement Plan drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the subdivision drawings.

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

**Plat:**

1. The Plat closes within the tolerance and standards of Riverdale City.
2. The approval signature block for the Planning Commission needs to be corrected to reflect approval by Riverdale City and not Farr West City.
3. The Utah Department of Transportation will need to give written access approval for the driveway approach.
4. The lot address will need to be assigned and placed on the drawings.
5. The bearing tie distance of 577.09 feet will need to have the footage symbol added to the drawing.
6. In the “Boundary Description” & the “Surveyor’s Certificate” the dedication language should be changed to reflect the dedication of one-lot or a single lot subdivision (rather than multiple lots) and the reference to parcels and street should be removed from the description to better reflect what is actually taking place.
7. In the “Surveyor’s Certificate” the reference to “the land use code” should indicated who’s land use code and a reference number.

**Improvement Drawings:**

1. All improvement with the right-of-way of Utah Department of Transportation will be required to have written approval by UDOT.
2. The new pavement depths for South Weber Drive will be required to be approved by UDOT.
3. The culinary water service pipe will be required to be Type K copper piping.
4. A detail drawing of the culinary water meter box will need to be added to the drawings.
5. A detail drawing of the sanitary sewer connection to the Riverdale City main line will need to be added to the drawings.
6. The materials for the sanitary sewer piping will need to be shown on the drawings.
7. The approximate depth of the sewer lateral connection should be shown on the drawings.
8. The width and limits for the culinary trench along with the patching material depth needs to be shown on the drawings (Specifications by UDOT).
9. A grading plan along the frontage of South Weber Drive needs to be submitted.
10. The developer will need to have a “Storm Water & Pollution Prevent Plan” registered with the State of Utah prior to construction.

Should you have any questions feel free to contact our office for clarifications.

Sincerely,

**CEC, Civil Engineering Consultants, PLLC.**

N. Scott Nelson, P.E.

*City Engineer*

Cc. Shawn Douglas, Public Works Director
    Jeff Woody, Building Official and Inspector
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL

CASE NO: 2018-01 DATE SUBMITTED: March 5, 2018

APPLICANT'S NAME: JEFF & LOVI ABBOTT

ADDRESS: On File

PHONE: 

ADDRESS OF SITE: APPROX. 5700 S. WEBER DRI

APPLICANT'S INTEREST: SMALL SUBDIVISION

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of 2 lots be approved on 10 acres of property in the A-1 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize Owner Person 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: $ 200.00 Date paid: 3-5-2018

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: 3-27-2018 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: 
Xpress Bill Pay - Payment Processing

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
801-394-5541

XBP Confirmation Number: 40963664

<table>
<thead>
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<th>Date: 03/05/2018 - 11:51:13 AM</th>
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<tbody>
<tr>
<td>Transaction Number: 81452251PT</td>
<td>Visa — XXXX-XXXX-XXXX-7296</td>
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<td>Status: Successful</td>
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<table>
<thead>
<tr>
<th>Account #</th>
<th>Item</th>
<th>Quantity</th>
<th>Item Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE PLAN APPROVAL</td>
<td>PlanDev Review</td>
<td>1</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

**TOTAL:** $100.00

Billing Information
LORI ABBOTT
84405

Transaction taken by: rboman

https://secure.xpressbillpay.com/common/payment_process.php

3/5/2018
XBP Confirmation Number: 41008863

Transaction detail for payment to Riverdale City.

<table>
<thead>
<tr>
<th>Account #</th>
<th>Item</th>
<th>Quantity</th>
<th>Item Amount</th>
</tr>
</thead>
<tbody>
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<td>SITE PLAN APPROVAL</td>
<td>PlanDev Review</td>
<td>1</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

**TOTAL:** $100.00

Billing Information
JEFF J ABBOTT
, 84405

Transaction taken by: rboman
WEBER COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING
PROPERTY BOUNDARY
ADJACENT PARCEL
SECTION LINE
EXISTING FENCE LINE
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING OVERHEAD LINE
EXISTING IRRIGATION LINE
EXISTING GAS LINE

NOTES:
1. ZONE A-1 CURRENT YARD SETBACKS: FRONT-30' // SIDE DWELLING-10'
   WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24' // REAR-30'.
2. CONTRACTOR TO COMPLY WITH RIVERDALE CITY STANDARDS.

LOT 1
CONT: 40,000 SF
0.92 AC

PROPOSED HOME
3500 SF ±

PROPOSED SHOP
1200 SF ±

PROPOSED CONCRETE DRIVEWAY
20'

FUTURE CURB DETAIL

LEGEND

GARDNER ENGINEERING

RIVERDALE CITY, WEBER COUNTY, UTAH

FOR LORI ABBOTT SUBDIVISION
LOCATED IN THE NW 1/4 SEC. 19, T5N, R1W, SLB&M

DATE
DRAWN:
SCALE:
DESIGN:
CHECKED:
DATE:

1 3-2-18
SILT FENCE (MIN. 36") SHOULD BE PLACED ON DOWNHILL SIDE OF FABRIC.

EROSION CONTROL NOTES:
1. Silt fences shall be placed at discharge locations to contain and divert storm water to prevent soil erosion.
2. An upstream buffer of six feet shall be constructed to contain the storm water and sediment to discharge areas.
3. Storm water shall be discharged into an existing drainage system. The discharge area shall be inspected prior to certification of occupancy and cleaned if necessary.
4. The storm water pollution prevention plan shall conform to all state division of environmental protection regulations.

ENTRANCE STABILIZATION NOTES:
1. Silt fences shall be placed at the entrances and exits to prevent silt from entering or leaving the site.
2. Static mixers should be used to prevent silt from entering the storm drain system.
3. Existing lines shall be inspected prior to certificate of occupancy and cleaned if necessary.
4. The storm water pollution prevention plan shall conform to all state division of environmental protection regulations.

STREET MAINTENANCE NOTES:
1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic when sediment becomes visible.
3. Use water washing to prevent discharge to the storm drain system.

NOTE:
Contractor shall complete and submit a state notice of intent (NOI) and a storm water pollution prevention plan.

SWPPP NOTES:
Contractor to install set pieces as mixed.

SWPPP POSTED
STABILIZED ENTRANCE W/ TRACKING PAD
CONCRETE WASHOUT AREA
SWPPP NOTES:
Contractor to install set pieces as mixed.

SWPPP POSTED
STABILIZED ENTRANCE W/ TRACKING PAD
CONCRETE WASHOUT AREA

NOTES:
1. Excess and waste concrete shall be disposed of off site or at designated waste facilities.
2. All concrete and water compositions shall be removed prior to the street or into a designated waste facility.
3. A designated waste facility shall be used for the storage and disposal of concrete.
4. Excess concrete shall be disposed of on site or at designated waste facilities.
5. All vehicles accessing the construction site shall utilize the designated entrance.
6. All concrete washout areas shall be used for the storage and disposal of concrete.
LANDSCAPE PLAN FOR LORI ABBOTT // ABBOTT SUBDIVISION LOCATED IN THE NW 1/4 SEC. 19, T5N, R1W, SLB&M RIVERDALE CITY, WEBER COUNTY, UTAH

LOT 1
CONT: 40,000 SF
0.92 AC

LANDSCAPING TOTALS:
1. LANDSCAPING AREA REQUIREMENT = 9,000 SF
2. GRAVEL LANDSCAPE AREA = 1,200 SF
3. GRASS / SOD LANDSCAPE AREA = 7,800 SF

LOT 1 CONT: 40,000 SF
0.92 AC

PROPOSED HOME
3,000 SF

PROPOSED SHOP
1,200 SF

CONCRETE DRIVEWAY

LEGEND

1. LANDSCAPING AREA REQUIREMENT = 9,000 SF
2. GRAVEL LANDSCAPE AREA = 1,200 SF
3. GRASS / SOD LANDSCAPE AREA = 7,800 SF

P:\2601 - MISC SURVEY\17133 - LORI ABBOTT\SURVEY\DWG\LORI ABBOTT.DWG

DRAWN: SCALE: DESIGN: CHECKED: DATE:

DATE: DWG.: DESCRIPTION: REVISIONS:

11-13-8

3-2-18