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. No action will be taken during public comment.
C. Presentations and Reports
D. Consent Items
   1. Consideration of approving meeting minutes from:
      a. July 10, 2018 Work Session
      b. July 10, 2018 Regular Meeting
E. Action Items
   1. Consideration of six month extension request for approved Second Site Plan Amendment for Riverdale Assisted Living Center, 1580 West Ritter Drive, Riverdale, Utah 84405. Requested by Josh Yeates.
      Presented by: Mike Eggett, Community Development
   2. Consideration of Preliminary Site Plan approval for Quick Quack Car Wash, 697 West Riverdale Road, Riverdale, Utah 84405. Requested by QQ Utah 3, LLC.
      Presented by: Mike Eggett, Community Development
   3. Consideration of recommendation to City Council for elected appointments of Chair member and Vice-chair member of the Planning Commission.
      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 10th day of August, 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. July 10, 2018 Planning Commission Work Session

b. July 10, 2018 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, July 10, 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: Robert Wingfield, Interim-Chair
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Steve Hilton, Commissioner

Excused: Blair Jones, Commissioner

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

Others Present: Amy Ann Spiers

The Planning Commission Work Session meeting began at 6:01 p.m. Interim-Chair Wingfield welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance with the exception of Commissioner Jones who is excused.

Presentations and Reports:
Interim-Chair Wingfield turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Gary Boatright, former planning commissioner, will be recognized for his dedication and service to the city.
- Amy Ann Spiers is present and will be ratified as a planning commissioner at the next City Council meeting.
- Grand Re-opening for Best Buy on July 13, 2018 at 9:30 a.m.
- El Pollo Loco is anticipating opening for business on July 20, 2018. There is no known grand opening at this time.
- Krispy Kreme continues construction.
- Tandy Leather and Just Girls Stuff have relocated their business.

Consent Items:
Interim-Chair Wingfield asked for any changes or corrections to the minutes for June 26, 2018 Regular and Work Session Planning Commission meeting. There were no corrections requested.

Action Items:
Interim-Chair Wingfield invited discussion regarding the first action item, Consideration of recommendation to the City Council regarding Final Site Plan and amended Plat approval for Brook Haven Office Building, located approximately, 4919 South 1500 West, Riverdale, Utah 84405. Mr. Eggett summarized the executive summary and invited questions. Any additional signage will be subject to additional approvals through a conditional use permit, as well as approval from the Utah Department of Transportation due to the proximity of the freeway.

Mr. Eggett presented the Commissioners with updated plans as well as updated comments from department members. The updated plans addressed former concerns as listed in the packet.

Interim-Chair Wingfield invited discussion regarding the second action item, consideration to elect chair and vice chair members for the Planning Commission, to be ratified by the City Council. There was a discussion regarding tabling this item, to be voted upon after the Planning Commissioner Amy Ann Spiers was ratified by the City Council.

Discretionary Items:
There was a discussion regarding the Coleman Farm Subdivision, which continues road construction.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:10 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, July 10, 2018, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Robert Wingfield, Interim-Chairman
Steve Hilton, Commissioner
David Gailey, Commissioner
Kathy Eskelsen, Commissioner

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

Excused: Blair Jones, Commissioner

Visitors: Norm Searle, Mayor
Amy Ann Spiers
Gary Boatright
Woody Woodruff
Shaun Young

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Interim-Chair Wingfield 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.

B. Public Comment

Interim-Chair Wingfield asked for if there were any public comments. Mayor Norm Searle thanked Gary Boatright for his years of service, as a planning commissioner. Mayor Searle discussed Mr. Boatrights work relating to the trail markers, which help to preserve Riverdale City's history.

C. Presentations and Reports

1. Recognition of Retiring Planning Commissioner for their Dedication and Service.

Mike Eggett, in Community Development, expressed appreciation to Gary Boatright and presented him with a small token in recognition for his planning commission service. Mr. Eggett noted each commissioner brings a different perspective to the commission.

Gary Boatright stated he has lived in Riverdale City his entire life and loves this community. He thanked for the opportunity to serve and felt the staff, elected and appointed officials were the best in the state.

2. Interim-Chair Wingfield turned the time over to Mr. Eggett who reported the following:

- Gary Boatright, former planning commissioner, will be recognized for his dedication and service to the city.
- Amy Ann Spiers is present and will be ratified as a planning commissioner at the next City Council meeting.
- Grand Re-opening for Best Buy on July 13, 2018 at 9:30 a.m.
- El Pollo Loco is anticipating opening for business on July 20, 2018. There is no known grand opening at this time.
- Krispy Kreme continues construction.
- Tandy Leather and Just Girls Stuff have relocated their business.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission meeting held on June 26, 2018.

Interim-Chair Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the June 26, 2018 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Eskelsen moved to approve consent items meeting minutes as written. Commissioner Gailey seconded the motion. There was no discussion regarding this motion. All voted unanimously in favor of the motion.

E. Action Items

1. Consideration of recommendation to the City Council regarding Final Site Plan and amended Plat approval for Brook Haven Office Building, located approximately, 4919 South 1500 West, Riverdale, Utah 84405.
Mr. Eggett summarized an executive summary which explained:

Rockworks Land Company, as represented by Shaun Young, has applied for a Final Site Plan and Amended Subdivision Plat review of a new three floor office building located at approximately 4919 South 1500 West Riverdale Road in a Regional Commercial (C-3) zone. This site plan is being proposed for development on property that is adjacent to other existing Brook Haven Office Buildings and currently owned by Rockworks Land, LLC. A public hearing is not required to consider this Site Plan and Amended Plat proposal. This site plan and amended plat proposal received Preliminary Approval from the Planning Commission on June 26, 2018. This project is now up for final recommendation consideration by the Planning Commission. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending Council approval of the Brook Haven Office Building #3 site plan and amended plat proposal, approval of the proposed site plan and amended plat with any requested modifications, or not recommending City Council approval of the Brook Haven Office Building #3 site plan and amended plat. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan and Final Amended Subdivision Plat approval consideration process with the City Council.

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 “Regional Commercial Zones (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 property located between Interstate 15 and 1500 West (also in the West Bench RDA area of the City) on property currently owned by Rockworks Land, LLC. The property is in a C-3 zone and the requested use of multi-use office space is a permitted use in this zone.

Attached with this executive summary is a document entitled “Preliminary Site Plan and Amended Plat Review – Brook Haven Office Building #3 (Brook Haven – A PUD 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 Fire Inspector, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

A Design Review Committee for this site proposal was held on June 29, 2018, wherein the Committee approved the submitted elevation renderings, landscaping, and signage proposals for this site. If this Final Site plan and Final Amended Subdivision Plat is approved, it will progress to the City Council for final approval.

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.

The applicant has been actively working to address staff concerns, as such new comments have been submitted by the fire inspector, Randy Koger, indicating he was comfortable with the updated plans. It was noted the future anticipated electronic sign will be approved as a conditional use permit at a future planning commission, also subject to approvals by the Utah Department of Transportation (UDOT) due to its location near Interstate 15.

Shaun Young, representative of Rockworks Land Company, stated there is currently a tenant on the main floor, with other floors begin negotiated with potential tenants. Mr. Young explained the three story design allowed for maximum parking. There was a discussion regarding the building design and it was noted it will be similar in materials as the existing Brookhaven building.

**MOTION:** Commissioner Hilton moved to provide a favorable recommendation to the City Council regarding the Final Site Plan and Amended Plat approval for Brook Haven Office Building, located approximately, 4919 South 1500 West, Riverdale, Utah 84405. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Wingfield, Hilton, Gailey and Eskelsen all voted unanimously in favor of the motion.

2. Consideration to elect chair and vice chair members for the Planning Commission, to be ratified by the City Council.

Mr. Eggett explained as Commissioner Boatright resigned from the planning commission there is a Chair vacancy. The consideration to elect a new chair and potentially vice chair, if Commissioner Wingfield was elected the new chair, is
before the body as they see fit. The recommendation would then be forwarded to the City Council for final ratification.

**MOTION:** Commissioner Hilton moved to table the chair and vice chair election until the newly appointed commissioner, Amy Ann Spiers, is ratified by the City Council and all planning commissioners are present to vote. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** All voted unanimously in favor of the motion.

**F. Discretionary Items**

There were no discretionary items.

**G. Adjournment**

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

The meeting adjourned at 6:45 p.m.

__________________________  _________________________
Robert Wingfield      Jackie Manning
Interim-Planning Commission Chair  City Recorder

Date Approved: August 14, 2018
AGENDA ITEM: E1

SUBJECT: Consideration of six month extension request for approved Second Site Plan Amendment for Riverdale Assisted Living Center, 1580 West Ritter Drive, Riverdale, Utah 84405. Requested by Josh Yeates.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to approve

INFORMATION:

a. Executive Summary

b. Letter Regarding Plat Extension

c. Drawings

BACK TO AGENDA
**Planning Commission**  
**Executive Summary**

| For the Commission meeting on: 08-14-2018 | Petitioner: Delyn and Josh Yeates  
Representing Riverdale Living, LLC. |

### Summary of Proposed Action

Riverdale Living, LLC, as represented by Delyn and Josh Yeates, has applied for a six-month extension for the previously approved Second Amended Site Plan and Plat review of the Riverdale Assisted Living Center at approximately 1580 West Ritter Drive in an Agricultural (A-1) zone. The original site plan was previously approved by the Riverdale City Council on August 2, 2011, updated on September 20, 2011, then known as Aunt Nancy’s Assisted Living Center, and was planned to be developed in two phases. An amended site plan was again approved for the Riverdale Assisted Living Center on July 5, 2016 for the project proposal (which included a development agreement that has been executed between the applicant and the City), and a second amended site plan and plat was previously approved on July 5, 2017. Additionally, a previous agreement was made with the developers that a rezone process to change the zoning to Low Impact Transition Overlay (LIT) Zone would occur once construction on the project has commenced. As part of this site plan approval process, a subdivision plat was created for the site and was anticipated to be recorded with Weber County. Unfortunately, the subdivision plat and plan has still not been recorded.

The project is being proposed for development on property currently owned by Riverdale Living, LLC. Per City Code 10-25-5(D.), an extension can be requested of the Planning Commission for up to six months for a previously approved site plan approval to lot to lapse. A public hearing is not required to consider this site plan extension request.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the requested six month extension for the Riverdale Assisted Living Center second amendment to the site plan and subdivision plat proposal, approve the requested six month extension to the site plan and subdivision plat with any additional direction as part of the approval, or not approve the requested extension for the Riverdale Assisted Living Center second amendment to the site plan and associated subdivision plat with the appropriate findings of fact. Should the applicants receive extension approval, they can then work towards starting the project with the knowledge that this project only has up to six months left to commence and get a building permit.

### Title 10 Ordinance Guidelines (Code Reference)

This request for extension of the final site plan approval is regulated under City 10-25-5 "Preliminary Plan Required". The Amended Site Plan review process is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-13b "Low-Impact Transition Overlay Zone (which is identified incorrectly in the Code as C-L, should be LIT)", "10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located at the west end of Ritter Drive on property currently owned by Riverdale Living, LLC. The property is in an A-1 zone and the desired use of this property, per federal
housing standards, would be allowed for this project to be developed on this site. Per the applicant, the desired use is assisted living care facility and ancillary services to the facility.

Attached with this executive summary is a letter from the applicant outlining the issues that have delayed progress on this project and a discussion of the current plans to acquire financing to move forward on the project. Generally, city staff is supportive of the developer’s efforts made to move forward with this project.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by the Planning Commission. Staff would then recommend that the Planning Commission make a motion to approve the requested six month extension for the Riverdale Assisted Living Center second amendment to the site plan and subdivision plat proposal, approve the requested six month extension to the site plan and subdivision plat with any additional direction as part of the approval, or not approve the requested extension for the Riverdale Assisted Living Center second amendment to the site plan and associated subdivision plat with the appropriate findings of fact. Should the applicants receive extension approval, they can then work towards starting the project with the knowledge that this project only has up to six months left to commence and get a building permit.

**General Plan Guidance (Section Reference)**

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

**Legal Comments - City Attorney**

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**Administrative Comments - City Administrator**

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Signatures were added electronically. There were no comments regarding this item.
July 17, 2018

Michael Eggett, MPA
Community Dev Director/RDA Deputy Exec Director
Riverdale City
4600 So. Weber River Drive
Riverdale, Utah 84405

Re: Riverdale Assisted Living Plat Extension

Dear Mr. Eggett,

Since our prior plat approval we have worked diligently to obtain construction financing and begin our project. We worked with a couple of difficult institutions that we felt misled us on various points in reference to our loan request, one of which was for an extended period of time, all the while leading us to believe that we were on the verge of a loan approval.

After many months of being dragged along we switched to a different lender and while they are much better than the previous bank, they are however, moving at a slower pace than we would prefer. Nonetheless, we have been assured that a decision is forthcoming and could be as soon as later this week. Once we have the loan commitment/approval, the loan should fund 3-4 weeks later and we will commence construction as soon as possible, we believe within 45 days.

We apologize for the delays and the aforementioned setbacks that have been frustrating for our group. However, this project is about to cross the finish line. Thanks for your understanding and we appreciate the opportunity to extend this plat approval.

Sincerely,

/s/ Josh Yeates
AGENDA ITEM: E2

SUBJECT: Consideration of Preliminary Site Plan approval for Quick Quack Car Wash, 697 West Riverdale Road, Riverdale, Utah 84405. Requested by QQ Utah 3, LLC.

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. Updated Plat Map
g. Letter from Elevate Engineering
h. Reciprocal Parking Easement Letter
i. Drawings

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 08-14-2018

Petitioner: QQ Utah 3, LLC.
represented by Joseph Earnest

Summary of Proposed Action

QQ Utah 3 LLC., as represented by Joseph Earnest, has applied for a Preliminary Site Plan review of a new car wash site and facilities located at approximately 697 West Riverdale Road in a cross-zoned parcel within the Regional Commercial (C-3) zone and the Light Manufacturing Use (M-1) zone. This site plan is being proposed for development on property that is adjacent to a tire repair store, a music store, and across from an automotive sales facility. The property is currently owned by River Corner, LLC. 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 giving preliminary approval of the Riverdale Quick Quack site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the Riverdale Quick Quack site plan. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan 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 "Regional Commercial Zones (C-3)", 10-11A "Light Manufacturing Use Zone (M-1)", 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 property south of Riverdale Road and east of 700 West on property currently owned by River Corner, LLC. The property is located in a mixed C-3 and M-1 zoned area and the requested use of car wash is a permitted use in these zones.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review - Quick Quack Car Wash"; 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 Fire Inspector, 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. Signage information for this site has been provided in your packet.

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 make a motion giving preliminary approval of the Riverdale Quick Quack site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of
the Riverdale Quick Quack site plan. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan recommendation consideration process with the Planning Commission.

**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**

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**Administrative Comments - City Administrator**

The drawings need to be updated to meet staff comments.

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<th>Rodger Worthen</th>
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<td>Rodger Worthen, City Administrator</td>
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Signatures were added electronically. Any comments are reflected accordingly.
Preliminary Site Plan Review – Quick Quack Car Wash, 697 West Riverdale Road

*Completed by Mike Eggett, Community Dev. Director on 8/6-7/2018*

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this proposed preliminary site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to provide preliminary site plan approval or not provide approval for the proposed Riverdale Quick Quack site plan with any additional comments or concerns to be addressed by the developer.

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<tr>
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**Site Plan – Preliminary Requirements**

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<td>COVER SHEET</td>
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<td>Property Owner’s name, address, and phone number</td>
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<td>Property owner’s name, address, and phone not shown on cover sheet; Owner is Crabtree Investments Inc.</td>
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<td>Developer’s name, address, and phone number</td>
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<td>Shown: Lonestar Builders, Attn: Joseph Earnest, QQ Utah County, PO Box 887, Springville, Utah 84663, 801-400-1944</td>
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<td>Approving agency’s name and address: Utility companies if applicable</td>
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<td>This is not shown on cover sheet of site plan: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies not identified on plans</td>
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<td>Consulting Engineer’s name, address, and phone number</td>
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<td>Elevate Engineering, Attn: Larvin Pollock, 492 West 1200 North, Springville, Utah 84663, 801-718-5993</td>
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<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
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<td>Legend Engineering, Attn: Corey Neerings, 52 West 100 North, Heber City, Utah 84032; 435-654-4828; seal and signature not shown, where applicable</td>
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<td>Names of approving agents with titles, stamps, signatures, and license expiration dates</td>
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<td>Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)</td>
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<td>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</td>
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<td>Location, design, and height</td>
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<td>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</td>
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<td>Location of employees’ parking, customer parking, and handicapped parking</td>
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<td>Internal circulation pattern</td>
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<td><strong>New and Existing Ingress and Egress</strong></td>
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<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
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<td>Circulation pattern</td>
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<td>Stop signs</td>
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<td>Location of catch basins</td>
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<td>Ditches, location and ownership</td>
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<td>Approval to pipe, reroute or use</td>
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<td>Calculations for retention system</td>
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<td>Method of storm water clean-up</td>
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<td>New and Existing Sanitary Sewers</td>
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<td>New and Existing Water Lines</td>
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<td>New and Existing Electrical Lines</td>
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<td>New and Existing Telephone Lines</td>
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<td>Location of poles, junction boxes, and manholes</td>
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<td>New and Existing Cable TV Lines</td>
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<td>Location of lines (if applicable)</td>
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<td>DETAILED DRAWINGS</td>
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<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
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<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
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<tr>
<td>Gutter inlet box with bicycle safe grate</td>
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<td>Cleanout box</td>
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<td>Thrust blocking</td>
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<td>Special energy dissipating or drop manholes</td>
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<td>ADDITIONAL INFORMATION</td>
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<tr>
<td>Soils report</td>
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<tr>
<td>Drainage and runoff calculations</td>
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<td>Water right transfer documentation</td>
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<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
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<td>Three (3) total 24” X 36” full sets of plan drawings, one (1) small full set of plan drawings (11”x17”), and one digital full set copy of plan drawings</td>
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<td>Building elevation renderings</td>
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<td>Corp of Engineers approval (if required)</td>
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<td>RDA compliance (if applicable)</td>
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<td>Engineering comments and letter of approval recommendation</td>
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<tr>
<td>Traffic study</td>
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<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
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Mike,

This is my review for Quick Quack. It is a mixed review using the two sets of plans. The next review may be different depending on the plans they provide. Thanks

**Water**

1-Provide correct meter box design specifications.

2-Provide correct meter setter and pipe type per Riverdale City Specifications.

3-Provide backflow preventer size, type and location.

4-Provide sprinkler /irrigation system design.

5-Provide proposed water usage peak demand and thousands of gallons per day.

**Sewer**

1-Provide proposed sewer flows including daily and peak flows. Are there ways to reduce peaking?

2-Work with city engineer to ensure there is capacity in sewer system.

**Storm Water**

1-Provide drainage system long term operation and maintenance plan with BMPS.

2-Long term operation and maintenance plan needs to be recorded with plat.

3-Orifice size, location and plan detail. Current plan may not meet city standards.

4-Provide for free board and emergency overflow on storm detention system.

5-Provide proposed storm water flows for 100 year event.

6-Notice of intent for storm water permit filed with the State of Utah.

7-Note on the plans to certify retention basin size, elevations, and capacity after construction.

8-Current information shows a carry out rate for water. Water needs to dried or removed from vehicles before they leave the site.
9-If underground retention is used; a permit for an injection well will need to be filed with the state. And a water pretreatment device (hydrodynamic separator or other highly effective BMP) will need to be installed on any piping entering the retention area.

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

---

**From:** Rodger Worthen  
**Sent:**  
**To:**  
**Subject:**

*No comments provided.*

---

**From:** Scott Brenkman  
**Sent:** Wed 7/25/2018 9:09 AM  
**To:** Mike Eggett  
**Subject:** RE: Quick Quack Car Wash Prelim Site Plan Submittal Review

I have no concerns and am happy with the proposed ingress/egress at the location.

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

---

**From:** Jared Sholly  
**Sent:** Thu 8/9/2018 11:17 AM  
**To:** Randy Koger  
**Subject:** RE: Quick Quack Car Wash Prelim Site Plan Submittal Review

I also do not see any issues.

*Jared Sholly*  
*Fire Chief*  
*Riverdale City Fire Department*
From: Randy Koger (Fire Inspector)  
Sent: Thu 8/9/2018 11:09 AM  
To: Mike Eggett  
CC: Jared Sholly (Fire Chief)  
Subject: RE: Quick Quack Car Wash Prelim Site Plan Submittal Review

Mike

I do not see any issues.

Randy S. Koger  
Fire Marshal/Code Enforcement Officer  
Riverdale City  
801-436-1241
23rd July 2018

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: Quick Quack Car Wash
Subj: Improvement Drawings Review

Dear Mike,

I have completed my review of the above referenced subdivision and submit the following comments for your consideration:

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

1. An **electronic copy** of the final Improvement Drawings and Details must be submitted to the Public Work Department for record keeping via our office, upon design completion and prior to approval of the final drawings from our office.

**Plat Drawing**

1. Will a “Plat” drawing be prepared? We would recommend that a “Plat” be developed and submitted. All existing easements will need to be shown once the developer obtains a new title report.

2. A cross-access easement will need to be considered at the northeasterly driveway.

**Improvement Drawings**

1. A “General Note” need to be placed on the “Improvement Drawing” pages stating the following:

    - All deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, street lights, fencing, etc.
• The driveways along 700 West Street which are being abandoned need to be shown on the drawings with notes to remove and replace with solid curb & gutter.

2. A “Geotechnical Report” needs to be prepared and submitted for review.

3. The Storm Water calculations for a 100-year event, 24-hour storm will need to be prepared and submitted for review (the storm water study submitted was for a 10-year event which will not be acceptable.
   • A storm water detention basin will need to be located on the site. The location with details is required.
   • The cross-section, landscaping and irrigation of the detention basin will need to be determined and submitted for review.
   • A note needs to be placed on the “Drainage Plans and Grading Plans” that upon completion of the detention basin construction the design engineer must survey and verify to the Riverdale City Public Works Director that the volume required for detention has been accomplished.
   • The detention basin will need to have a 12” minimum perimeter freeboard.
   • A “Orifice Structure Box” needs to be modified / designed to have an overflow compartment. The design will need to provide that a maintenance worker does not have to reach underwater to resolve any blockage to the orifice. The orifice structure box will need to be large enough for a maintenance person to safely enter.
   • The detention basin floor and walls need to be indicated with existing and finish contours, slopes with the basin floor having a minimum slope of 1% to avoid pooling of water following a storage event.
   • We would recommend that all roof drains collected and to be piped to the detention basin.
   • We would recommend that a concrete apron be designed and installed around all parking lot catch basins.

4. All old existing culinary water and sanitary sewer laterals which served other prior buildings must be located and the connection removed from the main pipeline.

5. We need to know the volume of water which will be discharged into the City sanitary sewer system. Public Work should determine if the capacity of the existing sanitary sewer will be jeopardized with this new use.

6. Details for the irrigation water connection and backflow device are required on the plans.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

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

CASE NO: 2018-04

APPLICANT'S NAME: QQ Utah 3 LLC - Joseph Earnest

ADDRESS: on file

PHONE: on file

TAX I.D. NO: 06-012-0005

ADDRESS OF SITE: 697 West Riverdale Road Riverdale UT 84405

APPLICANT'S INTEREST: Quick Quack Car Wash

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 31.873 SF/0.73 Acres of property in the C-3 Commercial zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize Joseph Earnest 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 - $200 per acre or portion of Fee: $140.00 Date paid: July 20, 2018 (See attached receipt)

Planning Commission set public hearing: Yes ☐ No ☑ Date of Public Hearing: N/A
Planning Commission scheduled to hear this application for site plan approval on:
Date: 8-14-2018 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:
**RIVERDALE CITY CORPORATION**  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405  
394-5541

**Receipt No:** 15.621912  
**Jul 20, 2018**

**OG UTAH 3; LLC**

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**07/20/2018 1:17 AM**
August 7, 2018

N. Scott Nelson, PE
Civil Engineering Consultants, PLLC.
(801) 866-0550

Re: Quick'Quack Car Wash

Engineering Comments

1. An electronic copy of the final Improvement Drawings and Details must be submitted to the Public Work Department for record keeping via. Our office, upon design completion and prior to approval of the final drawings from our office.
   Response: Noted

2. Plat Drawing – Will a “Plat” drawing be prepared? We would recommend that a “Plat” be developed and submitted. All existing easements will need to be shown once the developer obtains a new title report.
   Response: A plat is not planned as part of this development.

3. A cross-access easement will need to be considered at the northeasterly driveway.
   Response: It has come to our attention that the owner combined the previous 2 lots into one lot removing the need for a cross access easement.

4. A “General Note” need to be placed on the “Improvement Drawings” pages stating the following:
   - All deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, street lights, fencing, etc.
     Response: Note has been added to improvement drawings
   - The driveways along 700 West Street which are being abandoned need to be shown on the drawings with notes to remove and replace with solid curb & gutter.
     Response: Sheet C-1 has been updated to replace curb, gutter and sidewalk.

5. A “Geotechnical Report” needs to be prepared and submitted for review.
   Response: This has been submitted to the city.

6. The Storm Water calculations for a 100-year event, 24-hour storm will need to be prepared and submitted for review (the storm water study submitted was for a 10-year event which will not be acceptable).
   - A storm water detention basin will need to be located on the site. The location with details is required.
   - The cross-section, landscaping and irrigation of the detention basin will need to be
determined and submitted for review.

- A note needs to be placed on the “Drainage Plans and Grading Plans” that upon completion of the detention basin construction the design engineer must survey and verify to the Riverdale City Public Works Director that the volume required for detention has been accomplished.
- The detention basin will need to have a 12” minimum perimeter freeboard. A “Orifice Structure Box” needs to be modified / designed to have an overflow compartment. The design will need to provide that a maintenance worker does not have to reach underwater to resolve any blockage to the orifice. The orifice structure box will need to be large enough for a maintenance person to safely enter.
- The detention basin floor and walls need to be indicated with existing and finish contours, slopes with the basin floor having a minimum slope of 1% to avoid pooling of water following a storage event.
- We would recommend that all roof drains collected and to be piped to the detention basin.
- We would recommend that a concrete apron be designed and installed around all parking lot catch basins.

Response: Calculations have been updated for the 100 yr storm event. A note for verification of detention volume has been added. I don’t believe an “Orifice Structure Box” will be necessary with this system as it will be easily accessible in a large perforated manhole. Roof drains will go to the storm drain system. The entire parking surface will be concrete so a concrete apron will not be necessary.

7. All old existing culinary water and sanitary sewer laterals which served other prior buildings must be located and the connection removed from the main pipeline.

Response: A note has been added to the utility plan. Some of the laterals where not picked up in the survey and they will have to pothole and find them prior to construction.

8. We need to know the volume of water which will be discharged into the City sanitary sewer system. Public Work should determine if the capacity of the existing sanitary sewer will be jeopardized with this new use.

Response: A water and sewer usage letter is attached with this submittal.

9. Details for the irrigation water connection and backflow device are required on the plans.

Response: This will be submitted with the irrigation plan completed by RDL Design. We are about 1-2 weeks out from getting this plan.

Please let me know if you have further questions regarding this project.

Thank you,

Larvin Pollock
Project Engineer
Elevate Engineering
Larvin@elevateng.com
(801) 718-5993
Memorandum

To: Legend Engineering
52 West 300 North
Heber City, Utah 84032

From: Mark Makin, P.E.
Date: July 26, 2017

Subject: Quick Quack Car Wash, Pioneer Crossing and Redwood Road, Saratoga Springs Utah – Projected Water Use

As was requested we have evaluated the anticipated water use for the Quick Quack Car wash in Saratoga Springs, Utah.

We anticipate that the facility has the capacity to wash up to 192 cars in a 24 hour period.

If we base our conclusions on the following:

1. The average gallons of water use per vehicle = 26.6 gallons (100%)
2. Evaporation and Carry Out Rate = 10.16 gallons (40%)
3. Reclaim water rate = 16.44 gallons (60%)

The conclusion is that 10.16 gallons of new water will be required to wash each vehicle.

If 192 cars are washed in a 24 hour period the maximum amount of 1950.75 gallons of waste water is anticipated. An additional 30 gallons over a 24 period of waste water is expected to be discharged from the Lavatories, toilet and sink. Totaling 1980.75 gallons a day or 59,422.5 gallons over a 30 day period.
From:
Joseph Earnest
Entitlements Director and General Counsel
Lonestar Builders
492 W 1200 N
Springville, UT 84663

August 7, 2018

To:
The City of Riverdale
4600 S Weber River Drive
Riverdale, UT 84405

RE: Reciprocal Parking Easement Agreement

To Whom It May Concern:

QQ Utah 3, LLC, who is the future tenant at 699 W Riverdale Road intends on abiding by the terms of the lease signed with the landlord of the same property, who is River Corner, LLC. Gage Crabtree is the individual speaking on behalf of River Corner, and is the landlord.

The executed lease states as follows:

GROUND LEASE

699 W Riverdale Road, Riverdale, UT

1. **PARTIES.** This Lease is between River Corner, LLC, a Wyoming limited liability company (“Landlord”), and QQ Utah 3 LLC, a Delaware limited liability company (“Tenant”). The phrase “the date of this Lease” shall mean and refer to the date upon which this Lease shall have been executed by both Landlord and Tenant.

2. **PREMISES.** Landlord grants and leases to Tenant and Tenant takes and leases from Landlord the premises located at 699 W Riverdale Road, Riverdale, Weber County, Utah – parcel number 06-012-0005 with ingress/egress along 700 West and 4600 South Street, as currently acceptable, and across the adjoining property owned or with easement rights by Landlord or its affiliates, subsidiaries and entities with common control (the “Premises”), as more particularly described in the attached Exhibit A and shown outlined on the site plan attached as Exhibit B (the “Site Plan”), both of which have been initialed by the parties and are a part of this Lease, together with all rights and appurtenances thereto belonging or in any wise incident or appertaining thereto. The Premises consists of approximately 0.8 acre (34,874) square feet of land. Landlord shall deliver Premises to Tenant separately parceled, subdivided and recorded by Landlord with the proper governmental agencies. Additionally, Tenant shall have use of up to four parking stalls for employee use in parking area directly to the south of the Premises as shown on Exhibit B. Landlord shall provide the legal description and tax ID number of the Parcel to Tenant prior to the Diligence Deadline. The Site Plan or recorded subdivision shall provide reasonable access to the Adjoining Parcel, parcel number 063100001.
As indicated, QQ Utah 3 only has access to, up to four parking stalls for employee use, no more than four.

As QQ Utah 3 does not have parking rights that exceed the four stalls. The city’s request that QQ Utah 3 grants a reciprocal parking easement to Crabtree seems like maybe the city doesn’t have the context it needs. Crabtree retains all of the parking rights except for four stalls, as it pertains to the parking stalls shown on the south end of the Quick Quack site plan.

Let me know if you have any questions.

Best,

Joseph Earnest
Entitlements Director and General Counsel
Lonestar Builders
801.400.1944
QUICK QUACK CAR WASH | PROPOSED SIGNAGE | WALL SIGN

MANUFACTURE AND INSTALL

(2) SETS OF FRONT LIT WALL SIGNS WITH VACUUM-FORMED FACES

- FACES: 3/16" CLEAR PLEX. VACUUM-FORMED WITH VINYL AND PAINTED GRAPHICS ON 2ND SURFACE
- RETAINERS: ALL ALUMINUM, 2" PAINTED WHITE
- RETOURS: ALL ALUMINUM 8" DEER PAINTED WHITE
- BACKS: ALL ALUMINUM STOCK COLOR
- ILLUMINATION: WHITE LEDS
   **CANNOT EXCEED 2 FT CANDELS AS MEASURED 1 FT. FROM THE SURFACE OF THE SIGN**
- POWER SUPPLY: HOUSED IN SIGN CABINET
- FLUSH MOUNTED TO FASCIA (SEE ATTACHMENT DETAIL)

- DISCONNECT SWITCH AT SIGN
- 120V SERVICE SUPPLIED BY OTHERS

POWER REQUIREMENTS

(1) 20 AMP CIRCUIT
120 VOLTS

TYPICAL SECTION VIEW

PROPOSED LAYOUT
SCALE: 1/2" = 1'-0"

PROPOSED SIGNAGE = 113.33 SF

NIGHT VIEW

Quick Quack CAR WASH
QUICK QUICK CAR WASH | PROPOSED SIGNAGE | WALL SIGN

MANUFACTURE AND INSTALL

(1) SET OF NON-ILLUMINATED WALL SIGNS WITH VACUUM-FORMED FACES
(1) SET OF ILLUMINATED WALL SIGNS WITH VACUUM-FORMED FACES

- Faces: 3/16” CLEAR PLEX, VACUUM-FORMED WITH VINYL AND PAINTED GRAPHICS ON 2ND SURFACE
- Retainers: ALL ALUMINUM, 2” PAINTED WHITE
- Returns: ALL ALUMINUM IF DEEP PAINTED WHITE
- Backs: ALL ALUMINUM STOCK COLOR
- Illumination: White LEDs
- Power Supply: Housed in Sign Cabinet
- Flush Mounted to Fascia (See Attachment Detail)

- Disconnect Switch at Sign
- 120V Service Supplied by Others

POWER REQUIREMENTS PROVIDED BY OTHERS

(1) 20 AMP CIRCUIT
120 VOLTS

PROPOSED LAYOUT
SCALE: 1/2” = 1’-0”

PROPOSED SIGNAGE = 55.50 SF

SECONDARY SIGNAGE
**NOT ILLUMINATED**

B1
PMS 3425, 3M EMERALD GREEN 230-126

B2
PMS 7404, 3M YELLOW 230015

PMS ORANGE 021, 3M ORANGE 230-44

PMS BLACK, 3M BLACK 230-22

ACCURATE FIELD SURVEY REQUIRED PRIOR TO FABRICATION
QUICK QUACK CAR WASH | PROPOSED SIGNAGE | MONUMENT SIGN

MANUFACTURE AND INSTALL

(1) D/F MONUMENT SIGN

- MAIN SIGN BODY, ALL ALUMINUM CONSTRUCTION, PAINTED P1-P2
- FACES: 3/16" CLEAR PLEX, VACUUM-FORMED WITH VINYL
  AND PAINTED GRAPHICS ON 2ND SURFACE
- RETAINERS: 1" OD ALUMINUM" PAINTED P2
- REVEAL: 1" PAINTED WHITE
- "OPEN" SIGN: ALL ALUMINUM CONSTRUCTION, 3/16" TRANS WHITE
- SG PLEX WITH VINYL GRAPHICS APPLIED
- ADDRESS: 1/4" FCQ ALUMINUM PAINTED BLACK
- STONE BASE: **TO MATCH BUILDING** INSTALLED BY 3RD PARTY
- MOW PAD: CONC. 3" ABOVE GRADE

- INTERNALLY ILLUMINATED WITH WHITE LEDS
- **CANNOT EXCEED 2 FT CANDLES AS MEASURED 1 FT.
- FROM THE SURFACE OF THE SIGN**
- POWER SUPPLY HOUSED IN SIGN BODY
- SUPPORT AND FOOTING (TBD)
- DISCONNECT SWITCH AT SIGN
- 120V SERVICE SUPPLIED BY OTHERS
- ELECTRICAL SWEPT BY OTHERS
- ELECTRICAL GROUNDED TO PIPE SUPPORT

PMS 3425, 3M EMERALD GREEN 230-126
PMS 7404, 3M YELLOW 230015
PMS ORANGE 021, 3M ORANGE 230-44
PMS BLACK, 3M BLACK 230-22

PROPOSED SIGNAGE = 25 SQ.FT.

THIS IS A SIGN CABINET
NOT AN ELECTRONIC MESSAGE SIGN

BASE TO MATCH
MATERIAL AND COLOR
OF BUILDING **TBD**

PROPOSED LAYOUT

SCALE: 3/4"=1'-0"