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. August 14, 2018 Work Session
      b. August 14, 2018 Regular Meeting

E. Action Items
   1. Consideration to forward recommendation to the City Council regarding the Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC.
   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 19th day of October, 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. August 14, 2018 Planning Commission Work Session

b. August 14, 2018 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, August 14, 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
Blair Jones, Commissioner
David Gailey, Commissioner
Steve Hilton, Commissioner
Amy Ann Spiers, Commissioner

Excused: Kathy Eskelsen, Commissioner
Jackie Manning, City Recorder

City Employees: Mike Eggett, Community Development

The Planning Commission Work Session meeting began at 6:04 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 Eskelsen and City Recorder Manning, who were both excused.

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

- El Pollo Loco is now open
- Krispy Kreme is continuing construction
- Riverdale Road improvements include: widening of 500 West, median removal, and access point change near the business Pep Boys.
- Training Opportunities through the Utah League of Cities and Towns (ULCT) on September 13, 2018. Registration deadline is August 24, 2018.
- ULCT will also host a land use training. The details will be emailed to any interested Planning Commissioner.
- October 30, 2018 Joint Strategic Planning Meeting 6:00 p.m. at Riverdale City Community Center
- Coleman Farms Subdivision is completing the dirt fill along Ritter Drive

Consent Items:
Interim-Chair Wingfield asked for any changes or corrections to the minutes for July 10, 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 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. Mr. Eggett summarized the executive summary and invited discussion. There was a discussion regarding the delays of this project and Mr. Eggett noted the applicants received their State Board of Health approval and passed a water flow test. There was a discussion regarding the site plan approval with an emphasis on expiration and the extension process.

Interim-Chair Wingfield invited discussion regarding the second action item, consideration of Preliminary Site Plan approval for Quick Quack Car Wash, 697 West Riverdale Road, Riverdale, Utah 84405. Requested by QQ Utah 3, LLC. Mr. Eggett summarized the executive summary and invited discussion.

Interim-Chair Wingfield invited discussion regarding the third action item, consideration of recommendation to City Council for elected appointments of Chair and Vice-chair of the Planning Commission. Mr. Eggett explained the process of nominating and ratifying the chair and vice-chair positions. Mr. Eggett informed the Planning Commissioners that Commissioner Eskelsen apologized for not being in attendance, but stated she would show support for whomever the majority of the commission nominated.

Discretionary Items:
There were no discretionary items.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:23 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, August 14, 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  
Blair Jones, Commissioner  
David Gailey, Commissioner  
Amy Ann Spiers, Commissioner

City Employees: Mike Eggett, Community Development

Excused: Kathy Eskelsen, Commissioner  
Jackie Manning, City Recorder

Visitors: K. Delyn Yeates  
Joseph Earnest

Tony Connelly  
Josh Yeates

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 Eskelsen, who was excused.

B. Public Comment

Interim-Chair Wingfield asked if there were any public comments.  
Tony Connelly, a Riverdale resident, asked about the possibility of putting more pickleball courts throughout the city. Right now there is one outdoor court, but Mr. Connelly explained it’s not technically a pickleball court. He asked that the City keeps this request in mind as they develop future parks. There was a brief discussion regarding the difference between a tennis court and a pickleball court with an emphasis on existing usage.

C. Presentations and Reports

Interim-Chair Wingfield turned the time over to Mr. Eggett who reported the following:  
- El Pollo Loco is now open  
- Krispy Kreme is continuing construction  
- Riverdale Road improvements include: widening of 500 West, median removal, and access point change near the business Pep Boys.  
- There is training opportunities for the Planning Commissioners conducted by the Utah League of Cities and Towns (ULCT) on September 13, 2018. Registration deadline is August 24, 2018.  
- ULCT will also host a land use training. The details will be emailed to any interested Planning Commissioner.  
- October 30, 2018 is the upcoming Joint Strategic Planning Meeting 6:00 p.m. at Riverdale City Community Center  
- Coleman Farms Subdivision is completing the dirt fill along Ritter Drive  
- The Mayor is working on filling the seventh Planning Commission vacancy

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on July 10, 2018.

Interim-Chair Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the July 10, 2018 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor.

E. Action Items

1. Consideration of 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.
Mr. Eggett summarized an executive summary which explained:

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.

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)”, 10-13D “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.

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.

Josh Yeates, the applicant, thanked the Riverdale City staff for working with them throughout this process. Mr. J. Yeates discussed the process of acquiring financing for this project. He’s confident the new lender will go through and they can begin construction soon.

Commissioner Jones asked why the plat was not recorded. Delyn Yeates, the applicant, stated they did not want to record the plat until the lender released the funding. Mr. Eggett discussed the process of recording the plat including the signatures, and storm water requirements. Mr. D. Yeates stated the mylar is ready as soon as the funding is released. Mr. D. Yeates apologized for the delays.

There was a discussion regarding the reasons for the delay in funding. Mr. J. Yeates discussed the different types of loans and lenders that were reviewed and pursued during this lending process, such as a HUD (Housing and Urban Development) loan, conventional, and eventually a small business loan.

MOTION: Commissioner Hilton moved to approve the 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. Commissioner Jones seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioners Jones, Hilton, Gailey and Wingfield voted in favor. Commissioner Spiers voted in opposition. The motion carried with a majority vote in favor.
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.

Mr. Eggett summarized an executive summary which explained:

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.

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. Mr. Eggett reviewed the department reports and comments as outlined in the packet.

Joseph Earnest, representative of the applicant, presented information to the Planning Commission with an emphasis on the history of the business, the site plan, the customer experience, and the community events which include donations to local charities and families in need. Mr. Earnest discussed the car wash process including the water recycling, which reduces the amount of water used for the site.

Mr. Eggett discussed the importance of having the applicant's engineer show property lines in accordance with the plat map that has been recorded with the county.

MOTION: Commissioner Spiers moved to approve the Preliminary Site Plan approval for Quick Quack Car Wash, 697 West Riverdale Road, Riverdale, Utah 84405. Requested by QQ Utah 3, LLC, contingent upon the applicant resolving all outstanding items as required by the Riverdale City Ordinance and staff. Commissioner Hilton seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Hilton, Gailey, Spiersfield, and Jones all voted in favor. The motion carried.

3. Consideration of recommendation to City Council for elected appointments of Chair member and Vice-chair member of the Planning Commission.

Mr. Eggett discussed the election process for the Planning Commission chair and vice-chair positions. Mr. Eggett explained this election will be to fill a vacancy caused by the resignation of former Chair, Gary Boatright. As such, the
terms will be a little shorter than normal to maintain consistency.

**MOTION:** Commissioner Hilton moved to untangle the discussion to select new appointments for the chair and vice-chair positions for the Planning Commission. Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

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

**MOTION:** Commissioner Hilton moved to nominate Commissioner Wingfield as Chairman for the Planning Commission. Commissioner Gailey seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioners Gailey, Spiers, Wingfield, Jones and Hilton all voted in favor.

**MOTION:** Commissioner Jones moved to nominate Commissioner Gailey as Vice-Chairman for the Planning Commission. Commissioner Hilton seconded the motion.

Commissioner Gailey explained his last month will be in December of 2018. There was a discussion amongst the Planning Commissioners to allow Commissioner Gailey to serve as vice-chairman until the expiration of his term.

**ROLL CALL VOTE:** Commissioners Spiers, Wingfield, Jones, Hilton, and Gailey all voted in favor.

**F. Discretionary Items**

Interim-Chair Wingfield asked if there were any discretionary items. Commissioner Jones asked about the landscaping near the Chevron and 300 West in relation to code enforcement and weed control. Mr. Eggett explained he has been in contact with the property owner in relation to code enforcement issues and is pursuing a resolution.

Commissioner Gailey expressed concern regarding the increased speeding along Ritter Drive. Mr. Eggett stated he has forwarded these comments to the police department. Mr. Eggett encouraged Commissioner Gailey to contact the police department regarding these concerns.

**G. Adjournment**

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

The meeting adjourned at 7:27 p.m.

Robert Wingfield
Planning Commission Interim-Chair

Jackie Manning
City Recorder

Date Approved:
AGENDA ITEM: E2

SUBJECT: Consideration to forward recommendation to the City Council regarding the Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to forward recommendation to City Council.

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: 10-23-2018

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

Summary of Proposed Action

QQ Utah 3 LLC., as represented by Joseph Earnest, has continued application for a Final 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 consider making a motion to recommend to the City Council final approval of the Riverdale Quick Quack site plan proposal, recommend approval of the proposed site plan with any requested modifications, or not recommend final approval of the Riverdale Quick Quack site plan. If a recommendation for final approval is provided, then this matter could move forward to a future Final Site Plan approval consideration process with the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “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 “Final 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 to recommend to the City Council final approval of the Riverdale Quick Quack
site plan proposal, recommend approval of the proposed site plan with any requested modifications, or not recommend final approval of the Riverdale Quick Quack site plan. If a recommendation for final approval is provided, then this matter could move forward to a future Final Site Plan approval consideration process with the City Council.

<table>
<thead>
<tr>
<th>General Plan Guidance (Section Reference)</th>
</tr>
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<tbody>
<tr>
<td>The General Plan use for this area is currently set as “Planned Commercial - High” and this proposed project would comply with this land use.</td>
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<tr>
<th>Legal Comments - City Attorney</th>
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<tr>
<td>____________________________</td>
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<tr>
<td>Steve Brooks, Attorney</td>
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<tr>
<th>Administrative Comments - City Administrator</th>
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<tbody>
<tr>
<td>_______________________________</td>
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<tr>
<td>Rodger Worthen, City Administrator</td>
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</tbody>
</table>
Final Site Plan Review – Quick Quack Car Wash, 697 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 10/17/2018

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this proposed final 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 a recommendation to City Council for final site plan approval or not recommend approval for the proposed Riverdale Quick Quack site plan with any additional comments or concerns to be addressed by the developer.

| Date Plan Submitted to City: | July 20, 2018, updated on October 8, 2018 |
| Date Application Submitted to City: | July 20, 2018 |
| Date Fee Paid: | Paid on July 20, 2018 (see receipts for detail) |

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<thead>
<tr>
<th>Site Plan – Preliminary Requirements</th>
<th>Departmental Review Comments</th>
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<td><strong>COVER SHEET</strong></td>
<td>Provided</td>
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<tr>
<td>Project name and address</td>
<td>Project name and address location shown</td>
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<tr>
<td>Property Owner’s name, address, and phone number</td>
<td>River Corner LLC, 4598 S. 700 W. Ste C, Riverdale, Utah 84405; no phone number listed</td>
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<tr>
<td>Developer’s name, address, and phone number</td>
<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>
<td>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>
<td>Elevate Engineering, Attn: Larvin Pollock, 492 West 1200 North, Springville, Utah 84663, 801-718-5993</td>
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<tr>
<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
<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>Date</td>
<td>Yes – October 8, 2018</td>
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<td>Revision block with date and initials</td>
<td>Revision block shown; no notes or initialing yet</td>
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<td>Shown (20 total sheets, listed in index)</td>
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<tr>
<td>General</td>
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<tr>
<td>Street names</td>
<td>Shown – 700 West, Riverdale Road, and 4600 South</td>
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<tr>
<td>Layouts of lots with lot numbers</td>
<td>Yes, shown (one lot development and adjacent lots)</td>
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<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Adjacent tract ownership names and tax ID shown</td>
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<td>Scale (minimum 1”=50’ to 1”=10’)</td>
<td>Yes, scale is shown on multiple sheets</td>
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<td>Existing easements adjacent to site shown on sheet C-1, existing structures on site shown, existing utility lines shown on sheet C-1; unknown if approvals provided to cross, use, relocate</td>
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<td>Space for notes</td>
<td>Yes, notes space provided</td>
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<td>Contours</td>
<td>Yes, shown on sheets C-2 and C-6</td>
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<td>Public areas</td>
<td>Existing sidewalks and curb/gutter shown on multiple sheets along all streets</td>
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<td>Vicinity Map</td>
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<td>Street names</td>
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<td>Site location</td>
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<td>North arrow</td>
<td>Shown</td>
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<tr>
<td>Scale</td>
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<tr>
<td><strong>PLAT SHEET</strong></td>
<td>Not applicable, but associated responses shown below</td>
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<tr>
<td>Title Block</td>
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<tr>
<td>Project name and address</td>
<td>Project name (Quick Quack Riverdale, UT), 697 West Riverdale Road, Riverdale, Utah 84405</td>
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<tr>
<td>Approving Agency’s name and address</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Elevate Engineering, Attn: Larvin Pollock, 492 West 1200 North, Springville, Utah 84663, 801-718-5993</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – October 8, 2018</td>
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<tr>
<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>
<td>Not applicable</td>
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<td><strong>Consulting Engineer’s/Surveyor’s stamp, signature, and license expiration date</strong></td>
<td>Consulting engineer’s seal, signature, and expiration date not shown</td>
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<td><strong>Layout</strong></td>
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<td><strong>Layouts of lots with lot numbers</strong></td>
<td>Yes, shown (one lot development and adjacent lots)</td>
</tr>
<tr>
<td><strong>Bearings and distances for all property lines and section ties</strong></td>
<td>Shown, where applicable; defer to City Engineer review</td>
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<tr>
<td><strong>Legal description</strong></td>
<td>Not applicable</td>
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<td><strong>Adjacent tract ownership and tax identification numbers</strong></td>
<td>Adjacent tract ownership names and tax ID shown</td>
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<tr>
<td><strong>Scale (minimum 1”=50’)</strong></td>
<td>Yes, scale is shown</td>
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<td><strong>North arrow</strong></td>
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<td><strong>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</strong></td>
<td>Not applicable</td>
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<td><strong>Landscaping (location and type with area calculations)</strong></td>
<td>Yes, shown on sheet L-1; 25.9% landscaping for area shown in plan</td>
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<tr>
<td><strong>Location of exterior lighting devices, signs, and outdoor advertising</strong></td>
<td>Yes, location of existing and new lighting devices and power equipment shown in site plan packet and photometric sheet; future sign locations shown, may inquire more if desired</td>
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<tr>
<td><strong>Location of underground tanks, dumpsters, etc</strong></td>
<td>Underground storm water facilities identified, no other tanks identified on site; dumpster and dumpster enclosure location shown in packet on south end of wash tunnel facility, see sheet C-4 for detail</td>
</tr>
<tr>
<td><strong>Additional Information</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Benchmark</strong></td>
<td>Shown, where applicable</td>
</tr>
<tr>
<td><strong>Basis of bearings</strong></td>
<td>Shown, where applicable</td>
</tr>
<tr>
<td><strong>Legend</strong></td>
<td>Shown</td>
</tr>
<tr>
<td><strong>PLAN AND PROFILE SHEETS</strong></td>
<td>Site plan and profile sheets provided</td>
</tr>
<tr>
<td><strong>Title Block</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project name and address</strong></td>
<td>Project name and address location shown</td>
</tr>
<tr>
<td><strong>Approving Agency’s name and address</strong></td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405</td>
</tr>
<tr>
<td><strong>Consulting Engineer’s name, address, and phone number</strong></td>
<td>Elevate Engineering, Attn: Larvin Pollock, 492 West 1200 North, Springville, Utah 84663, 801-718-5993</td>
</tr>
<tr>
<td><strong>Date</strong></td>
<td>Yes – October 8, 2018</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>--------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Scale</strong></td>
<td>Yes, scale is shown</td>
</tr>
<tr>
<td><strong>Revision block with date and initials</strong></td>
<td>Revision block shown; no notes or initializing yet</td>
</tr>
<tr>
<td><strong>Sheet number and total sheets</strong></td>
<td>Shown (20 total sheets, listed in index)</td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td><strong>North arrow</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Street names</strong></td>
<td>Shown – 700 West and Riverdale Road</td>
</tr>
<tr>
<td><strong>Lot numbers</strong></td>
<td>Yes, shown (one lot development and adjacent lots)</td>
</tr>
<tr>
<td><strong>Reference to sheets showing adjacent areas</strong></td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>Center line stationing</strong></td>
<td>Shown on plans</td>
</tr>
<tr>
<td><strong>Existing natural ground</strong></td>
<td>Shown on multiple sheets</td>
</tr>
<tr>
<td><strong>Signage</strong></td>
<td>Building signage plans and renderings provided</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>Variable, monument sign 7’6”</td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>Variable, total requested 238 sq. ft.</td>
</tr>
<tr>
<td><strong>Locations</strong></td>
<td>Shown on site plans and elevation drawings</td>
</tr>
<tr>
<td><strong>Colors</strong></td>
<td>Shown in packet and on elevation drawings</td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
<td>Shown in packet and on elevation drawings</td>
</tr>
<tr>
<td><strong>New and Existing Buildings</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Height and Size</strong></td>
<td>New building - Height = approx. 37 ft. at highest point; Building size = approx. 3,305 sq. ft.; previous buildings' location not shown; existing utility structures shown in packet</td>
</tr>
<tr>
<td><strong>Location, setbacks, and all dimensions</strong></td>
<td>Partially shown on proposed site plan (Sheet C-1); approximates (excluding large common area distances): front setback – more than 20 ft for both buildings, not identified for either building; rear setback – not identified; west side setback – 20 feet at nearest point for tunnel, more than 20 feet for other building; east side setback – approx. 37 ft to office bldg., approx. 70 ft to tunnel</td>
</tr>
<tr>
<td><strong>Type of construction</strong></td>
<td>Materials for structure and appearance provided with building elevation renderings</td>
</tr>
<tr>
<td><strong>Type of occupancy and proposed uses</strong></td>
<td>Regional commercial, car wash business</td>
</tr>
<tr>
<td><strong>Show handicapped access</strong></td>
<td>ADA accessible ramp and access areas shown and handicapped parking stalls shown</td>
</tr>
<tr>
<td><strong>New and Existing Landscaping &amp; Percentage</strong></td>
<td>Yes, shown on sheet L-1; landscaping provided for site is 25.9% which exceeds req. of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.); landscape screening/berms required by 10-14-12(B.)(2.)(b.) shown and identified on L-1</td>
</tr>
<tr>
<td><strong>Number of trees</strong></td>
<td>New landscape trees and plans: 10 trees, which exceeds req. for trees (per City Code 10-14-12(B.)(2.)(e.), 81 shrubs, 35 grasses, 74 annuals/perennials shown</td>
</tr>
<tr>
<td><strong>Landscape plan showing all planting, hardscaping, berming, and watering</strong></td>
<td>Planting, hardscaping shown; landscape screening/berms along roadways, as required by 10-14-12(B.)(2.)(b.), shown and identified on L-1; irrigation plan shown on sheet L-2;</td>
</tr>
<tr>
<td><strong>Xeriscaping alternatives being considered</strong></td>
<td>Yes, xeriscaping seems to be applied with the boulders, mulch areas, ground cover, and decorative stones of landscape plan; for more, inquire of the developer</td>
</tr>
<tr>
<td><strong>New and Existing Walls and Fences</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location, design, and height</strong></td>
<td>No existing fences on site; no new fences appear to be planned for site</td>
</tr>
<tr>
<td><strong>Materials proposed for construction</strong></td>
<td>No new fences planned for site</td>
</tr>
<tr>
<td><strong>New and Existing Parking</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</strong></td>
<td>19 dedicated stalls appear to be available per cover sheet site map; handicapped parking space provided and shown; size meets city requirements; meets and exceed minimum requirement (5 stalls) per code for potential car wash uses; reciprocal parking agreement letter completed and provided for use of shared parking stalls on south lot adjacent to “Music Village/ Crabtree Investments”</td>
</tr>
<tr>
<td><strong>Location of employees’ parking, customer parking, and handicapped parking</strong></td>
<td>Established as shown in drawings; employee parking shown and customer parking shown</td>
</tr>
<tr>
<td><strong>Internal circulation pattern</strong></td>
<td>Parking area circulation shown</td>
</tr>
<tr>
<td><strong>New and Existing Ingress and Egress</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location and size of points of ingress and egress for motor vehicles and internal use</strong></td>
<td>Yes, shown</td>
</tr>
<tr>
<td><strong>Circulation pattern</strong></td>
<td>Site circulation shown</td>
</tr>
<tr>
<td><strong>New and Existing Streets</strong></td>
<td></td>
</tr>
<tr>
<td><strong>All access points</strong></td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td><strong>Center lines</strong></td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>Cover sheet legend identifies r-o-w delineation on applicable sheets</td>
</tr>
<tr>
<td>--------------------</td>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Shown on drawings and established per previous road development</td>
</tr>
<tr>
<td>Signing and striping</td>
<td>Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable;</td>
</tr>
<tr>
<td>Light poles</td>
<td>Location of existing and proposed light poles shown; site lighting shown on photometric sheet; <strong>building lighting plan unknown</strong></td>
</tr>
<tr>
<td>Street lights</td>
<td>Location of existing and proposed street light poles and devices shown where applicable</td>
</tr>
<tr>
<td>Street name signs</td>
<td>Location of existing street name signs not applicable</td>
</tr>
<tr>
<td>Stop signs</td>
<td>Location of street stop signs not applicable; private stop sign locations not identified if any</td>
</tr>
<tr>
<td>UDOT approval (if required for project)</td>
<td>No UDOT approval required for this project</td>
</tr>
<tr>
<td>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</td>
<td>Yes, existing sidewalk location shown and new location shown, details shown on sheet C-4</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>No planting existing planting strip along site</td>
</tr>
<tr>
<td>New and Existing Storm Drainage</td>
<td></td>
</tr>
<tr>
<td>Top of curb elevations</td>
<td>Shown on multiple sheets, in detail on sheet C-4</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Shown on multiple sheets, in detail on sheet C-4</td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing shown on multiple sheets; new shown on sheets C-3 and C-5</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown on multiple sheets, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Shown on multiple sheets, in detail on sheet C-5, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Shown on multiple sheets, in detail on sheet C-5</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>No ditches or waterways planned for site</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Only City approval req, defer to City Engineer</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>Shown on sheet C-2, defer to City Engineer</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Shown on sheet C-6</td>
</tr>
<tr>
<td>New and Existing Sanitary Sewers</td>
<td></td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing shown on multiple sheets; new shown on sheets C-3 and C-5</td>
</tr>
<tr>
<td>Topic</td>
<td>Details</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown on multiple sheets, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Shown on multiple sheets, in detail on sheet C-5, defer to City Engineer</td>
</tr>
<tr>
<td>New and Existing Water Lines</td>
<td>Shown on multiple sheets, in detail on sheet C-5, defer to City Engineer</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Shown on C-3, 2” water meter identified, type per public works; Location of new and existing valves shown on C-3; Existing fire hydrants shown, no new hydrants proposed</td>
</tr>
<tr>
<td>New and Existing Gas Lines</td>
<td>__________________________________________________________________________________________</td>
</tr>
<tr>
<td>Size and type</td>
<td>Existing and new gas lines not shown, size and type not shown</td>
</tr>
<tr>
<td>New and Existing Electrical Lines</td>
<td>__________________________________________________________________________________________</td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing transformer location and meter box shown; existing power lines shown; new power lines locations on site not shown, size and type not identified;</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing power poles and overhead lines location shown along Riverdale Road</td>
</tr>
<tr>
<td>New and Existing Telephone Lines</td>
<td>__________________________________________________________________________________________</td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing location of telephone boxes shown; new telephone utility lines not shown; poles and associated manholes not shown if applicable</td>
</tr>
<tr>
<td>New and Existing Cable TV Lines</td>
<td>__________________________________________________________________________________________</td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Cable TV lines not shown, as applicable</td>
</tr>
<tr>
<td>DETAILED DRAWINGS</td>
<td>__________________________________________________________________________________________</td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Refer to sheet C-4 for roadway cross section connection to curb, gutter, and sidewalk areas</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Shown on sheet C-4, defer to City Engineer</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Detail shown on sheet C-5, locations identified on multiple sheets; identified as bicycle proof; defer to City Engineer</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Detail shown on sheet C-5, locations identified on multiple sheets; defer to City Engineer</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Detail shown on sheet C-5; defer to City Engineer</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
<td>None showing and may not be applicable; defer to City Engineer</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION</td>
<td>__________________________________________________________________________________________</td>
</tr>
<tr>
<td>Item</td>
<td>Details</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Soils report</td>
<td>Geotechnical Study report provided as completed by Earthtec Engineering on June 21, 2018; per City Engineer direction may need refinement</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Shown on sheet C-2, defer to City Engineer</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
<td>Review with Public Works if needed</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
<td>Not applicable to this project</td>
</tr>
<tr>
<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>
<td>Yes, provided as requested</td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>Provided, defer to elevation renderings in packet</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required for this project area</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Regional Commercial (C-3) and Light Manufacturing (M-1) zones meets intended uses for site design</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, car wash facility use is compliant with Regional Commercial (C-3) and Light Manufacturing Use (M-1) zoning</td>
</tr>
<tr>
<td>Engineering comments and letter of approval</td>
<td>Engineering comments, along with Public Works, Police Department, Fire Department, and City Administrator comments have been provided</td>
</tr>
<tr>
<td>recommendation</td>
<td></td>
</tr>
<tr>
<td>Traffic study</td>
<td>Not currently required</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>Currently Final Site Plan proposal being reviewed by Planning Commission</td>
</tr>
</tbody>
</table>

Community Development Department – Site Plan Review
Mike,

This is my review for Quick Quack. Thanks

Water

1- Provide correct meter box design specifications.
2- Provide correct meter setter and pipe type per Riverdale City Specifications.
3- Provide proposed water usage peak demand and thousands of gallons per day.
4- The existing water line will need to be disconnected prior to construction.
5- Site engineer need to evaluate provided water loss data.

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. This structure will need to be a non-inlet structure due to its location after the water cleanup device. Current plan may not meet city standards.
4- Provide for free board and emergency overflow on storm detention system.
5- Provide correct storm water flows for 100 year event.
6- Notice of intent for storm water permit will need to be filed with the State of Utah.
8- Current information shows a carry out rate for water. Water needs to dried or removed from vehicles before they leave the site.
9-A permit for an injection well will need to be filed with the state. And a water pre-treatment 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: Thu 8/9/2018 3:12 PM  
To: Mike Eggett  
Subject: RE: Quick Quack Car Wash Prelim Site Plan Submittal Review

This was not updated since preliminary.

Mike

Notes from Rodger on Quick Quack Plans

- Landscape notes indicate the irrigation water is from a “secondary water source” …not the case, culinary water is used.
- Suggest planting two trees on the northeast corner of property (immediately southwest of bus stop) for dampening effect and shade.
- Suggest a slight berm (1.5 to 2.0 feet) in landscaping along roadway(s).
- Description of “blank areas on the north west and north boundaries of landscape plan (adjacent public sidewalk) with not description of finish areas provided….I assume these areas are concrete? Unsure…please add note to Landscape plan noting finish in these areas.
- On east side of car wash building...(the space between the vacuums and the car wash building) is there an established space for the placement of garbage receptacles for vacuum area? Or will these garbage receptacles be located on the sidewalk?
- Suggest installation of “water-way” at car wash exit point to retain water on site- connect to grease and grit separator.
- Existing electrical transformer on southeast area to remain? .... will need traffic bollards for protection?? May need relocation...Rocky Mtn Power input perhaps?
- Ten foot monument sign? Is that width or height? DRC meeting will discuss this issue.

Thanks Mike; that is all my comments.

Rodger W.

---

From: Scott Brenkman  
Sent: Wed 10/17/2018 11:23 AM
To: Mike Eggett
Subject: RE: Quick Quack Car Wash Final Site Plan Submittal Review for PC - Oct 23, 2018

Mike,

I reviewed this a while ago and must have forgot to send a response. I do not have any concerns.

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 10/17/2018 3:07 PM  
To: Randy Koger; Mike Eggett  
Subject: RE: Quick Quack Car Wash Final Site Plan Submittal Review for PC - Oct 23, 2018

I agree.

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

From: Randy Koger (Fire Inspector)  
Sent: Wed 10/17/2018 2:56 PM  
To: Mike Eggett  
CC: Jared Sholly (Fire Chief)  
Subject: RE: Quick Quack Car Wash Final Site Plan Submittal Review for PC - Oct 23, 2018

The only thing that I could see is the transformer might need to have protection. Other than that I’m okay with it.

Randy S. Koger  

Fire Marshal/Code Enforcement Officer  
Riverdale City  
801-436-1241
15 October 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, #3

Dear Mike,

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

As the Site Plan 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. Please request of the Developer have his Engineer - Submit a response letter. This request noted above is being ignored – it will save time with future reviews and save review expense for the Developer.

2. 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. We recommend that a “Plat” be developed and submitted combining all properties into one parcel. If a plat was created then all existing and new public utility easements, private easements, right-of-way’s, slope easements and cross-access easements will be easily identified. A 10’ wide public utility should be dedicated around the entire property for existing and future public utilities and storm drainage utilities. A cross-access easement will need to be considered at the northeasterly driveway and involve the approval of the adjacent property owners.
Improvement Drawings

1. A “Geotechnical Report” needs to be modified and submitted for review. There has been excessive excavation during the demolition process on this site. In the geotechnical report the geotechnical engineer needs to make statements that he has supervised all excavations and compactions performed during demolition work and all earthwork meets his requirements and the newly placed soils have been compacted properly and acceptable to build upon.

   The report should further address the depth of sub-base material for the building areas and the paved areas, thickness of the roadbase and asphalt materials for the site pavement, soil percolation under the required storage media and area of voids in the specified underground storm water storage media.

2. The drawings of the storm water collection are a bit confusing and a bit vague. If the storm water drawings and calculation were placed upon a separate “Drainage Plan” it would help with the review and future construction.

   The Storm Water calculations for a 100-year event, with a 24-hour storm, will need to be checked and re-submitted for our review. The storm water study submitted was incorrect. Our independent review of the site indicates that the peak run-off occurs at 90-minutes into the storm event, with a value of approximately 3,500 cubic feet.

   - The storage volume and the soil percolation values for the underground detention basin will need to be calculated and reviewed by the Geotechnical Engineer and placed in the “Geotechnical Report”. The basin location, basin size (basin dimensions), rock media size, void ratio calculations, the separation fabric with other details are required.
   - Observation manholes into the underground storage sump area will be required along with access manhole steps in the observation manholes.
   - Prior to the storm water entering the underground storage area the storm water will need to be cleaned of oil, silt & trash by being processed through additional “storm water pollution removal filter manholes, i.e. “Bay Saver” or “Storm Ceptor” or equivalent process manholes.
   - A maintenance schedule and maintenance plan will need to be prepared and included with the site drawings.
   - The “Orifice” manhole/structure will need to be designed to provide access and safety for a maintenance worker to enter safely and not require that the worker reach under water or risk his safety to clean the orifice, as cleaning operations take place. An “Orifice Structure Box” needs to be designed to have a separate orifice/overflow compartment. The orifice structure box will need to be large enough for a maintenance person to safely enter.
   - All existing piping and collection structures must be cleaned/video inspected (piping) and certified capable of performing the new intended use.
   - We would recommend that a concrete apron be designed and installed around all parking lot catch basins to help with future settlement.
3. All old existing culinary water and sanitary sewer laterals which served other prior buildings must be located, shown on the drawings and the connection removed from the main pipelines in the roadway right-of-way.

4. A water use/discharge study will need to be prepared by the developer’s hydraulic engineer to determine the culinary water volume of water required and the sewage volume which will be discharged into the City sanitary sewer system. The Public Works department then will be able to determine if the capacity of the existing sanitary sewer will be jeopardized with this new use.

5. 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                        DATE SUBMITTED: 7-20-2018

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

ADDRESS: 492 West 1200 North Springville UT 84663

PHONE:  

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: $440.00 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:
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
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<td>10-32-2200 BUILDING PLAN/DEV FEES</td>
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07/20/2018 1:17 AM
October 8, 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. Following a review of the Weber County ownership records it is our recommendation that a “Dedication Plat” be prepared and address at minimum the following comments.
   • Dedicate to. The public the right-of-way of 700 West Street which shall include the sidewalk.
     Response: This will be done by separate document.
   • Dedicate a 10’ public utility easement around the perimeter of the property.
     Response: This will be done by separate document.
   • Dedicate a “cross-access easement” for the North side of the site for the Les Schwab Subdivision.
     Response: This will be done by separate document.
   • Determine if the “cross-access easement” near the mid-point of the site is needed.
     Response: This will be done by separate document.
   • Combine all parcels into one ownership. Presently the site has two (2) parcels involved. The parcels are referenced as: the “River Corners, LLC.” And River Bridge, LLC.” Parcels.
     Response: The parcels will stay as 2 separate parcels.
   • Check for accuracy of the property line between the “Les Schwab Subdivision” and the proposed site’s east property line.
     Response: The surveyor created a boundary survey so the boundary should be correct as shown.
   • Shown all existing easements on Plat
     Response: The owner has elected to not complete a plat.
   • Locate the electrical overhead facilities and provide an easement if necessary. Also locate the traffic sign poles.
     Response: All overhead electrical lines and poles are offsite. Traffic sign poles are offsite as well.

3. A cross-access easement will need to be considered at the northeasterly driveway given to Les Schwab and also granting access back to the “Quick Quack Car Wash site”.

492 W 1200 N, Springville, Utah 84663 • Phone (801) 718-5993
• 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. Install a junction sanitary sewer manhole in 700 West Street where the 6” diameter discharge pipeline connects with the existing sanitary sewer pipeline.

Response: This has been added to C-3.

9. Install 6” diameter cleanouts on the two (2) 45-degree corners on the 6” diameter sanitary sewer discharge pipelines.

Response: This has been added to C-3.

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

Response: This is submitted with this plan set.

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

492 W 1200 N, Springville, Utah 84663 • Phone (801) 718-5993
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 parcelled, 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
Note: Building lights and locations need to be verified prior to order.
PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH I-PURITE INSULATION

Service entries 16 maximum height. Also, the
air diffusers for each entry must have an area
that is no more than 10 inches maximum in length. Work
service mounts 34.46 to be maintained at height
ANSI 044.42 & NA 4.4.1 (Front Reception,
Clerkroom and Breakroom)
**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
- **RETURNS:** ALL ALUMINUM 8" DEER PAINTED WHITE
- **BACKS:** ALL ALUMINUM STOCK COLOR
- **ILLUMINATION:** WHITE LEDS
- ****CANNOT EXCEED 2 FT CANDLES 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

---

**PROPOSED SIGNAGE = 113.33 SF**

**SCALE:** 1/2" = 1'-0"

**TYPICAL SECTION VIEW**

**PROPOSED LAYOUT**

**Night View**

** PRIMARY SIGNAGE**

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**Utah Contractors: 375809-5501 • Navajo: 60486 • Colorado: 237787 • Idaho: RCE-29969**

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QUICK QUACK 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

SOFTWARE:

锢 OSsoft Designer

Scale: 1/2"=1'-0"

COURTESY DRAWING

Atlantic Electric

SALT LAKE CITY: 1920 S. 900 W., SALT LAKE CITY, UT • (801) 972-5503
OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612
QUICK QUACK CAR WASH | PROPOSED SIGNAGE | METAL CANOPIES

MANUFACTURE AND INSTALL

(4) SUSPENDED METAL CANOPIES

- PROJECTION: (4) @ 4'-0"
- DROP: (2) @ 3'-8", (2) @ 7'-0"
- WIDTH: (4) @ 23'-4"
- TURNBUCKLE AND RODS, PAINTED P1
- CANOPY FRAME: 2"x12" ALL ALUMINUM CONSTRUCTION, PAINTED P1

PAINT TO MATCH SW 6755 "STARBOARD" GREEN

TYPICAL METAL AWNING

PROPOSED LAYOUT

SCALE: 3/8"=1'-0"

C1 C2 C3 C4 C5

23'-4" 23'-4" 9'-8" 9'-8" 4'-0"

12" 12" 5'-8"

19'-4"

4'-0"
QUICK QUACK CAR WASH | PROPOSED SIGNAGE | MONUMENT SIGN

MANUFACTURE AND INSTALL

(1) D/F MONUMENT SIGN

- MAIN SIGN BODY: ALUMINUM CONSTRUCTION, PAINTED P1-P2
- VACUUM-FORMED WITH VINYL
- AND PAINTED GRAPHICS ON 2ND SURFACE
- RETAINERS: 1" OR ALUMINUM" PAINTED P2
- REVEAL: 1" PAINTED WHITE
- "OPEN" SIGN: ALL ALUMINUM CONSTRUCTION, 3/16" TRANS WHITE
- SGP 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.

PROPOSED LAYOUT

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