6:00 p.m. – Planning Commission Work Session Meeting (City Offices)
The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items - Planning Commission Training to be determined

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

A. Welcome & Roll Call

B. 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
1. Recognition of outgoing Planning Commissioner, David Gailey.
2. Welcome new Planning Commissioner, Wanda Ney.

D. Consent Items
1. Consideration of Meeting Minutes from:
   January 8, 2019 Work Session
   January 8, 2019 Regular Meeting

E. Action Items
1. Consideration of Conditional Use Permit request for Superior Automotive Detailing at approximately 860 West Riverdale Road, Suite A-2, Riverdale, Utah; as requested by Brigham Salazar.  
   Presenter: Mike Eggett, Community Development
2. (Itemed tabled from January 8, 2019 Planning Commission Meeting) Consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah; as requested by Matt Garff.  
   Presenter: Mike Eggett, Community Development
3. Review and discuss proposed amendments and language addition to Municipal Code 10-13F “Hillside and Slope Protection”.  
   Presenter: Mike Eggett, Community Development

F. Discretionary Items

G. Adjournment

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

Certificate of Posting
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 8th day of February, 2019 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. January 8, 2019 Planning Commission Work Session
  b. January 8, 2019 Planning Commission Regular Meeting

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, January 8, 2019 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: Dave Gailey, Commissioner Blair Jones, Commissioner Kathy Eskelsen, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner

Excused: Robert Wingfield, Chairman Steve Hilton, Commissioner

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

Others Present: None

The Planning Commission Work Session meeting began at 6:04 p.m. Commissioner Gailey welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Hilton and Chairman Wingfield.

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

- Legislative session begins first week in February; land use, food trucks, and sales tax are all topics of discussions
- Eyemart is officially open
- Cycle Gear and La-Z Boy continue to progress in construction
- There are two potential future site plans, more information will be given once an official application has been submitted to the city
- It was noted Commissioner Gailey and Commissioner Hilton's Planning Commission terms expire on January 31, 2019

Consent Items:
Commissioner Gailey asked for any changes or corrections to the minutes for December 11, 2018 Regular and Work Session Planning Commission meeting and for the 2019 meeting calendar. It was noted some of the dates were tentatively scheduled for a Wednesday in case of an election. There were no corrections/changes requested.

Action Items:
Commissioner Gailey invited discussion regarding the first action item, (Itemed tabled from December 11, 2018 Planning Commission Meeting) Consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah as requested by Matt Garff. Mr. Eggett summarized the executive summary and department comments. It was noted there were still numerous outstanding items. Mr. Eggett stated the applicant should be present to address any concerns.

Discretionary Items:
There were no discretionary items.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:17 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, January 9, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Robert Wingfield, Chairman
David Gailey, Commissioner
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
Amy Ann Spiers, Commissioner
Rikard Hermann, Commissioner

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

Excused: Steve Hilton, Commissioner

Visitors: None

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chairman 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 Hilton who is excused.

B. Public Comment

There were no members of the public to comment.

C. Presentations and Reports

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

- Legislative session begins first week in February; land use, food trucks, and sales tax are all topics of discussions
- Eyemart is officially open
- Cycle Gear and La-Z Boy continue to progress in construction
- There are two potential future site plans, more information will be given once an official application has been submitted to the city
- It was noted Commissioner Gailey and Commissioner Hilton’s Planning Commission terms expire on January 31, 2019
- The joint land use study with Hill Air Force Base is ongoing

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on December 11, 2018.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the December 11, 2018 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor.

2. Consideration to approve the 2019 annual meeting calendar

There was no discussion regarding this item.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.
E. Action Items

1. (Itemed tabled from December 11, 2018 Planning Commission Meeting) Consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah as requested by Matt Garff.

   **MOTION:** Commissioner Eskelsen moved to table the discussion consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah as requested by Matt Garff from the December 11, 2018 Planning Commissioner Meeting. Commissioner Spiers seconded the motion; and all voted in favor.

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

   Mr. Eggert summarized an executive summary which explained:

   Matt Garff, as represented by Brad Brown, Tyler Knight and/or Mr. Garff, has provided an application for a Residential Small Subdivision Site Plan review for a two-lot subdivision proposal located at approximately 671 West 4400 South and 667 West 4400 South within the Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone. The proposed subdivision comprises 5.25 acres of land within the proposal.

   This site plan is being proposed for the two-lot subdivision and subsequent development of a large parking area on the easternmost lot (Lot 2) in this subdivision. A small portion of Lot 2 will include an off premises large advertising sign (billboard). The western lot (Lot 1) will continue to exist as a mobile home park. All properties affected by this proposal are currently owned by Garff Properties Riverdale, LLC.

   This matter came before the Planning Commission previously on November 27, 2018 and December 11, 2018 for review by the Commission. At the conclusion of both meetings a motion was approved to table the request to allow more time for the applicant to work through staff concerns. This matter is now back before the Commission for a review of the updated subdivision and site plan documents.

   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 Garff-Lesley Small Subdivision site plan proposal, recommend approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not recommend final approval of the Garff-Lesley Small Subdivision site plan. If a recommendation for final approval is provided, then this matter could move forward to a future Final Small Subdivision and Site Plan approval consideration process with the City Council.

   **Title 10 Ordinance Guidelines (Code Reference)**
   This Small Subdivision Site Plan review is regulated under City Code 10-21 “Subdivisions”, specifically 10-21-12 “Small Subdivisions; Special Provisions”, and is affected by City Codes 10-9G “Mobile Home Park-Recreational Vehicle Park Zone (Rmh-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 on the western end of 4400 South, currently operated as the Leslie’s Mobile Home Park on property currently owned by Garff Properties Riverdale, LLC. The property is located in a Rmh-1 zone and the requested use of an ancillary parking lot is a permitted use in this zone as noted in 10-9G-14 of the City Code.

   Attached with this executive summary is a document entitled “Small Subdivision Site Plan Review – Garff-Lesley Small Subdivision”; this is a supplementary document addressing items on the Residential Subdivision Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the Fire Inspector, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

   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 Garff-Lesley Small Subdivision site plan proposal, recommend approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not recommend final approval of the Garff-Lesley Small Subdivision site plan. If a recommendation for final approval is provided, then this matter could move forward to a future Final Small Subdivision and Site Plan approval consideration process with the City Council.

   **General Plan Guidance (Section Reference)**
   The General Plan use for this area is currently set as “Residential – Medium Density” and this proposed project would be allowed with this land use as a result of the Rmh-1 language regarding hard-surfaced area establishment.
The applicant recently met with the city engineer and public works director regarding outstanding items. Mr. Eggett stated he felt that meeting was productive and the applicant expressed verbally that they are working towards completing the outstanding items. It was noted that no representation for the application was present to comment or address the outstanding items.

Commissioner Eskelsen emphasized the importance of applicants being present to Planning Commission Meetings so they could address why the outstanding items are incomplete, and continue to be incomplete, as well as to provide clarification as to how they are addressing those items. Without having the applicant present to address these questions she didn't feel comfortable forwarding this item to the City Council knowing that it was incomplete.

MOTION: Commissioner Spiers moved to table the action item regarding the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah as requested by Matt Garff, until outstanding items are addressed as listed by all appropriate Riverdale City staff.

Commissioner Jones instructed Mr. Eggett to not bring this item back to the Planning Commission until all items had been addressed.

Commissioner Gailey seconded the motion.

ROLL CALL VOTE: Commissioners Wingfield, Jones, Gailey, Spiers, Eskelsen and Hermann all voted unanimously in favor of the motion.

F. Discretionary Items

There were no discretionary items discussed.

G. Adjournment

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

The meeting adjourned at 6:42 p.m.

Robert Wingfield
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: February 12, 2019
AGENDA ITEM: E1

SUBJECT: Consideration of Conditional Use Permit request, Superior Automotive Detailing, located approximately 860 West Riverdale Road, STE A-2, Riverdale, Utah; as requested by Brigham Salazar.

PRESENTER: Mike Eggett, Community Development Director

ACTION REQUESTED: Consideration to approve.

INFORMATION:  
  a. Executive Summary  
  b. Staff Reports  
  c. Application  
  d. Authorization  
  e. Description  
  f. Detail Site and Floor Plan

BACK TO AGENDA
Mr. Salazar has filed for a conditional use permit to request a new use for an automotive detailing facility, known as Superior Auto Detailing at approximately 860 West Riverdale Road, Suite A-2. This property is located in a Regional Commercial (C-3) zone and is within the Adamson Family business park at 860 West. Within the C-3 zone matrix, auto detailing would seem to fall under the category of “repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building” is established as a conditional use review for approval by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-3 zone.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive sales and service at this location with sufficient findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

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

City staff has briefly discussed the building plan and details with Mr. Salazar regarding this request for an approved conditional use permit at this location. Items of concern and discussion have been provided in the department staff report document. The applicant has also provided imagery of the building location and supporting documentation for this business use. The applicant has stated that he understands the requirements of keeping the detailing shop clean and maintained and would make every effort to maintain the site in compliance with associated codes and standards for his industry.

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

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

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

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

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

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

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

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

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

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

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

General Plan Guidance (Section Reference)

The General Plan has this area listed for Planned Commercial – High uses.

Legal Comments - City Attorney

_____________________
Steve Brooks, Attorney

Administrative Comments - City Administrator

_____________________
Rodger Worthen, City Administrator
From: Shawn Douglas
Sent: Mike Eggett
To: Shawn Douglas
Subject: FW: Conditional Use Permit Request - Superior Auto Detailing with PC on Feb 12, 2019

- No comments were provided by the Public Works Director

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

From: Jared Sholly
Sent: Thu 2/7/2019 6:53 AM
To: Randy Koger; Mike Eggett
Subject: FW: Conditional Use Permit Request - Superior Auto Detailing with PC on Feb 12, 2019

Looks good

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

From: Scott Brenkman
Sent: Mike Eggett
To: Scott Brenkman
Subject: FW: Conditional Use Permit Request - Superior Auto Detailing with PC on Feb 12, 2019

- No comments were provided by the Police Chief

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

From: Rodger Worthen
Sent: Wed 2/6/2019 3:47 PM
To: Mike Eggett
Subject: RE: Conditional Use Permit Request - Superior Auto Detailing with PC on Feb 12, 2019
Mike-

No concerns on my part pending approval from fire inspector.

Rodger W.

From: Randy Koger
Sent: Wed 2/6/2019 3:04 PM
To: Mike Eggett
Subject: FW: Conditional Use Permit Request - Superior Auto Detailing with PC on Feb 12, 2019

Mike

Looks good to me.

Randy S. Koger

Fire Marshal/Code Enforcement Officer
Riverdale City
801-436-1241
CONDITIONAL USE PERMIT
APPLICATION

DATE 02/01/2019
ADDRESS OF SITE 860 WEST RIVERDALE ROAD
APPLICANT’S NAME BRIGOLINMI SWAR
ADDRESS On file
PHONE NUMBER on file

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

✓ SITE PLAN RECEIVED ___ BUILDING PLANS RECEIVED

Present Zoning of the Property: C-3
Acres of the Property: 1.3605
Proposed Conditional Use of Property: AUTO DETAILING

SIGNATURE: ___________________________ DATE: 02/01/2019

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

OWNER

AGENT AS AUTHORIZED BY OWNER

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

DATE: 2/12/2019 DECISION OF COMMISSION: ___________________________
SIGNATURE OF CHAIRPERSON: ___________________________ DATE: __________

PLANNING COMMISSION PUBLIC HEARING:

DATE: N/A DECISION OF COMMISSION: N/A
SIGNATURE OF CHAIRPERSON: N/A DATE: N/A

Fee $50.00 Date Paid: 2/12/2019 Receipt No. 15.524486
RIVERDALE CITY CORPORATION  
4800 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405  

Receipt No: 15.526486  
Feb 1, 2019  

BRIGHAM SALAZAR  

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Duplicate Copy  
02/01/2019 3:07 PM
February 2, 2019

Brigham Salazar
Superior Automotive Detail
860 W. Riverdale Rd, Suite A-2
Riverdale, UT 84405

RE: Conditional Use Permit Application

Dear Brigham,

Per your request, please consider this as authorization to act on my behalf regarding the application for a conditional use permit from the City of Riverdale, limited however specifically to matters concerning your required use of the lease space at 860 W Riverdale Rd, Suite A-2 in the City of Riverdale.

Best regards,

[Signature]

Don Adamson
Owner
Superior Automotive Details specializes in washing and waxing cars.

We are a step above a car wash and make sure we make cars shine and smell and look good again. No removal or replacement of anything is involved in the vehicles we work on. We vacuum use specified chemicals in spray bottles and a couple of tools and vacuums and shampooer to remove dirt or debris from the vehicle followed by exterior waxes.

We will be storing our supplies in cabinets specified to be put away safely and out of sight. There will be No running water anywhere or stand still water. We do not have any flammable products and we do not use any solvents for our work.

Our noise is minimal and customers or clients are not allowed into our shop portion of the building.

Sent from my iPhone
860 W Riverdale Rd, Suite A4
Riverdale, UT 84405
AGENDA ITEM: E2

SUBJECT: (Itemed tabled from January 8, 2019 Planning Commission Meeting) Consideration of recommendation to City Council for approval of the Garff-Lesley Small Subdivision request at approximately 671 West 4400 South, Riverdale, Utah as requested by Matt Garff.

PRESENER: Mike Eggett, Community Development Director

ACTION REQUESTED: Consideration to forward recommendation.

INFORMATION:

a. Executive Summary

b. Planner Review

c. Department Reports

d. City Engineer Comments

e. Application

f. Drawings

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 2-12-2019

Petitioner: Matt Garff
represented by Brad Brown or Tyler Knight

Summary of Proposed Action

Matt Garff, as represented by Brad Brown and/or Tyler Knight, has provided an application for a Residential Small Subdivision Site Plan review for a two-lot subdivision proposal located at approximately 671 West 4400 South and 667 West 4400 South within the Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone. The proposed subdivision comprises 5.25 acres of land within the proposal.

This site plan is being proposed for the two-lot subdivision and subsequent development of a large parking area on the easternmost lot (Lot 2) in this subdivision. A small portion of Lot 2 will include an off premises large advertising sign (billboard). The western lot (Lot 1) will continue to exist as a mobile home park. All properties affected by this proposal are currently owned by Garff Properties Riverdale, LLC.

This matter came before the Planning Commission previously on November 27, 2018, December 11, 2018, and January 8, 2019 for review by the Commission. At the conclusion of the three meetings a motion was approved to table the request to allow more time for the applicant to work through staff concerns. This matter is now back before the Commission for a review of the updated subdivision and site plan documents.

A public hearing is not required to consider this Site Plan proposal. Per Small Subdivision standards of the City Code, the applicant only needs to receive a Final Subdivision recommendation from the Planning Commission to move forward for City Council consideration.

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 Garff-Lesley Small Subdivision site plan proposal, recommend approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not recommend final approval of the Garff-Lesley Small Subdivision site plan. If a recommendation for final approval is provided, then this matter could move forward to a future Final Small Subdivision and Site Plan approval consideration process with the City Council.

Title 10 Ordinance Guidelines (Code Reference)

This Small Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions", specifically 10-21-12 "Small Subdivisions: Special Provisions", and is affected by City Codes 10-96 "Mobile Home Park-Recreational Vehicle Park Zone (Rmh-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 on the western end of 4400 South, currently operated as the Leslie's Mobile Home Park on property currently owned by Garff Properties Riverdale, LLC. The property is located in a Rmh-1 zone and the requested use of an ancillary parking lot is a permitted use in this zone as noted in 10-96-14 of the City Code.
Attached with this executive summary is a document entitled "Small Subdivision Site Plan Review - Garff-Lesley Small Subdivision"; this is a supplementary document addressing items on the Residential Subdivision Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

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 Garff-Lesley Small Subdivision site plan proposal, recommend approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not recommend final approval of the Garff-Lesley Small Subdivision site plan. If a recommendation for final approval is provided, then this matter could move forward to a future Final Small Subdivision and Site Plan approval consideration process with the City Council.

**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as "Residential – Medium Density" and this proposed project would be allowed with this land use as a result of the Rmh-1 language regarding hard-surfaced area establishment.

**Legal Comments - City Attorney**

_____________________
Steve Brooks, Attorney

**Administrative Comments - City Administrator**

I support the administrative decision, but am neutral on the potential or future land use impacts.

_____________________
Rodger Worthen, City Administrator

Signatures were added electronically. Any comments are reflected accordingly.
Small Subdivision Site Plan Review – Garff-Lesley Small Subdivision, 671 West 4400 South

Completed by Mike Eggett, Community Dev. Director on 11/20/2018, updated on 12/5/2018, 1/3/2019, and 2/7/2019

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this proposed small subdivision 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 small subdivision site plan approval or not recommend approval for the proposed Garff-Lesley small subdivision site plan with any additional comments or concerns to be addressed by the developer.

| Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | November 14, 2018, updated on Nov. 29, 2018, Dec. 26, 2018, and Feb. 7, 2019 |
| Date Application Submitted to City: | November 14, 2018 |
| Date Fee Paid: | Paid on November 14, 2018 (see receipts for detail) |

### Site Plan – Preliminary Requirements

<p>| Cover Sheet |
| Title Block |
| Project name and address | Project name shown; address location shown correctly on plans |
| Property Owner’s name, address, and phone number | Garff Properties-Riverdale LLC, 111 East Broadway, SLC, Utah 84111; phone number is listed on app |
| Developer’s name, address, and phone number | Garff Properties-Riverdale LLC, 111 East Broadway, SLC, Utah 84111; phone number is listed on app |
| Approving agency’s name and address: Utility companies if applicable | Shown: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies identified on plans |
| Consulting Engineer’s name, address, and phone number | Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075 |</p>
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<th>Licensed Land Surveyor’s name, address, phone number, signature, and seal</th>
<th>Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075; seal shown; signature shown in draft format</th>
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<td>Street names</td>
<td>Yes</td>
</tr>
<tr>
<td>Site location</td>
<td>Yes</td>
</tr>
<tr>
<td>North arrow</td>
<td>Not shown on vicinity map</td>
</tr>
<tr>
<td>Scale</td>
<td>Shown – “not to scale”</td>
</tr>
<tr>
<td>PLAT SHEET</td>
<td></td>
</tr>
<tr>
<td>Title Block</td>
<td></td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name shown; address location shown correctly on plans</td>
</tr>
<tr>
<td>Approving Agency’s name and address</td>
<td>Shown: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405;</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – November 13, 2018, updated on November 29, 2018, December 26, 2018, and February 7, 2019</td>
</tr>
<tr>
<td>Names of approving agents with titles, stamps, signatures, and license expiration dates</td>
<td>Space is available for utility agency signatures, stamps, titles, etc.</td>
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<tr>
<td>Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)</td>
<td>Shown and provided</td>
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<tr>
<td>Consulting Engineer’s/Surveyor’s stamp, signature, and license expiration date</td>
<td>Consulting engineer’s seal shown; signature shown in draft format</td>
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<tr>
<td>Layout</td>
<td></td>
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<tr>
<td>Street Names</td>
<td>Shown – 700 West and 4400 South</td>
</tr>
<tr>
<td>Layouts of lots with lot numbers</td>
<td>Yes, shown (two lot subdivision and adjacent lots)</td>
</tr>
<tr>
<td>Bearings and distances for all property lines and section ties</td>
<td>Shown, where applicable; defer to City Engineer review</td>
</tr>
<tr>
<td>Legal description</td>
<td>Shown as “Boundary Description”</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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<tr>
<td>Scale (minimum 1”=50’)</td>
<td>Yes, scale is shown</td>
</tr>
<tr>
<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Owner’s dedication certificate for subdivision (Notary Acknowledgement)</td>
<td>Shown and provided</td>
</tr>
<tr>
<td>Landscaping (location and type with area calculations)</td>
<td>Landscaping improvement not required as no new structures are being developed or refurbished</td>
</tr>
<tr>
<td>Location of exterior lighting devices, signs, and outdoor advertising</td>
<td>No lighting plan has been provided, if applicable; may inquire more if desired</td>
</tr>
<tr>
<td>Location of underground tanks, dumpsters, etc</td>
<td>Locations of underground tanks and dumpsters location not provided (if applicable)</td>
</tr>
<tr>
<td>Additional Information</td>
<td></td>
</tr>
<tr>
<td>Benchmark</td>
<td>Shown</td>
</tr>
<tr>
<td>Basis of bearings</td>
<td>Shown</td>
</tr>
<tr>
<td>Legend</td>
<td>Shown</td>
</tr>
<tr>
<td>PLAN AND PROFILE SHEETS</td>
<td>Not applicable due to small subdivision, however, will answer where possible</td>
</tr>
<tr>
<td>Title Block</td>
<td></td>
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<tr>
<td>Project name and address</td>
<td>Project name shown; address location shown correctly on plans</td>
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<tr>
<td>Approving Agency’s name and address</td>
<td>Shown: Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405;</td>
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<tr>
<td>------------------------------------</td>
<td>------------------------------------------------------------------------</td>
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<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Landmark Surveying, Inc., Attn: Tyler Knight, 4646 South 3500 West #A-3, West Haven, Utah 84401, 801-731-4075</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – November 13, 2018, updated on November 29, 2018, December 26, 2018, and February 7, 2019</td>
</tr>
<tr>
<td>Scale</td>
<td>Yes, scale is shown</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>Sheet number and total sheets</td>
<td>Shown (5 total sheets)</td>
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<td>General</td>
<td></td>
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<td>North arrow</td>
<td>Yes</td>
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<td>Street names</td>
<td>Shown – 700 West and 4400 South</td>
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<tr>
<td>Lot numbers</td>
<td>Yes, shown (two lot subdivision and adjacent lots)</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Shown on plans</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Not applicable</td>
</tr>
<tr>
<td>New and Existing Buildings</td>
<td></td>
</tr>
<tr>
<td>Height and Size</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Type of construction</td>
<td>Parking lot development</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
<td>Parking lot development, continued mobile home park uses</td>
</tr>
<tr>
<td>Show handicapped access</td>
<td>Not applicable</td>
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<tr>
<td>New and Existing Landscaping &amp; Percentage</td>
<td>Landscaping improvement not required as no new structures are being developed or refurbished</td>
</tr>
<tr>
<td>New and Existing Walls and Fences</td>
<td></td>
</tr>
<tr>
<td>Location, design, and height</td>
<td>Existing fences on site shown; fence between trailer park and parking area needs to be a screening fence and is noted as such on plans</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>Screening fence needed between parking area and existing trailer park and is noted as such on plans</td>
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<td>New and Existing Parking</td>
<td></td>
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<tr>
<td>Topic</td>
<td>Requirement</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------</td>
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<tr>
<td>Location, area, and layout of off-street parking</td>
<td>Stalls currently identified on plans; no handicapped parking space provided and shown (as applicable); stalls expected to meet city size requirements</td>
</tr>
<tr>
<td>Location of employees’ parking, customer parking, and handicapped parking</td>
<td>Future parking area for employee parking and vehicular inventory</td>
</tr>
<tr>
<td>Internal circulation pattern</td>
<td>No parking area circulation shown</td>
</tr>
<tr>
<td>New and Existing Ingress and Egress</td>
<td></td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Location of ingress/egress shown; size of ingress/egress location not identified</td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>No site circulation shown</td>
</tr>
<tr>
<td>New and Existing Streets</td>
<td></td>
</tr>
<tr>
<td>All access points</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Center lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>R-o-w lines are shown</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Shown in cross-section</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 poles shown; No lighting plan has been provided, if applicable; may inquire more if desired</td>
</tr>
<tr>
<td>Street lights</td>
<td>Location of existing poles shown</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>
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<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</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>Planting strip location shown</td>
</tr>
<tr>
<td>New and Existing Storm Drainage</td>
<td></td>
</tr>
<tr>
<td>Top of curb elevations</td>
<td>Existing, no change</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Existing, no change</td>
</tr>
<tr>
<td>Manholes</td>
<td>Shown</td>
</tr>
<tr>
<td>Topic</td>
<td>Details</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>--------------------------------------------------------------</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Shown, defer to City Engineer</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>Waterway in parking lot shown</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 page 2 of construction drawings, defer to City Engineer</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Stormwater maintenance plan provided</td>
</tr>
<tr>
<td>New and Existing Sanitary Sewers</td>
<td></td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing shown; no new planned</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Not applicable, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Not applicable, defer to City Engineer</td>
</tr>
<tr>
<td>New and Existing Water Lines</td>
<td></td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Existing shown; no new planned</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Existing water meter identified, type per public works; no new meters or valves planned; 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; coordinated with gas company</td>
</tr>
<tr>
<td>New and Existing Electrical Lines</td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing electrical box shown; existing power lines shown; no new power lines locations on site planned, coordinated with electrical company where applicable</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing power poles and overhead lines location shown along 4400 South</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; no new telephone utility lines planned; coordinate with telecom company where applicable</td>
</tr>
<tr>
<td>New and Existing Cable TV Lines</td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Not applicable</td>
</tr>
<tr>
<td><strong>DETAILED DRAWINGS</strong></td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Status</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Existing roads, defer to City Engineer</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Existing, defer to City Engineer</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Existing, defer to City Engineer</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Existing, defer to City Engineer</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Existing, 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><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Soils report</td>
<td>Pavement design reviewed by City Engineer and approved</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Shown on page 2 of construction drawings, 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</td>
<td>Yes, provided as requested</td>
</tr>
<tr>
<td>one (1) small full set of plan drawings (11”x17”), and one</td>
<td></td>
</tr>
<tr>
<td>digital full set copy of plan drawings</td>
<td></td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required for this project as a result of only parking</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone allows</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>for hard-surfaced spaces as an ancillary use, as noted in 10-9G-14</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zone allows</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>hard-surfaced spaces as an ancillary use, as noted in 10-9G-14</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</td>
<td>Currently Updated Final Small Subdivision Site Plan proposal being</td>
</tr>
<tr>
<td>been met</td>
<td>reviewed by Planning Commission for a potential recommendation to City</td>
</tr>
<tr>
<td>Council</td>
<td></td>
</tr>
</tbody>
</table>
Mike,

I still have not seen anything new from them as far as resolving these remaining items. Thanks

**Garff Lesley Plan Review**

**Storm Water**

1-Drainage system operation and maintenance plan with BMPS approved and recorded with plat.

2-Notice of intent filed with state.

**Sewer**

1-Abandoned sewer lines will need to be capped at the property line. Developer needs to provide verification that the sewer lines shown as abandoned have been properly capped at the property line. Pictures showing a mechanical plug in place and a concrete cap would be acceptable. Providing a video showing the mechanical plug in place would also be acceptable.

**Shawn Douglas**

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

---

**From:** Rodger Worthen  
**Sent:** Wed 2/6/2019 3:43 PM  
**To:** Mike Eggett  
**Subject:** RE: Garff-Lesley Subdivision/Site Plan for PC 2nd Review on Feb 12, 2019

Mike-

I am not in favor of the subdivision relative to future use of the property; I make this statement accepting that the division perhaps would be a negative for redevelopment and obviously counter-intuitive to land assemblage. I consider the remaining mobile home property adversely impacted for redevelopment; but that concern is far outside of the administrative rules governing this action. As such, the application must be approved as it is an administrative action required of the City. The applicant has
complied as such and should move forward once all requirements in City Code and Public works issues are fulfilled...which to this point has occurred as to my understanding.

Thank you,

Rodger

Rodger Worthen, MPA/AICP
City Administrator
4600 So. Weber River Drive
Riverdale, UT 84405
Office: 801-394-5541, ext. 1233

From: Scott Brenkman
Sent: Mon 12/3/2018 10:01 AM
To: Mike Eggett
Subject: RE: Garff-Lesley Plat

No concerns for me.

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

From: Jared Sholly
Sent: Wed 2/6/2019 3:01 PM
To: Mike Eggett
Subject: RE: Garff-Lesley Subdivision/Site Plan for PC 2nd Review on Feb 12, 2019

Mike

I do not have any issues.

Jared Sholly
Fire Chief
Riverdale City Fire Department
Cell: 801-628-6562
Office: 801-394-7481
30 January 2019

Riverdale City
4600 South Weber River Drive
Riverdale, Utah  84405

Attn:  Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj:  Garff – Lesley Subdivision
Subj:  Plat & Improvement Drawings – Recommend Approval

Dear Mike,

I have completed my review of the recently submitted Plat, Improvement Drawings and Storm Water Calculations for the project noted above.

I find the Plat the Improvement Drawings, Drawing Details, and Calculations meeting the City Standards and design requirements.

I herewith recommend approval to the Plat and the Improvement Drawings and the supporting Documents.

The Developer should now submit the mylar “Plat” and prepare an “Engineer’s Cost Estimate” of required public improvements for submittal, review and bonding.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.

City Engineer

Cc. Shawn Douglas, Public Works Director
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL

CASE NO: 2018-05          DATE SUBMITTED: 11/14/2018

APPLICANT'S NAME: Matt Garff
ADDRESS: 111 East Broadway, Salt Lake City, Utah 84111
PHONE: 801-633-7175

ADDRESS OF SITE: 671 W 4400 S, Riverdale Utah 84405

APPLICANT'S INTEREST: Mobile Home Park and Parking Area

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of Two lots be approved on 5.25 Acres of (number of lots) (sq. ft./acreage) property in the RMH-1 zone in accordance with the attached site plan.

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

NOTE: A fee will be charged at the time the site plan is submitted for review - $100 per lot/unit
Fee: $200.00          Date paid: 11/14/2018

Planning Commission sets public hearing: Yes □ No ☐ Date of Public Hearing: N/A
Planning Commission scheduled to hear this application for site plan approval on:
Date: 12/7/2018, 12/19/2018, 1/22/2019   Decision of Commission: Tabled
City Council sets public hearing: Yes □ No ☐ Date of Public Hearing:
City Council scheduled to hear this application for site plan approval on:
Date:         Decision of Council:
**Xpress Bill Pay - Payment Processing**

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

XBP Confirmation Number: 52331844

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<th>Date: 11/14/2018 - 12:35:04 PM</th>
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<tr>
<td>Transaction Number: 94423516PT</td>
<td>Visa — XXXX-XXXX-XXXX-7087</td>
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<td>Status: Successful</td>
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<table>
<thead>
<tr>
<th>Account #</th>
<th>Item</th>
<th>Quantity</th>
<th>Item Amount</th>
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</thead>
<tbody>
<tr>
<td>MATT GARFF</td>
<td>Swap Meet Bus. License</td>
<td>1</td>
<td>$200.00</td>
</tr>
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</table>

**Subdivision Fees**

**TOTAL:** $200.00

Billing Information
MATT GARFF
, 84405

Transaction taken by: cjacobsen
GARFF–LESLEY SUBDIVISION
PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEIRH COUNTY, UTAH – JANUARY 2019

NORTH

A part of the Southeast Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian; Beginning at a point being South 1°52'06" West 544.52 feet to the South line of 4400 South Street, South 86°22'27" East 540.50 feet along the South line of 4400 South Street from the Center of said Section 7; and running thence South 86°22'27" East 606.68 feet along the South line of said 4400 South Street to the West line of Utah Department of Transportation Parcel; thence the following three (3) courses along said UDOT Property the following: (1) 156.44 feet to the Left along the arc of a 270.60 foot radius curve (Long Chord bears South 14°39'05" West 154.27 feet), (2) South 1°54'24" East 54.26 feet and (3) 673.17 feet to the Right along the arc of a 6482.93 foot radius curve (Long Chord bears South 60°30'17" West 672.87 feet) thence North 1°44'22" East 573.40  feet to the point of beginning.

Contains 228,830 s.f. or 5.25 acres
AGENDA ITEM: E3

SUBJECT: Review and discuss proposed amendments and language addition to Municipal Code 10-13F "Hillside and Slope Protection"

PRESENTER: Mike Eggett, Community Development Director

ACTION REQUESTED: Review and discuss

INFORMATION: a. Proposed Amendments 10-13F

BACK TO AGENDA
ARTICLE F. HILLSIDE & SLOPE PROTECTION

10-13F-1: PURPOSE AND INTENT:

This chapter is to protect public health, safety and general welfare, reduce man-made hazards, protect property and water quality by implementing management practices, criteria, and provisions included herein for land use activities, construction and earth disturbance activities, and to achieve the following throughout the City. Furthermore, to establish the required process to determine whether property on or adjacent to certain critical slopes can be maintained or protected and; used in a safe, orderly and beneficial manner.

Due to the nature of the property located in certain hillside and slope areas, the following are requirements that are in addition to noncritical hillside building requirements. The requirements imposed by this article shall take the place or supersede any other building or review requirements that have been previously adopted by the City. Noncritical hillside development matters, defer to the city's standard subdivision ordinance development requirements. (Ord. 616, 3-4-2003)

10-13F-2: DEFINITIONS:

All definitions set forth in chapter 2 of this title are applicable to this article.

CRITICAL HILLSIDE: Any hillside or slope equal to or greater than a twenty percent (20%) slope or angle.

DEVELOP, DEVELOPED, DEVELOPMENT: Any construction, proposed construction, modification or remodel, following the initial enactment date of this article, of any building, structure, facility or appurtenance on a critical hillside or slope for which a city building permit, license, or grant is required pursuant to the provisions of this title, this code, city adopted building codes, plumbing codes, and fire codes. (Ord. 616, 3-4-2003)

EXCAVATION: Removal of earth, sand, gravel, rock or other similar material through uncovering, digging, cutting into, grading, quarrying, extraction or displacement.

FILL: Deposit or placement of soil, sand, gravel, rock or other similar material.

SLOPE: Slope is the relationship of vertical rise to horizontal run, expressed as a percentage from the “toe” to “top” of a slope. The topographic gradient of any area of land, whether or not located on a single parcel, as determined by the change in vertical distance or elevation (rise) over a horizontal distance (run) which, for the purposes of these regulations is expressed as a percentage (e.g., 20-ft gain/100-ft distance = 0.20 or 20%). For construction and grading purposes slope also may be expressed as the ratio of the horizontal to vertical distance (e.g., 2:1). For purposes of these regulations, a "slope" is a natural (pre-development) slope of 20% to 25%. A "very steep slope" is a natural (pre-development) slope of 25% or more.

SITE/SLOPE DISTURBANCE: Slope disruption caused by human activities upon the land; removal of vegetation or trees, grading, excavation, fill, water discharge, excretion, redirection, or introduction of water or directed drainage or any combination thereof, and/or site conditions resulting from such human-induced actions.
10-13F-3: STUDY REQUIREMENTS:

The following shall be provided to Riverdale City to determine whether a proposed critical hillside or slope of a property or development will be considered by the city. Submission of said information does not guarantee that a critical hillside or slope development will be allowed.

A. During Conceptual Discussion:

1. Identify the area to be developed. In the event the proposed development is in a sloped area greater than twenty percent (20%) the development requires a geotechnical report, paid for by the applicant, to be submitted to the city engineer for review, prior to proceeding to a preliminary review of the development.

2. Name of the developer.

3. Location of the development.

4. Type of development.

5. Acreage of the property.

6. Current ownership of the property.

7. The property boundaries and the names of the adjacent property owners.

8. Geotechnical study including soil and soil constraints, water and seismic concerns, erosion control and development recommendation to include items specified by the city engineer.

9. If it is deemed necessary to remove vegetation from the hillside in order to complete a study prior to preliminary review, the developer shall submit a vegetation removal plan to the Riverdale City department of community development for review and approval. The vegetation removal plan shall be a thorough plan showing what the site will look like when completed.

B. During Preliminary Review:

1. Topographic contours no greater intervals than two feet (2'). If the property is steep (greater than 30 percent), five feet (5') contour intervals shall be used. If engineering needs are greater than what is specified, defer to engineering for topographic specifications.

2. Location of existing natural features on hillside (springs, wetlands, ditches, etc.).

3. Location of rights of way and easements.

4. Detailed outline of vegetation proposed to be removed and potential impact.

5. Detail disposal of on-site water and sediment control.

C. Final Review: Any additional engineering requirements must be completed prior to request for final review and determination by Riverdale City planning commission. The Riverdale City
engineer shall review all items and make a recommendation prior to final approval review by the planning commission. (Ord. 616, 3-4-2003)

D. At any point during the consideration of the any development application or request of or upon a hillside or slope, the City may obtain their own Geotechnical report to be used as consideration for approval or denial of the development application.

10-13F-4: SLOPE PROTECTION REQUIREMENTS:

Slopes are naturally unstable and sensitive to change from gravity, vibration, wind, water or disturbance, either natural or man-made, can cause mass earth slope movement, soil erosion, soil slippage or slide. The characteristics that influence the stability of slope include geology, slope drainage, slope topography, soil type, and changes to the slope. Slopes are vulnerable to damage resulting from site disruption, primarily related to soil erosion or man-made influences. The City is empowered to regulate land use activities that affect slope protection, soil stability, storm-water runoff, and surface and groundwater quality and quantity by authority of adopted building regulations and the Land Use, Development, and Management Act, Title 10, chapter 9a of the Utah Code.

A. All uses, activities and development occurring within any slope area shall be undertaken only in strict compliance with the provisions of this statute, along with all federal and state laws, and with all other applicable geo-technical studies, codes, and ordinances.

B. Any non-regulated or regulated activity (including but not limited to new development, redevelopment, or earth disturbance) that is to take place incrementally or in phases, or occurs in sequential individual projects on the same parcel or property, shall be subject to regulation by this chapter. The following activities are prohibited by this chapter:

1. Discharge of water from any source over, upon, near, or onto a hillside slope.
2. Excessive infiltration or redirection of water caused from man-made sources such as irrigation, roof down spout drainage, irrigation, draining of swimming pools or hot tubs, or water collection or conveyance upon slope areas from structures, property, or any water collection system.
3. Land use activities that scour, erode or cause sedimentation upon sensitive slope areas.
4. Removal of vegetation upon any hillside or slope.
5. Placement of any material upon the hillside or slope area(s). Including, but not limited to: soil, earth-like materials, yard waste, debris, trash, or any deleterious substance or item.
6. Alteration, grading of, excavation, or undercutting of slope area by removal or disturbance of slope soil(s); or disturbance of the natural hydrologic regime of the land or slope.
7. Land use activities or interface activities that endanger the vegetation of the slope area or disturbance of the soil within the slope areas of the City of Riverdale.

C. When new development is proposed which involves land disturbing activity near or upon slope areas within the City, or if geological hazard indicators, are observed on the land which will be disturbed by development, the City will require that the applicant obtain
investigation(s) by a licensed geologist(s) and/or licensed geotechnical engineer, as appropriate, before allowing development to proceed. If the City requests additional investigation(s), the City Administrator shall designate in writing the geological hazard indicator observed that requires more analysis and study by professional Geologist or Engineer. When the Administrator requires additional study, this requirement may be appealed to the City Council. The developer shall be required by the City to implement and comply with all recommendations of the Geotechnical study or analysis as submitted to the City prior to development and during construction activities.