



**RIVERDALE CITY PLANNING COMMISSION AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – APRIL 22, 2014**

**6:00 p.m. – Work Session (City Council Conference Room)**

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
    - o Review for additional comments on proposed amendments to the Land Uses section of Riverdale’s General Plan
- Presenter: Michael Eggett, Community Development Director*

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

**A. Welcome & Roll Call**

**B. Open Communications**

(This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

**C. Presentations and Reports**

1. Community Development Projects Status Report

**D. Consent Items**

1. Consideration of meeting minutes from:
  - March 25, 2014 Work Session
  - March 25, 2014 Planning Commission

**E. Action Items**

1. Consideration of small subdivision at 4400 S. 752 W. in Riverdale
  - a. Review of proposal and staff recommendations
  - b. Consideration of Conditional Use Permit Application  
*Petitioners: Aaron Eames and David Noe*
2. Consideration of preliminary site plan review for Classic Waterslides proposed expansion  
*Petitioners: Mark Henderson and Kelly Kearns*

**F. Discretionary Items**

**G. Adjournment**

- The public is invited to attend all Planning Commission meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
April 22, 2014**

**AGENDA ITEM:   Work Session Items**

**SUBJECT:**   Planning Commission training

- Review for additional comments on proposed amendments to the Land Uses section of Riverdale's General Plan

**PETITIONER:**       Per Community Development Director desire this item will be placed on the agenda as a permanent and regular item.

**ACTION REQUESTED BY PETITIONER:**       Review for additional comments on proposed amendments to the Land Uses section of Riverdale's General Plan

**INFORMATION:**

[Proposed amendments to the Land Uses section of Riverdale's General Plan](#)

**[BACK TO AGENDA](#)**

# RIVERDALE CITY LEGEND

City Boundary *dashy* \_\_\_\_\_

Existing Streets \_\_\_\_\_

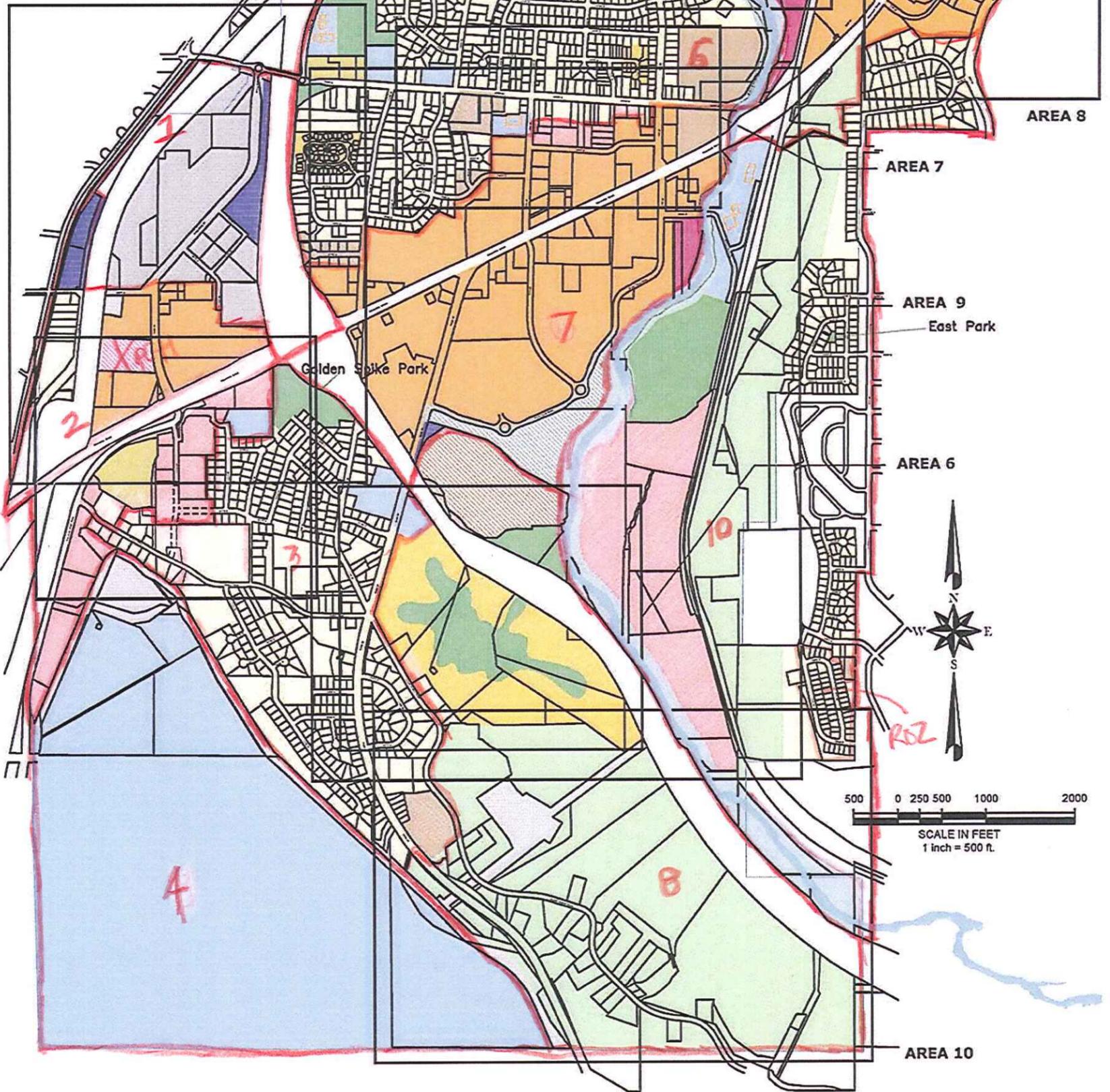
Weber River Parkway Trail \_\_\_\_\_

## Land Use General Plan

- |   |   |
|---|---|
| Agricultural  | Residential Overlay Zone                      |
| Institutional   | Residential - Low Density                     |
| Planned Commercial / Prof. Office                       | Residential - Medium Density                  |
| Planned Commercial - High                               | Recreational / Open Space                     |
| Neighborhood Commercial - Low                           | Planned Manufacturing                         |
| Commercial/Office/Business Park                         | Special Use District - Office Park            |
| Special Use District - Landmark Development             | Light Industrial / Business Park / Hotel Node |
| Special Use District - Light Industrial / Business Park | Utility                                       |
| High Density - Multi Family                             | Mixed Use                                     |
| Manufacturing   | Weber River Parkway                           |

Riverdale Park

AREA 1 & 3



# ALTERNATIVE LAND USES

## INTRODUCTION

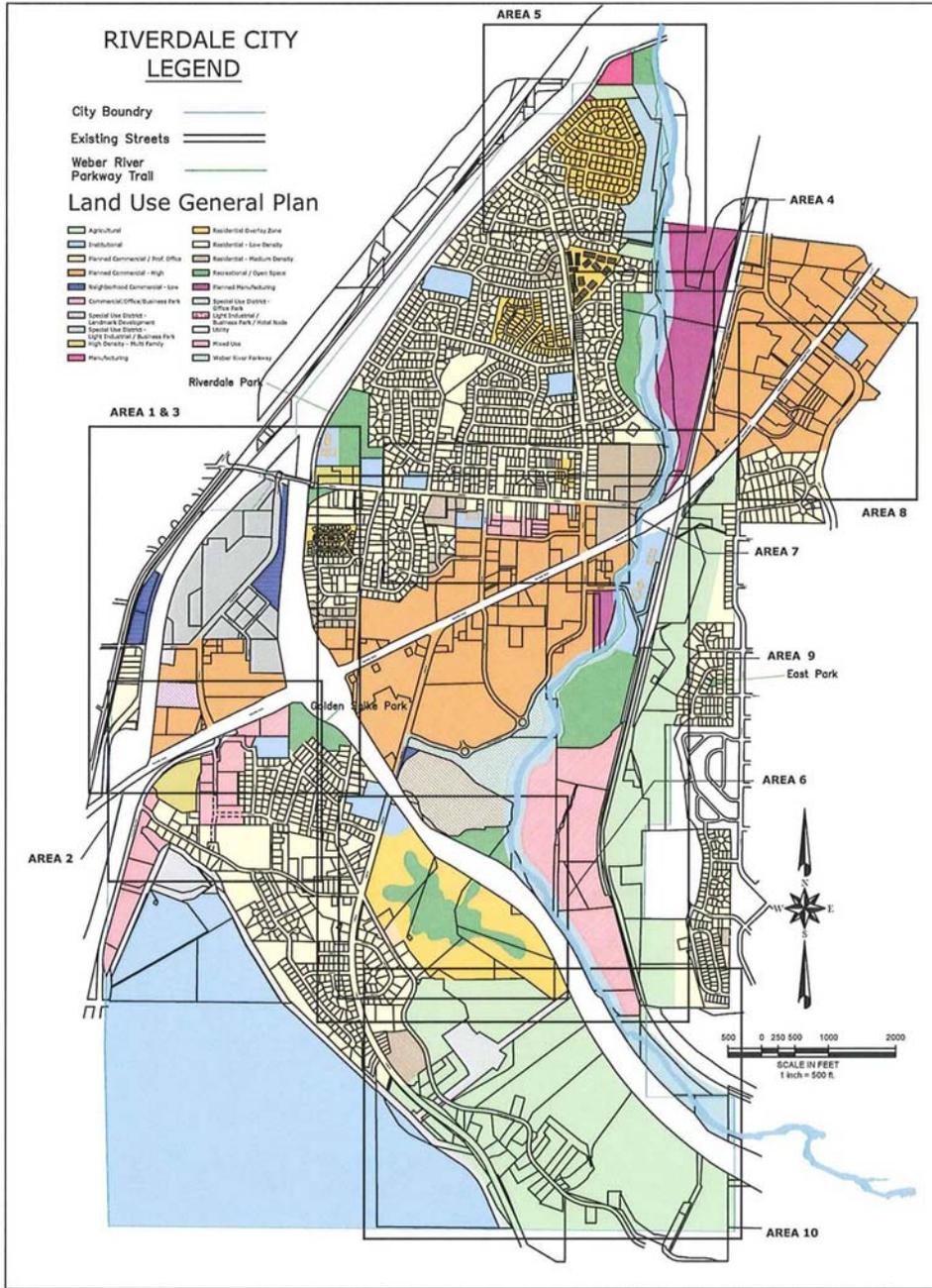
The Mayor and City Council of Riverdale City have ~~undertaken~~ participated in the General Plan ~~update~~ process regarding land uses. The ~~Committee members used the~~ following sources ~~have been historically used~~ for information and background purposes:

- Riverdale Master Development Plan 1972-~~1990~~2001(?)
- Comprehensive Plan-Riverdale-University of Utah Planning Practicum-1987
- Riverdale City Strategic Plan 1995-~~2005~~2013
- Riverdale Municipal Ordinance Code, 1995
- Planning and Zoning Administration in Utah, Center for Public Policy and Administration, University of Utah, 3rd Edition
- ~~The Summary of Recommendations was published in September 1995 with a recommended land use map summarizing the proposed land use districts.~~
- Riverdale General Plan adopted April 30, 1997 ~~and updated on~~ , 200(?).

Figure 6 is the existing Land Use Master Plan map for Riverdale City, as ~~established~~ updated in 2004(?). The Land use Master has been updated to reflect recent zoning changes in the ~~Weber River Redevelopment area bounded by Riverdale Road, 1050 West, and the Weber River City~~. Most of the land uses remain as recommended by the Riverdale City General Plan dated April 30, 1997 ~~and dated~~ , 200(?).

Figure 6 - Existing Land Use Master Plan [\(This map should be updated with an updated version of the below map with areas shown for study purposes\)](#)

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## ALTERNATE LAND USES

Based on extensive community input and review, ~~by the Management Committee~~ the following land use areas and issues have been identified for ~~further future~~ discussion ~~purposes~~. Figure 6 is the existing City map with an indication of the areas identified for discussion and recommendations. ~~For the purpose of clarity and continuity, the areas are identified with the same area designations as in the original General Plan and not by the designations used in the "Update" report.~~

The following are analyses of specific problematic areas within the City.

### AREA ONE ~~AND AREA THREE~~

~~See Figure 7 for more regarding this area.~~ The majority of Area One is presently zoned manufacturing, the ~~previous Master Land Use Plan~~ recommendation ~~was that the for this area's future land use is be zoned~~ light ~~manufacturing industrial~~/business park. Due to the fact that Big D construction has moved and America First Credit Union has purchased the property and is using it as their headquarters, it is recommended that the entire area be zoned Business Park ~~at some point in the future.~~ ~~See Figure 7.~~ The difference ~~is that we would like to change being that the change of~~ the zoning district to ~~light industrial/business park would more~~ accurately reflect the actual uses that are ~~going on currently occurring in this area~~. For example, uses of business, office, research, high-tech businesses, financial institutions, credit card processing, and telemarketing types of uses, limited warehouse/distribution and assembly spaces ~~would also be~~ ~~area already~~ allowed ~~in this area as a result of the current zoning~~.

Even though the landscaping and site development requirements would be very similar to those developments that have already occurred, we believe this ~~land use plan~~ would protect and enhance the existing investment made by the businesses that are already located within the area. We also believe that it is a logical and excellent use that would have minimal traffic impact on the rest of the City and would enjoy ~~good-close~~ access to the ~~I-15 and I-84~~ freeways. ~~The area that is currently zoned commercial has been re-evaluated and the recommendation is to alter the roadway to allow more Business Park development.~~ The small area at the northern end of this study area adjacent to I-15 should be annexed into the City as development occurs. Incidental retail could be located in the business/office buildings. The Business Park zoning will be more compatible with ~~any of~~ the proposed land uses to ~~South in Area Two.~~ ~~Any development in this area should also maximize its potential traffic/visibility opportunities with both I-15 and I-84 freeways located adjacent to this area.~~

### AREA TWO

~~See Figure for more regarding this area.~~ ~~The two~~ ~~This special Use Districts at the southern portion of the area are~~ ~~area is~~ uniquely located within the City because of ~~its~~ tier command of the panoramic views of the valley. ~~They~~ ~~Area Two~~ faces directly toward one of the most stunning views in the city, which is the eastern boundary of Riverdale City and the bluff to Riverdale East Bench. ~~Area Three~~ ~~This area~~ is also an extremely prominent location

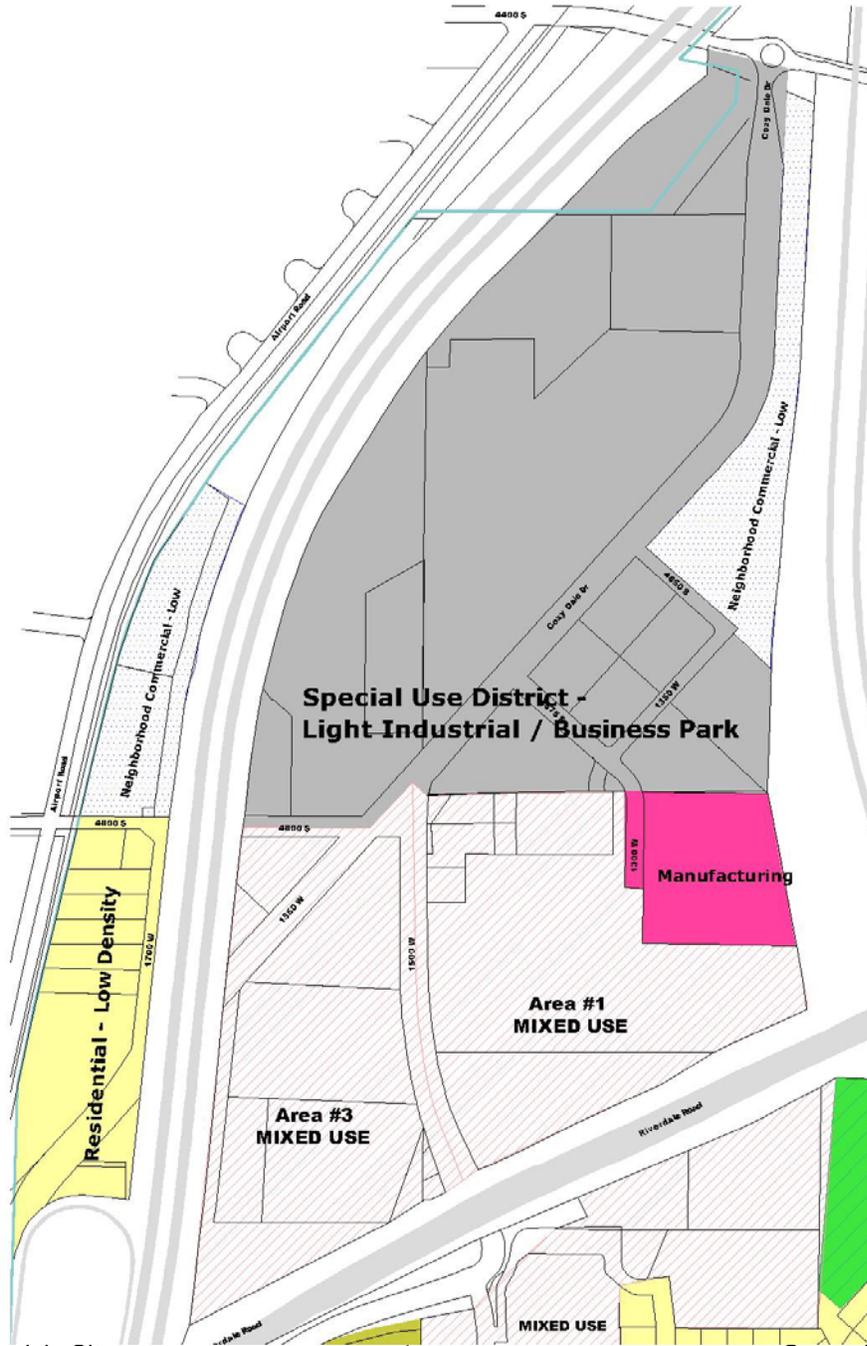
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for ~~landmark-strategic~~ development as the key to the entrance of the City from I-15 ~~and I-84~~. Therefore, the recommended uses ~~or alternative uses~~ include: a major hotel, ~~high rise condominiums~~ a retail/commercial center, ~~and/or a landmark-a~~ corporate ~~center~~ office use. ~~Though it is currently zoned commercial, we believe that it would only be marginally effective because it does not have real visual frontage off of Riverdale Road and access would have to come off of 1500 West.~~ The opportunities for ~~all~~ other ~~similar~~ uses are ~~extraordinary~~ also great in this location.

~~The majority of this area is part of the West Bench RDA Project Area. The property owned by Scott Priest, Ford property, Keyes Insurance property, and the business offices south of Keyes are recommended to remain as either commercial/office or business park. There is also an approved site plan for the Aunt Nancy's assisted living facility to be located along Ritter Drive, which could have additional impact on this area. The development of the Larry H. Miller Auto complexes, Freeway Park Drive retail, the Tullis Business Park, and the Brook Haven Business Park have set a tone for this area to develop as a retail commercial and office site. There may be additional opportunities for other uses to be very successful at this location. The traffic generated by the majority of these developments is anticipated to be Riverdale Road oriented.~~

~~It is recommended that the revisions to the land use ordinance for the Business Park area be adopted and that minimum thresholds for development and guidelines for "landmark" development and architecture be developed. It is recommended that any development of this land in the future be sensitive to this location's unique geography in relation to I-15, I-84, Riverdale Road and Freeway Park Drive, in addition to its close proximity to the Ogden Airport site. It is also important to note that UDOT has recently completed Riverdale Road lane expansion which should be of direct benefit to the development of this West Bench area.~~

Figure 7 - Alternate Land Uses - Area 1 [and 2 \(Needs a new map page or pages?\)](#) and 3



Riverdale City

4

General Plan

## AREA TWO

The majority of this area is part of the West Bench RDA Project Area. It is probably a consensus opinion that single family residential be developed on the Coleman property. The property owned by Scott Priest, Hayward property, Keyes Insurance, and the business offices south of Keyes are recommended to remain as either commercial/office or business park. The removal of the Cinedome, Roberts Photography, Meyer house, and the development of the Larry H. Miller Auto complex has set a tone for this corner being a retail commercial area.

Figure 8 indicates the extension of 5175 South and the addition of 1500 West from Ritter Dr. to 5175 South. After careful analysis by Sear Brown, the City's traffic engineering consultant, the recommendation was to provide access for further residential development and to provide better emergency vehicle access without adversely impacting the traffic in the neighborhoods. The traffic generated by the Commercial / Office Park and the Larry H. Miller development is anticipated to be Riverdale Road oriented.

## AREA THREE

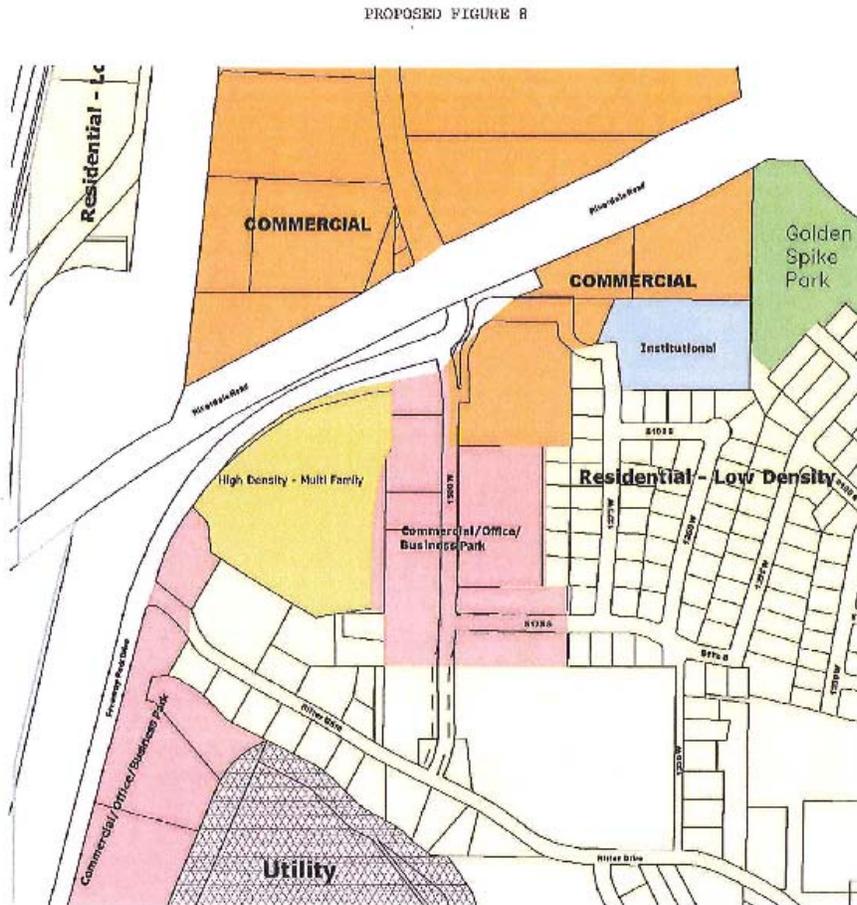
See Figure for more regarding this area. This area consists of a large quantity of residential properties located on the south side of Riverdale Road and bounded on the south by the Hill Air Force Base bench and hillside areas. Golden Spike Park is located in this area as are the Good Foundations Academy and the Christian Heritage School buildings.

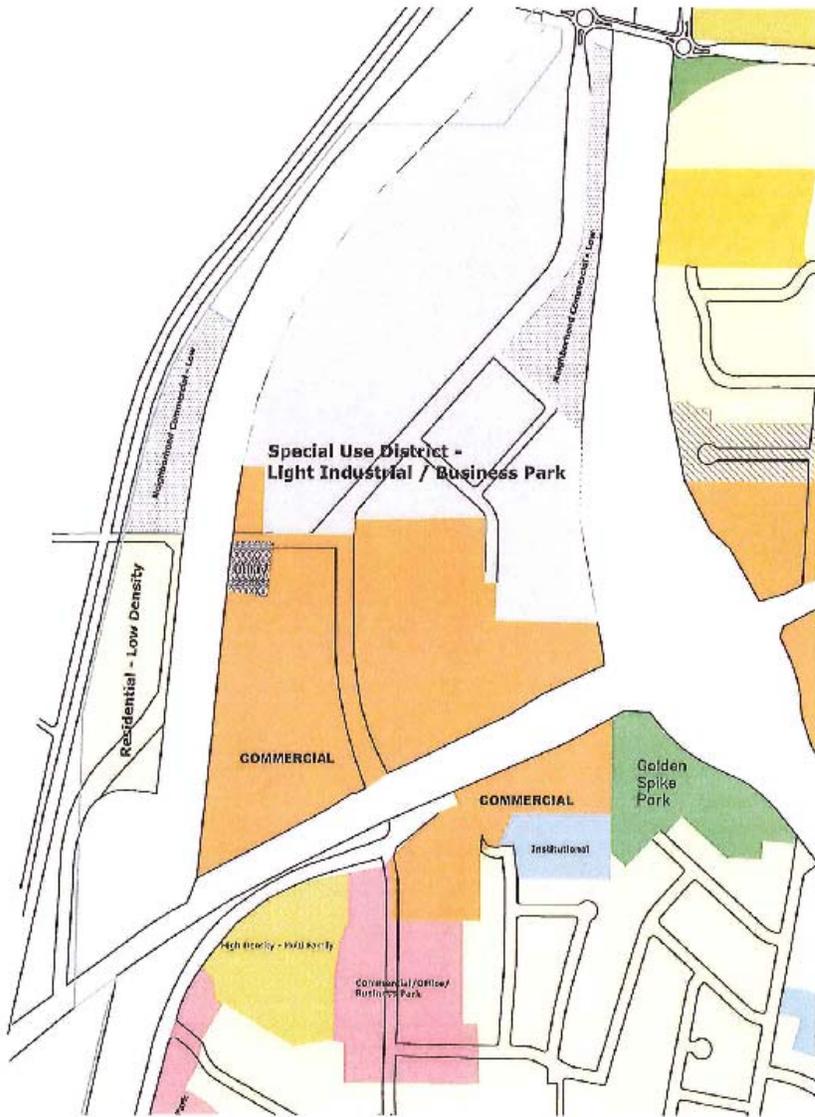
Main routes of travel in this area include Ritter Drive, 1050 West, and South Weber Drive. There has also been some discussion of linking 1150 West to 5600 South in Roy sometime in the future as a planned transportation corridor option. Per previous General Plan recommendations, 5175 South has been extended and connected to the addition of 1500 West; 1500 West has also been connected to Ritter Drive. This connection now provides access for further residential development and provides better emergency vehicle access without adversely impacting the traffic in the neighborhoods.

The majority of this area has been developed for single-family residential use. It is probably a consensus opinion by most in the City that single family residential be developed on the Coleman property and similar undeveloped properties in this area. There is also a small section of mobile home residential use located to on the far southeast end of this area. Any development of properties along the hillside should be sensitive to the additional engineering required in order to develop safely along these hillside development areas.

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Figure 8 - Alternate Land Uses - Area 2 [\(Needs a new map page or pages?\)](#)





## AREA FOUR

See Figure 9 for more regarding this area. This area consists of Hill Air Force Base properties, the Hill Air Force Base museum, and the Roy Water Conservancy District site. A large portion of the Hill Air Force Base properties has been master planned for development as part of the Falcon Hill development project. Falcon Hill is regulated and developed by internal processes and overseen by a Military Installation Development Authority (MIDA) board in association with Hill Air Force Base leadership. Riverdale City has agreed to provide services to Falcon Hill as part of this effort. The City should benefit from the development of this project area which is planned to provide new offices, commercial/retail, restaurants, hotels, and job-related opportunities to the community.

The I-15 corridor provides off and on-ramp access to 5600 South which has connection to Freeway Park Drive and the Hill Air Force Base North gate in this area. The 5600 South roadway is a connector to Roy City and other neighboring communities to the west. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option.

(unchanged since 1997 General Plan)

~~Starting on the area adjacent to 4400 South, we believe that the existing modular home park should remain as affordable housing opportunities. See Figure 9. As new developments accrue and the park is upgraded, it ought to meet higher standards for open space and amenities. In future maybe the ordinance would allow condominium ownership of the sites for any modular home park. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) and the Hundred Year Floodplain becomes part of the Weber River Parkway, with the possibility of a trail system linking the City. No access from the neighborhood or parking shall be provided. It is recommended that north of 4400 South be single family detached residential zoning.~~

~~Updated 10-23-07~~



## AREA FIVE

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See Figure for more regarding this area. This area is enclosed by I-15 and Parker Drive to the west, Parker Drive and Ogden City limits to the north, the Weber River to the east, and 4100 South to the south. Roadways within this area are expected to operate as local neighborhood and collector roads as already constructed and established.

This area, Figure 10, is adjacent to the Weber River, and a portion of this area includes ~~is part of~~ the Weber River Trail System and a main trailhead on the north for this trail system. This area also has a future planned trailhead expansion location across Parker Drive in Ogden City limits that would be of benefit for the City to develop as a small park area in addition to the trailhead. There is a federally protected wetlands site located in this area along the Weber River.

The property to the south has been developed as low density residential with fourteen acres donated to Riverdale City for trail access and regulated open space. That allowed the Weber River Trail System to be completed along the river. Part of the property from the Ogden City boundary change allowed the completion of the trail system, a trailhead, under bridge trail connection, a parking lot and restroom facilities. The remaining property was brought in as Agricultural and was allowed to be developed as a personal storage facility ~~because of~~ as a result of a court judgment. This development is a legal non-conforming use in the A-1 zone and was planned, engineered, reviewed and approved to alleviate potential impacts to the adjacent properties. There is also a legal non-conforming use currently existing on an A-1 zoned property operating as a production/shipping business facility.

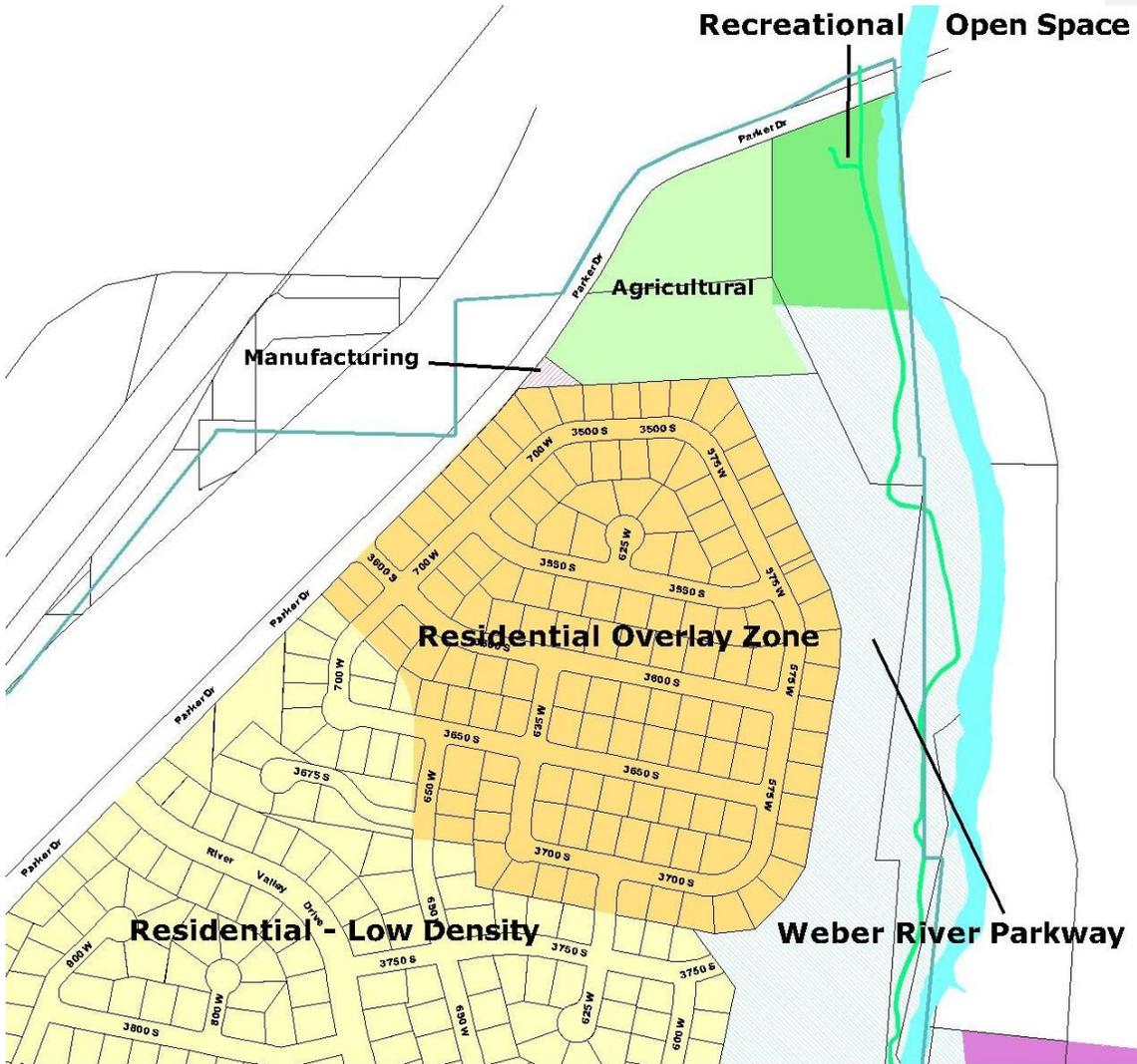
The ~~A other~~ larger property in this area (tax # 051430030) is zoned A-1 and may be developed as low density residential. When development occurs utilities are available and perhaps only slab on grade structures would be allowed. Development in such a manner with the adjacent Weber River Trail System and other open space amenities could in fact result in a continuation of quality residential development. Portions of this area are in the flood plain. The adjacent freeway to the west with continual increasing volume of traffic creates higher levels of sound. A sound wall has been installed to help mitigate this issue.

There are also two Residential Overlay Zone areas within this area. One, designed with townhome style condominiums, is located along 700 West and 4050 South. The other, developed as single story patio-home style units, is located along 850 West between 4100 South and 3950 South.

*Updated 12-02-08*

Figure 10 - Alternate Land Uses - Area 5 ([Needs a new map page](#))

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Updated 12-02-08

## AREA SIX

See Figure for more regarding this area. This area is bounded by I-15 and I-84 on the west, 4100 South on the north, the Weber River on the east, and low density residential areas located between 4400 South and Riverdale Road on the south end of this area. There is a federally protected wetlands site in this area along the Weber River and also south of 4150 South located between 1000 West and 950 West.

The Weber River Trail system is located in this area as well. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) as the Hundred Year Floodplain becomes part of the Weber River Parkway. No access from the neighborhood or parking shall be provided, except as otherwise established by the City. The Riverdale Park is also located in this area adjacent to the Fire Station and the Community Center. This park should continue to be maintained and enhanced, as appropriate, to the benefit of the Riverdale citizens and community.

This area is planned for continued use as a residential area, the majority of which is low density residential. Starting on the area adjacent to 4400 South, the desire is for the existing modular home park to remain as an affordable housing option. If the park is upgraded, it ought to meet higher standards for open space and amenities. In the future, it may make sense to allow condominium ownership of the sites for any modular home park. It is recommended that north of 4400 South continue as single family detached residential use. There are also two Residential Overlay Zone sites in this area, as well as two assisted living care facilities/elderly care apartment complexes. On 900 West the addition of the Senior Center and apartments creates a transition point from commercial to residential use.

This area is highly transitional, due to its proximity to the Planned Commercial High uses in Area Seven to the south. Due to the transitional nature of this area, planning efforts should be sensitive to the needs and impacts on residents in the southern section of Area Six. Specifically, the property on the south side of 4400 South, between 1025 West and 700 West, is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately along 442.50' West at 130' from 4400 South to that point continuing to 900 West along 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The RDA Board approved the use of residential only in this mixed use zone in keeping with the desire of continued residential uses on both sides of 4400 South. The land use map reflects the

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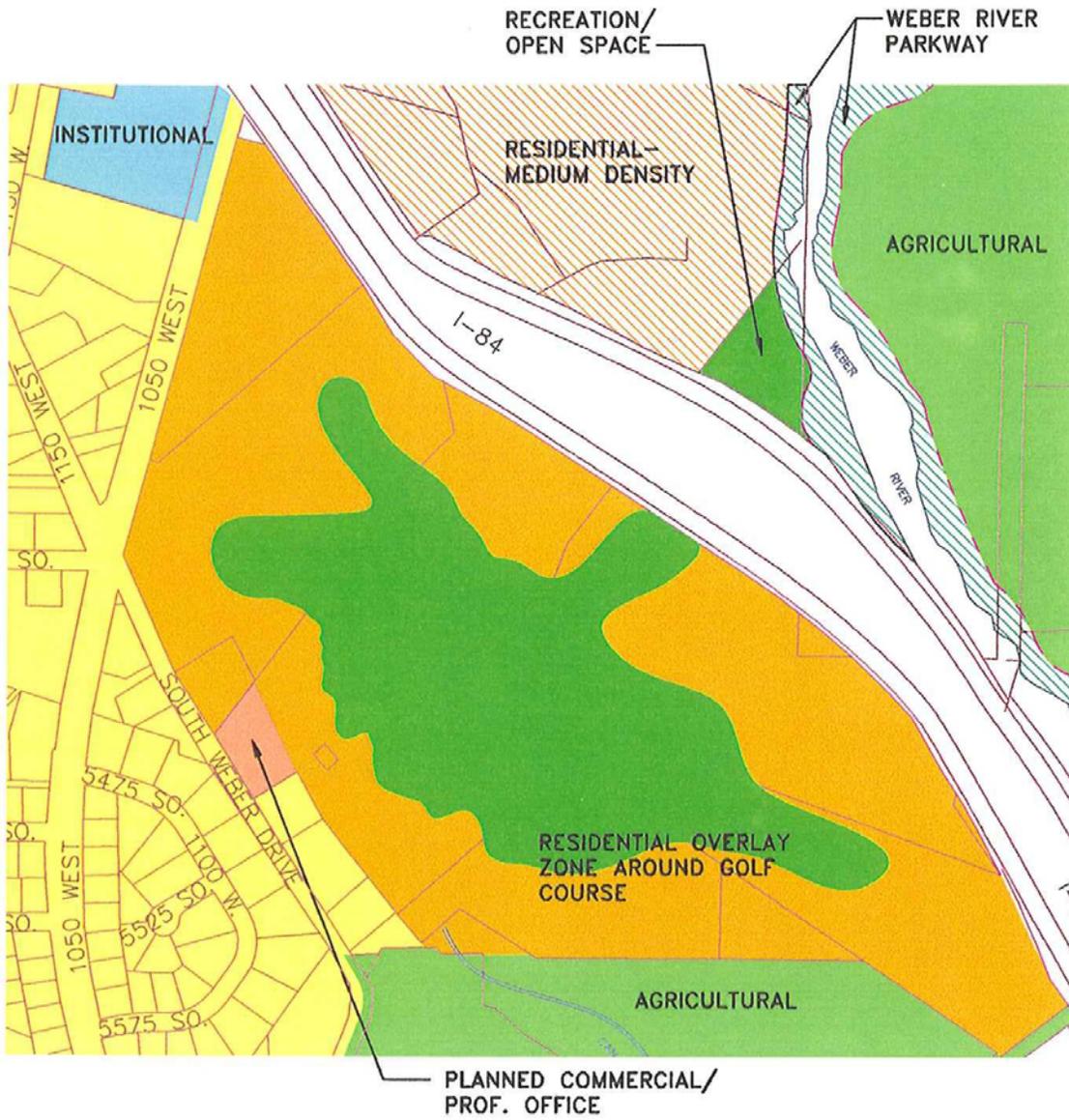
current planned uses for this location. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

~~Should the drive-in theater no longer be in the desired use of the property owner, then we believe the most logical use would be that of single family detached dwellings to stabilize and enhance the existing neighborhood. Interstate 84 is a good divider between the commercial uses and the residential neighborhoods.~~

~~There is one other unique opportunity that should be mentioned. There is a great potential to "add value" to a residential development by combining the drive-in site with the adjacent golf course site to develop housing clustered around an executive golf course. This would add a new dimension to the housing types available to Riverdale and to allow the project to reach higher price levels than if the drive-in site were a typical subdivision. Figure 11 is an idealization of how this development would be zoned as ROZ.~~

~~It is recommended that this idealized mixed-use area be designated Residential Overlay Zone (ROZ) as a mechanism for development around a golf course. The golf course/housing land use is shown on the Master Land Use plan to encourage this specific type of development. In no case will elimination of the golf course be encouraged. If the mixed use were not to be developed then it is recommended that the Drive-in theater property become R-1 low density housing if the use were to change, and the golf course to remain recreational use.~~

Figure 11 - Alternate Land Uses - Area 6. ([Needs a new map page](#))



## AREA SEVEN

See Figure 12 for more regarding this area. This area is bounded by I-84 on the west, transitional areas of low density residential uses and senior living apartments to the north in Area Six, the Weber River and its trail system to the east, and a mobile home park site to the south adjacent to I-84 and the Schneider's Riverside Golf Course.

There is a transitional section of this area to the north and planning efforts should be in this northern location should be sensitive to the needs and impacts on residential areas located in the south of Area Six. The property on the south side of 4400 South, between 1025 West and 700 West is an extremely strategic ~~area in the~~ land use ~~strategy area~~ for Riverdale City. ~~It is very important in terms of stabilization-stabilizing and enhancement enhancing of~~ the neighborhood development to the north ~~and since~~ it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. ~~The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), shall-should~~ remain Residential. Property ~~ies~~ fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial ~~to also extending~~ to the west side of 900 West, where residential would front 4400 South, and commercial to the south ~~would fronting~~ 900 West. ~~The demarcation line which~~ runs between 4400 South and 4450 South, from 700 West approximately 442.50' West at 130' from 4400 South to that point continuing to 900 West at 227' from 4400 South. ~~The area north of this line would remain residential. The area south of the-this~~ demarcation line ~~running~~ to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential ~~for the purpose of constructing where~~ two (2) separate four (4) unit owner occupied townhouses ~~currently sit. The RDA Board approved the use of residential only in this mixed use zone in keeping with the desire of continued residential uses on both sides of 4400 South.~~ The land use map ~~should~~ reflect ~~the~~ current ~~approved-planned~~ uses ~~for this location~~. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, ~~low impact retail~~, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial. ~~See Figure 12.~~

There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road ~~should become~~ and a small retail/office shopping plaza on the west side of 700 West that is in Planned Commercial High ~~Zone~~ land use category. There is also a section of residential medium density in the northeast of this area, along 4400 South and near 700 West, that has potential to be converted to a planned commercial use in the future. There is also a parcel along 4600 South, owned by Crabtree Auto, that is reflected as Planned Manufacturing and, for the time being, should remain as such. Additionally, there is an abundance of Planned Commercial High land use category properties in this area that should continue to be planned for this use in the future. These properties are crucial to the continued financial operations of the City and its resources. Fostering and

maintaining positive relationships with businesses are property owners in this area is key to the City's continued success.

On the south side of this area there is a section of property located along Weber River Drive that is designated as Special Use District Office Park and has been planned to be developed at such. At this time, multiple other land use proposals have been considered for this property, but have had difficulties in changing the use of the property due to the City's desire to see an Office Park use or similar retail/commercial use occur at this site. Initial concepts for this land have included a mixture of commercial development, office park development and open-space development, which could be developed pursuant to a City approved overlay zone and development agreement. The nature of an office park development could be similar to the development of the City Hall campus, specifically in the way the campus is landscaped, undulated, and integrated with its natural surroundings. There has even been a suggestion that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques could add an orderly visual transition to the natural habitat. Clearly, there may be other land use options to consider at this location which may include a public/private venture for a shared "community use/retail development" on this property.

Riverdale Road, 1050 West, 700 West, 900 West, and Weber River Drive are all major roadways in this area. UDOT has completed a major reconstruction of Riverdale Road in recent years and also has oversight over 1050 West construction and use. Weber River Drive, 700 West, and 900 West are all City roads and should be maintained and enhanced to the benefit of this area for continued operational functionality.

~~The east side of 700 West and the west side of 900 West is intended to substantially reduce the conflict between commercial high zoning and residential zoning. On 900 West the addition of the Senior Center and apartments creates a transition from commercial to residential.~~

*Updated 9-16-08*



## AREA EIGHT

See Figure \_\_\_ for more regarding this area. Area Eight is bounded by 1050 West, portions of South Weber Drive, and Hill Air Force Base on the west, a mobile home park site to the north (that is adjacent to I-84), the Weber River to the east along I-84, and the border with South Weber City to the south.

The mobile home property to north has had some operational concerns during the more recent years and should be watched closely for continued land use and residential concerns. There may be an opportunity in the future to review this location and determine other residential/commercial land use options at this location.

The Motor-Vu Drive-In Theaters continues to operate in this area along 1050 West. Should the drive-in theater no longer be a desirable operation for the property owner, then it is believed that the most logical use would be that of single family detached dwellings to stabilize and enhance the existing neighborhoods to the west and south of the drive-in theater. At the current time, I-84 is a good divider between the commercial uses and the residential neighborhoods.

The Schneiter's Riverside Golf Course is located in this area south of the drive-in theater. There may be another unique development opportunity associated with the golf course. There is potential to "add value" to a residential development by combining the drive-in site with the adjacent golf course site to develop housing clustered around an executive golf course. This could provide some unique housing development in Riverdale and may allow the project to reach higher price levels than if the drive-in site were a typical subdivision. Figure \_\_\_ illustrates how this proposed land use may be applied around the golf course as a Residential Overlay Zone. The golf course/housing land use is shown on the Master Land Use plan to encourage discussion regarding this type of development. In no case will elimination of the golf course be encouraged. If the mixed use concept were not to develop, then it is recommended that the drive-in theater property become Residential Low Density housing and the golf course remain Recreational/Open Space use.

The area south of the golf course, along South Weber Drive, is presently zoned Agriculture and remains as such on the Master Land Use Plan because approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone (APZ). The Federal government has purchased development rights in this area and buildings are not allowed to be developed in the APZ area.

Previously the area had only one access via South Weber Drive and this narrow road goes through an existing residential area to the north. There is a connection to I-84 via Adams Ave to the South in South Weber City. Proximity to I-84 via Adams Ave may provide a different orientation for the Agricultural use area and could potentially be developed as a Residential Overlay Zone. The purpose of such a proposal would be to encourage innovative development, such as clustering or small lot development. Cluster development could preserve the open space character of the area if the underlying density were to remain 1 D.U. per acre.

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It has historically been determined that the majority of the South Weber Drive area remain planned for Agricultural use as previously constituted in earlier versions of this plan.

Major roadways in Area Eight include I-84, South Weber Drive, and 1150 West. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option through this area.

~~This area (Figure 13) is a difficult area in terms of topography. Any residential in this area is no longer desirable with the widening of 300 West and Riverdale Road. Protecting the Hillside would be most appropriate using the Hillside Protection Overlay Zone. A good fit for this area (approximately 15 acres) would be Planned Commercial — High. The high traffic through the area and the addition of the traffic signal at 550 West blends itself to a Commercial 3 zone. This is also part of the 550 West RDA.~~

#### HILLSIDE PROTECTION

~~The recommended Hillside Protection is in place on the Discount Tire/Ruby River Development. The rest of this area and the bluffs on the east edge of the City should follow the provisions as recommended:~~

- ~~● The provisions are designed to accomplish the following:
  1. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;
  2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to construction on slopes;
  3. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes;
  4. Encourage preservation of open space to preserve the natural terrain;
  5. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural.~~
- ~~● The Hillside Protection/No-Build Area shall be an overlay recorded on the Weber County Land Parcel Plat.~~
- ~~● Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.~~
- ~~● Waste Disposal — Development will provide infrastructure to connect to the City sewer regardless of the distance of the structure from the existing line. (Septic tanks will not be allowed.)~~
- ~~● Provided other drainage satisfactory to the City Engineer and the Planning Commission.~~

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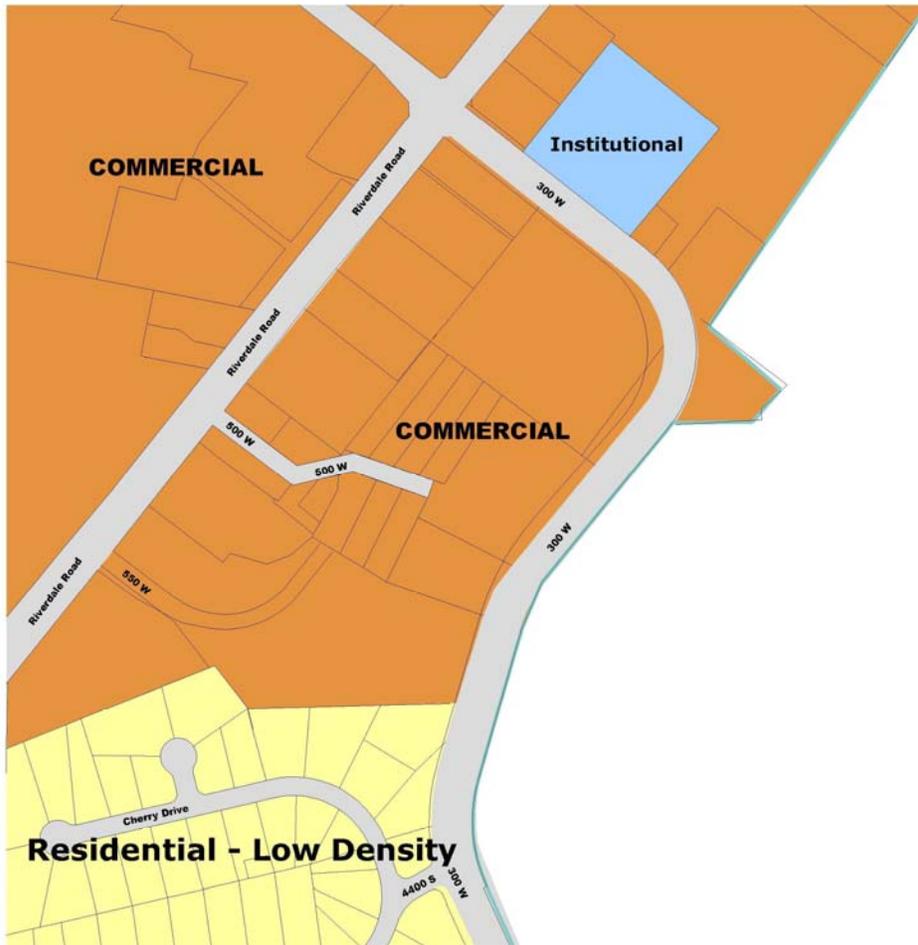
- ~~Erosion — No structure shall be located so as to cause an increase in erosion.~~
- ~~Development shall comply with the current Riverdale City Hillside Ordinance.~~
- ~~Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc. shall be approved by the City Council upon recommendation of the Planning Commission.~~
- ~~Soils Report — The soils report shall be prepared by a qualified soils engineer.~~
- ~~Grading and Drainage Plan  
A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion.~~
- ~~Vegetation Plan  
The Vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:
 
  1. ~~A survey of existing trees, large shrubs, and ground covers.~~
  2. ~~A plan of the proposed re-vegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation.~~
  3. ~~A plan for the preservation of existing vegetation during construction activity~~
  4. ~~A vegetation maintenance program, including initial and continuing maintenance necessary.~~
  5. ~~A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and stability of a public way or drainage channel; and adverse impact on the natural environment.~~~~
- ~~Other reports and plans as deemed necessary by the Planning Commission may be required. The Planning Commission may require second source verification.~~
- ~~Site buildings in a manner that preserves significant views
 
  1. ~~Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.~~
  2. ~~To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate or obscure the views of others.~~~~

- Site buildings in a manner that preserves significant trees and vegetation.
- Cluster buildings and parking, and coordinate neighboring developments.
- Locate parking facilities to minimize their visual impact.
- It is desirable to place utility lines underground.
- Design buildings so they solidly meet the ground plan.
  
- Preserve existing trees and vegetation
  - Landscape to retain harmony between the various elements of a landscape and to preserve its original character.

The recommendation is to review possible alternative uses in the future and to implement Hillside Protection/No-Build area and to buffer the residential quality of the surrounding residents. The sensitive hillsides as delineated on the Weber County prepared Sensitive Area Overlay Zone Map for Landslides, dated September 30, 1987 was not adopted by Riverdale City, but could still be considered when planning development in this area.

*Updated 9-16-08*

Figure 13 - Alternate Land Uses - Area 8 ([Needs a new map page](#))



Updated 9-16-08

## **AREA NINE**

See Figure for more regarding this area. Area Nine is bounded by the Weber River to the west, the city boundaries of Ogden City and South Ogden City to the north, the city boundaries of South Ogden City and Washington Terrace to the east, and a low density residential use to the south that is located on a bluff overlooking this area.

A great planned use for this area is Planned Commercial High, as is reflected by recently developed commercial/retail centers in this area. The high traffic through the area and the addition of the traffic signal at 550 West have accommodated new retail destination commercial growth in this area. This area is also part of the 550 West RDA and the Riverdale Road RDA. A portion of this area on the south end includes the Classic Waterslides commercial use. Commercial/retail growth in this area should continue to be fostered in order to maintain continued commercial/retail success in this area.

Major roadways in this area include Riverdale Road, 550 West, 300 West, and Pacific Avenue. Additionally, the Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and into Area Ten. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to the commercial/retail areas in this district. As part of this Master Land Use Plan, there is a portion of land west of the railroad tracks that has been identified in previous Plans as Planned Manufacturing use, and the intent of this Plan is to continue support of this concept.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area.

### **HILLSIDE PROTECTION EFFORTS**

The recommended Hillside Protection is enforced on parcels located adjacent to and north of the Discount Tire/Ruby River Development. The bluffs on the east edge of this area and Area Ten should follow the provisions as recommended below:

- The provisions are designed to accomplish the following:
  1. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;
  2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to construction on slopes;
  3. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes;
  4. Encourage preservation of open space to preserve the natural terrain;

5. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural.

- The Hillside Protection/No-Build Area shall be an overlay recorded on the Weber County Land Parcel Plat.
- Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.
- Waste Disposal – Development will provide infrastructure to connect to the City sewer regardless of the distance of the structure from the existing line. (Septic tanks will not be allowed.)
- Provided other drainage satisfactory to the City Engineer and the Planning Commission.
- Erosion – No structure shall be located so as to cause an increase in erosion.
- Development shall comply with the current Riverdale City Hillside Ordinance.
- Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc. shall be approved by the City Council upon recommendation of the Planning Commission.
- Soils Report – The soils report shall be prepared by a qualified soils engineer.
- Grading and Drainage Plan  
A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion.
- Vegetation Plan  
The Vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:
  1. A survey of existing trees, large shrubs, and ground covers.
  2. A plan of the proposed re-vegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation.
  3. A plan for the preservation of existing vegetation during construction activity
  4. A vegetation maintenance program, including initial and continuing maintenance necessary.
  5. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and

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stability of a public way or drainage channel; and adverse impact on the natural environment.

- Other reports and plans as deemed necessary by the Planning Commission may be required. The Planning Commission may require second source verification.
- Site buildings in a manner that preserves significant views
  1. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.
  2. To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate or obscure the views of others.
- Site buildings in a manner that preserves significant trees and vegetation.
- Cluster buildings and parking, and coordinate neighboring developments.
- Locate parking facilities to minimize their visual impact.
- It is desirable to place utility lines underground.
- Design buildings so they solidly meet the ground plan.
- Preserve existing trees and vegetation
  - Landscape to retain harmony between the various elements of a landscape and to preserve its original character.

(unchanged since 1997 General Plan)

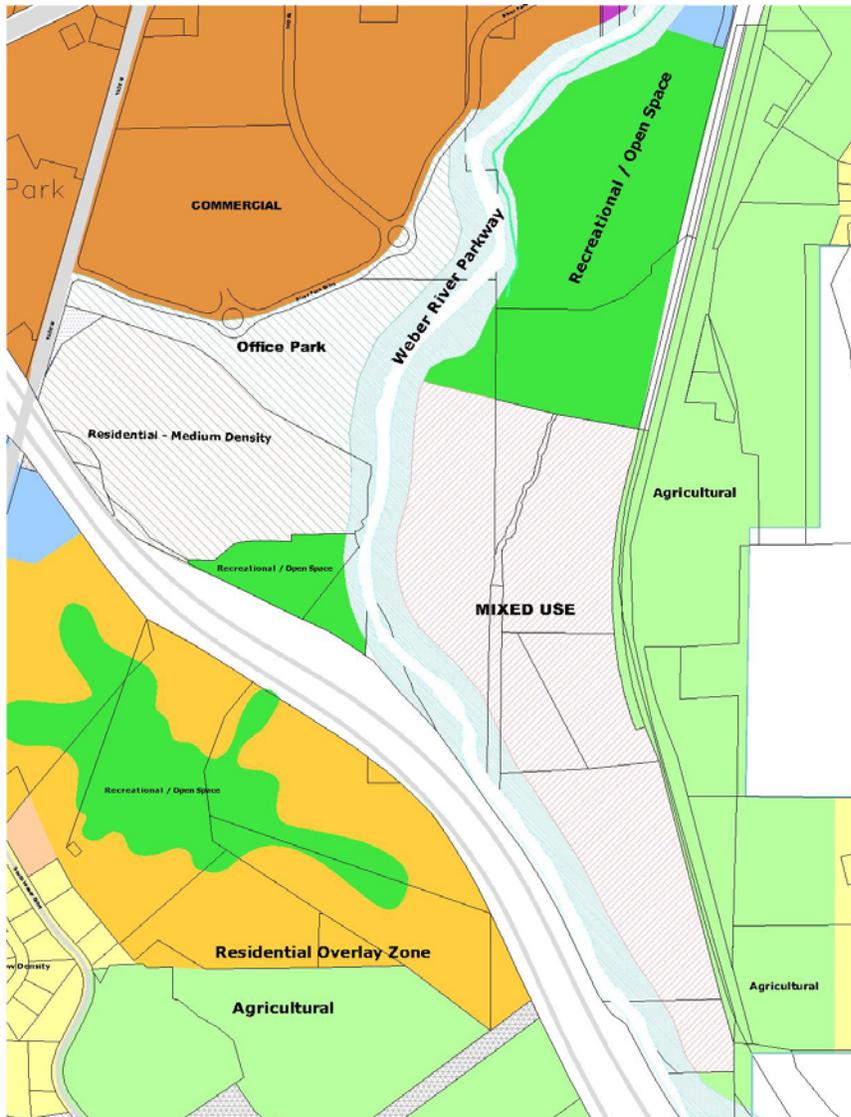
#### Plan Recommendations

- Connect 700 West as a collector street to 1050 West. 800 West is not to be developed. See Figure 14.
- 700 West would be a connector with speeds of 25 to 35 mph, no curves should have an inside radius of less than 300 feet, in order to maintain proper traffic movement and this would be a limited access collector street. See recommendations and traffic analysis. The exact alignment of 700 West to be determined at Time of Development Review.
- The area between Weber River and the railroad tracks should be designated as "agriculture".
- Crabtree Auto shall remain as presently zoned, with the adjacent parcel proposed to be "regional commercial" use.
- The northern portion is used for an active recreational complex, such as baseball fields, soccer fields, picnic areas and so forth as a part of the city complex with only the existing vehicular access and controlled parking area for security and control.
- The rest of the area to the south be preserved as agriculture, wetlands preservation and natural habitat area.
- It is recommended that the 100-Year Floodplain boundary be established as the Weber River Parkway and that it be used for potential wetlands preservation, floodplain control and Parkway preservation for the Urban Trails system and natural habitat preservation. It could serve as the spine for the Urban Trail System.
- View corridors be preserved from Riverdale Road and 1050 West towards this natural habitat and open space in order to provide visual amenities and visual access to the east side to the Weber River.
- The land use option indicates a mixture of commercial development, office park development and open space development, which may be developed pursuant a City approved overlay zone and development agreement. The nature of the office park development is development consistent with that of City Hall in the way it is landscaped, undulated

~~and integrated with its natural surroundings. There has even been a suggestion that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques be added that would provide an orderly visual transition to the natural habitat.~~

- ~~• The transportation consultant strongly suggests that the extension of 700 West be the divider between land uses. Therefore, it is recommended that the separation of retail and office park uses occur at 700 West.~~
- ~~• The urban trail / landscape buffer will be integrated into the office park landscape. This would allow the urban trail / buffer to not be a narrow area sandwiched between two non-compatible uses.~~

Figure 14 - Alternate Land Uses - Area 9 ([Needs a new map page](#))



## AREA TEN

See Figure \_\_\_ for more regarding this area. Area Ten is bounded by the Weber River to the west, Riverdale Road, Classic Waterslides, and commercial/retail sites to the north, the city boundary of Washington Terrace to the east, and I-84 to the south.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area. See the Area Nine description for more information regarding the "Hillside Protection Efforts".

A large portion of this area consists of Residential Low Density uses located on top of the hillside/bluff sites to the east in this area. These Residential Low Density locations are directly connected to Washington Terrace roads, residents, and the Terrace community. There is also a Residential Overlay Zone location to the southeast end of this area and located on the top of the bluff. The City should employ a fair amount of sensitivity to the geographical separation that exists between residents living in this area and other residential areas in the City. The City does have a small recreational facility located within one of these residential sites known as East Park (located between 4825 South and 4900 South on the bluff). This is a locally used park and should be maintained for continued use by residents in this area of the City.

The rest of properties to the west and below the hillside/bluff is currently planned for Agricultural, Institutional, Recreational/Open Space, and Mixed Use. The Riverdale City Offices, Police Department, and Public Works Department are located in this area. Additionally, there is a natural park location adjacent to the City facilities and to the south of the City campus that includes a BMX bike area, picnic facilities, the Weber River Trail system that connects to a bridge across the Weber River into South Weber City, and other informal natural recreational uses. There are some significant natural wetlands sites in this area and these areas could be preserved in the future for natural habitat preservation and protection areas.

There has been a great amount of discussion in previous years to consider the development of a major recreational facility/park in this location. An active recreational park facility like this could include baseball fields, soccer fields, enhanced picnic areas and so forth as a part of this proposed city complex. The Mixed Use property to the south is a bit of a conundrum as the current property owners have desires to maintain this property on the Master Land Use Plan as a mixed use location; however, there has been a great deal of discussion from the City leadership to look at other options in the event that the current owners no longer desire to utilize this property for any mixed use development.

Major roadways in this area include 300 South, 500 West, 4600 South, and a future potential roadway connection to the south of the City Offices that would connect via a newly constructed bridge to the eastmost round-a-bout along Weber River Drive. Additionally, the

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Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and north into Area Nine. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to any planned development in this area. These railroad tracks significantly bisect this area and clearly separate planned uses as a result.

~~The area presently zoned Agriculture was left as such in the Master Land Use Plan because:~~

~~Approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone, APZ, to be indicated on the drawing when info is obtained). The Federal government has purchased development rights in this area.~~

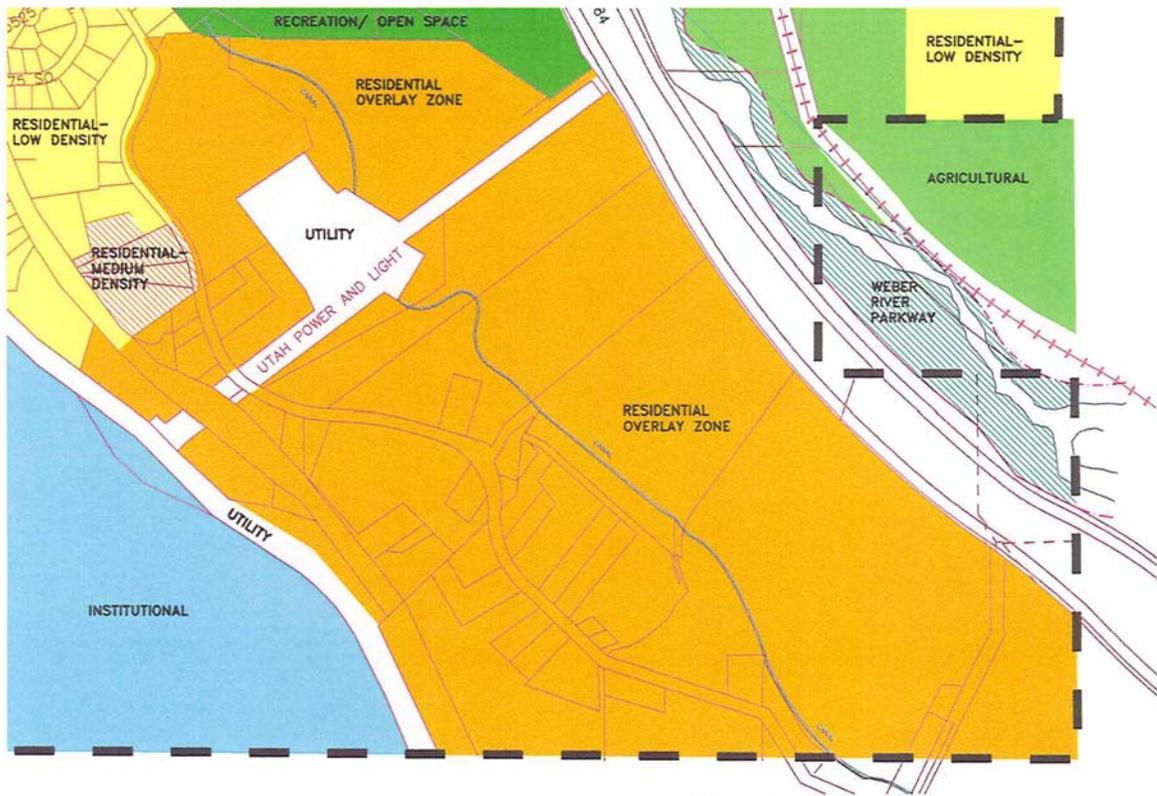
~~Previously the area had only one access via So. Weber Drive and this narrow road goes through an existing residential area to the north. There is now a new connection to I-84 via Adams Ave. See Figure 15a. This provides a different orientation for the area indicated in green (agriculture) and could be developed as a Residential Overlay Zone (ROZ). See Figure 15b. The purpose is to encourage innovative development, especially cluster or small lot development. Cluster development would preserve the open space character of the area if the underlying density were to remain 1 D.U. per acre.~~

~~It was determined that the area shall remain agriculturally zoned for the time being.~~

Figure 15a - Alternate Land Uses - Area 10 [\(Needs a new map page or pages?\)](#)



Figure 15b - Land Use Master Plan - Area 10. [\(Needs a new map page or removal?\)](#)



## CONSENSUS LAND USE PLAN

~~See Refer to~~ Figure 46 - Land Use Master Plan. This plan is to be the guiding policy document and strategy for the long term management of the growth and quality life for the City of Riverdale. Though it is a flexible document ~~that is and is established~~ to respond to new opportunities and challenges that will face the community in the future, it should not be changed without much deliberation, thought, and community participation/input. ~~It has been much-~~ ~~There has been a great deal of~~ consideration ~~of regarding~~ the past history of the community, its present circumstances and the desire of the people of the community ~~to chart their destiny that has brought about to establish~~ this ~~g~~Master Land Use ~~eneral~~ pPlan.

The ~~G~~eneral ~~P~~plan, ~~as a whole~~, must be the guiding document that aids staff, elected officials, City volunteer boards, community groups and organizations in the decision making process with respect to land use issues, growth management, capital improvement priorities, City budgets, and the revision of codes and ordinances.

~~The~~ ~~Any proposed changes in~~ zoning districts should ~~reference be brought into compliance with~~ the ~~L~~and ~~U~~se ~~M~~aster ~~P~~plan. Critical areas facing developmental pressures contrary to community goals and objectives should be ~~changed immediately heavily scrutinized in order~~ to discourage land speculation. Areas where the City wants to encourage certain types of development should be ~~changed as soon rezoned when as~~ possible ~~in order~~ to attract ~~appropriate new land use~~ interests by land-owners and developers. Other ~~less critical~~ areas ~~less critical~~ could be ~~done rezoned~~ at a later, more ~~appropriate opportunistic and appropriate~~ time.

New zoning districts ~~must should~~ be ~~adopted explored, where appropriate, in order to that~~ encourage and ~~require the desired achieve quality~~ developments ~~quality and type~~ consistent with the goals and objectives of the community. ~~All C~~community assets must be protected ~~when they are considered of great benefit to the City while still viable~~. The implementation section of the ~~g~~General ~~p~~Plan ~~will~~ outlines the ~~City~~ priorities and ~~proposed~~ action plans for the implementation of the ~~g~~General ~~p~~Plan ~~and the Land Use Master Plan~~.

**Table M - Land Use District Definitions**

<b>COM-R</b>	<b>Commercial - Retail regional</b> - large scale retail development oriented toward attracting a regional trade area. Located with great vehicular access, visibility and parking facilities.
<b>COM-N</b>	<b>Neighborhood Commercial</b> - neighborhood oriented commercial such as butcher, bakery, coffee, deli, specialty grocer, green grocer etc., that is oriented to the surrounding neighborhood and is residential in scale of development and roof line. The parking is located behind the retail development and encourages pedestrian and bike access.
<b>HDR</b>	<b>High Density Multi-Family Housing</b> - rental or owner occupied attached housing usually apartment or condominium type of development.
<b>I</b>	<b>Institutional Uses</b> - public or quasi-public uses including schools, cemeteries, churches, civic facilities, medical facilities, etc.
<b>ID-BUS</b>	<b>Light Industrial/Business Park</b> - development similar to the existing America First facilities are to be protected and encouraged. No outdoor storage. Business, telemarketing, financial processing and office uses that may require clean non-polluting light industrial, assembly and electronic manufacturing, etc. Only uses with modest truck traffic requirements. Landscape requirements, site planning review and restriction of building types (e.g. no prefabricated metal buildings) would be part of approval process
<b>ID</b>	<b>Light Industrial</b> - manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.
<b>LDR</b>	<b>Low Density Residential</b> - single family subdivisions.
<b>LIC</b>	<b>Low Impact Commercial</b> - retail sales, office, and service establishments that have limited access to and from major arterials. Limited access is defined as driveways no less than 200 feet apart (150 feet in special cases). Where the district is adjacent to residential uses, activities must be entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants. Hours of operation shall be limited to 6:30 A.M. until 10:00 P.M. Special light tight, decorative

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walls and landscaping must buffer the residential uses. No structure shall be greater than two stories (35 feet).

| **MDR**

**Medium Density Residential** - owner occupied attached or small lot housing usually in a Planned Unit type of development with at least one enclosed parking space. Second car and guest parking may be open or under a carport.

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| **OFF-PARK**

**Office Park** - office uses and incidental retail and service support business. The nature of the office park development is development consistent with that of City Hall in the way it is landscaped, undulated and integrated with its natural surroundings. Objectives for the development would be to preserve as much of the natural forest and vegetation, wetlands, river front and character of the area as possible. The "foot print" of buildings and parking areas would be as small as possible. Therefore higher structures (4-6 stories) and structured or underground parking would be encouraged. A low ratio of developed area to open space would be required. There would be a strict conditional use approval process. It has even been suggested that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques be added to provide an orderly visual transition to the natural habitat.

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**P**

**Parks** - developed recreation facilities

| **OS**

**Open Space** - open space, protected natural habitat with limited or no development allowed.

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**PRUD**

**Planned Residential Unit Development** - an owner occupied, attached or small lot residential development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines that allow and encourage sensitive and efficient development of unique lots with steep topography, high ground water, wetlands, unique natural habitat, etc. The present zoning ordinance needs to be updated to better reflect the quality in design and site planning desired.

**SFD**

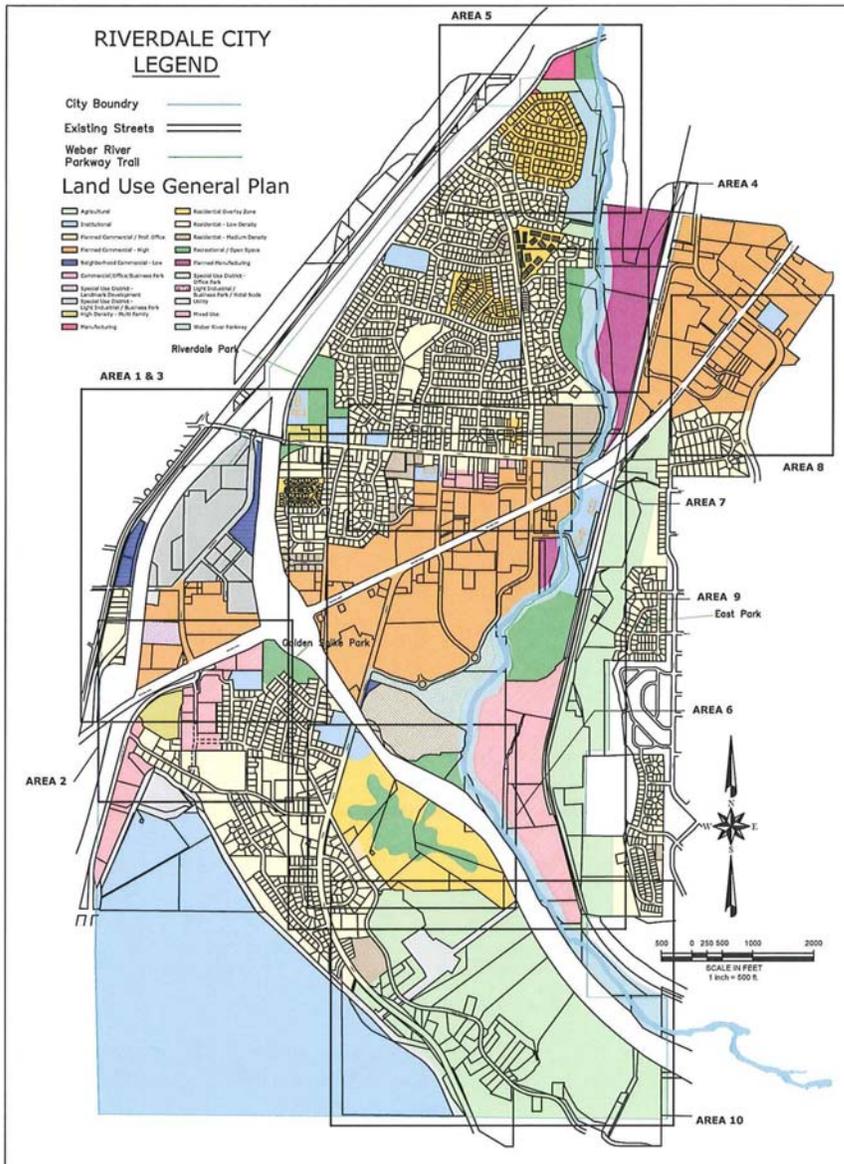
**Single Family Detached Housing** - with the possibility of secondary rental unit as a conditional use with apartment license required.

| **U**

**Utility** - public or private utility use.

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Figure 16 Land Use Master Plan [\(Needs an updated map page\)](#)



**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
April 22, 2014**

**AGENDA ITEM: B**

**SUBJECT:** Open Communications

**PETITIONER:** Anyone Interested

**ACTION REQUESTED BY PETITIONER:** Open agenda item provided for any interested person to be able to speak about any topic.

**INFORMATION:** Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

**[BACK TO AGENDA](#)**

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
April 22, 2014**

**AGENDA ITEM: C1**

**SUBJECT:** Community Development Projects Status Report

**ACTION REQUESTED BY PETITIONER:** Information only.

**INFORMATION:** Opportunity for the Community Development Director to present any updates or information on follow-up issues to the Planning Commission.

[Community Development Report](#)

**[BACK TO AGENDA](#)**



## **COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT**

*April 10, 2014*

### **OPEN FOR BUSINESS**



Shape Up Outlets has Opened a store at 1070 W. Riverdale Road.



Utah Mattress Outlet has Opened a store at 1070 W. Riverdale road.

### **ONGOING DEVELOPMENTS**



Blue Hills Dental will open a Riverdale office at 4115 S. Riverdale Road.



Massage Envy Spa is planning to open in Riverdale at 4097 S. Riverdale Road.



**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
April 22, 2014**

**AGENDA ITEM: D**

**SUBJECT:** Consideration of meeting minutes from:  
March 25, 2014 Work Session  
March 25, 2014 Planning Commission

**PETITIONER:** City Recorder

**ACTION REQUESTED BY PETITIONER:** Approve minutes

**INFORMATION:** See attached minutes as follows:

[March 25, 2014 Work Session](#)

[March 25, 2014 Planning Commission](#)

**[BACK TO AGENDA](#)**



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Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **March 25, 2014** at 6:04 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: David Gailey, Acting Chairman  
Kathy Eskelsen, Commissioner  
Lori Fleming, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen Commissioner

Member Excused: Blair Jones, Chairman  
Steve Hilton, Commissioner

Others Present: Michael Eggett, Community Development Director; Rodger Worthen, City Administrator; Ember Herrick, City Recorder and no members of the public.

Acting Chairman Gailey welcomed everyone to the meeting and noted that all members are present except for Chairman Jones and Commissioner Hilton who are excused. He recognized newly hired City Administrator Rodger Worthen who introduced himself and said he grew up in Brigham City and moved to Syracuse where he currently resides with his wife and children. Mr. Worthen said he graduated from WSU with a Bachelors Degree in Planning and Political Science and worked for America First Credit Union before getting into municipal government. He said he got his Masters Degree from the U of U in Public Administration and has worked for Syracuse, South Weber and now Riverdale City. Mr. Worthen said he has certification through the American Institute of Planners and looks forward to using his planning and leadership background to ensure Riverdale continues to be a great place to work and live.

Acting Chairman Gailey asked for any changes to the previous meeting minutes and none were noted.

Community Development Director Michael Eggett said TitleMax had a ribbon cutting recently and All State Insurance and EZ Pawn are now open for business with Vapor Mania and Blue Hills Dental expected to open shortly. He said Classic Waterslides will have a proposal for Planning Commission consideration in the coming weeks to add a splash pad feature to their waterpark and Massage Envy is planning to open a spa in Riverdale this summer. Mr. Eggett said Zurchers plans to expand their current footprint and developer Mike Ford has purchased the former TCI building and may request a boundary line adjustment in the future. According to Mr. Eggett, since 2013 Weber County has handled all property line adjustments but typically gives municipalities a

courtesy copy of recorded property lines changes. He asked for any questions or comments on the Community Development Report and none were noted.

Mr. Eggett said the training document included in the packet is *Top Ten Myths of Downtown Planning* and he said the article ties into economic development and the General Plan Land Use the Planning Commission will be discussing during tonight's public meeting. Mr. Eggett said Riverdale has elements of a downtown with Riverdale Road and an economic commercial development area. He said in the 1960's changes in planning were adopted but as Riverdale develops and changes that philosophy should be amended as needed and not bound by tradition. Mr. Eggett said the goal of planning is to create a community that draws people to the area and he said the Planning Commission should ask itself periodically if enough is being done to encourage people to shop here. According to Mr. Eggett, Riverdale has a rich mix of entertainment, offices, housing and retail which are all important in a successful community without excessive regulations like Park City. Mr. Eggett said one large development won't revitalize the community or keep it viable because stores degrade over time. He said the city needs to grow and be updated periodically and to pursue a niche market to give the community vitality. Mr. Eggett said buildings define the character of a community and a downtown should be aesthetically pleasing and have places for people to shop and eat. According to Mr. Eggett, the training document claims an abundance of parking isn't essential in a commercial district and the latest trend is to turn pedestrian walkways in open air malls back into roads. He said accessibility isn't the problem but functionality and desirability are the keys to a successful business community. Mr. Eggett said downtown events that are annual trends bring people into the community and give businesses greater visibility and are a good way to entice new foot traffic. Commissioner Fleming talked about Station Park in Farmington and 24<sup>th</sup> Street in downtown Ogden.

Acting Chairman Gailey said the only agenda item is review of proposed amendments to the Land Uses Section of Riverdale's General Plan and the group decided to discuss the proposed changes during tonight's public meeting.

Acting Chairman Gailey asked for any discretionary items and Councilor Roubinet asked if the Christian Heritage building has been sold and Mr. Eggett said not that he is aware of. Mr. Eggett said a Christian education group has contacted him about purchasing Good Foundations Academy. There were no additional comments or questions and there being no further business, the Planning Commission adjourned at 6:23 p.m. to convene into their regular session.

Approved: April 22, 2014

Attest:

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Blair Jones, Chairman

---

Ember Herrick, City Recorder



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **March 25, 2014 at 6:31 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: David Gailey, Acting Chairman  
Kathy Eskelsen, Commissioner  
Lori Fleming, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen Commissioner

Member Excused: Blair Jones, Chairman  
Steve Hilton, Commissioner

Others Present: Michael Eggett, Community Development Director; Rodger Worthen, City Administrator; Ember Herrick, City Recorder and no members of the public.

**A. Welcome & Roll Call**

Acting Chairman Gailey welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Chairman Jones and Commissioner Hilton who are excused. He said the Planning Commission is meeting upstairs because there are no members of the public present and he welcomed newly hired City Administrator Rodger Worthen.

**B. Open Communications**

Acting Chairman Gailey said there are no members of the public present to speak during the open communications portion of the meeting.

**C. Presentations and Reports**

**Community Development Projects Status Report**

Community Development Director Michael Eggett said there are no new items on the Community Development Report and all the businesses listed are open or will be open in the coming weeks.

**D. Consent Items**

Acting Chairman Gailey asked for any changes or corrections to the previous meeting minutes and none were noted.

**Motion:** Commissioner Roubinet moved to approve the consent items. Commissioner Hansen seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.

**E. Action Items**

- 1. Review proposed amendments to the Land Uses section of Riverdale's General Plan**

Mr. Eggett said included in the packet are proposed changes to the Master Land Use section of Riverdale's General Plan. He said in 1998 or 1999 Richard Chong created an updated plan for the city which has been used as an advisory document by staff but was never adopted into Riverdale's General Plan. According to Mr. Eggett, this section of the General Plan was updated six or seven years ago with different districts in the city created and his latest revisions amend these ten districts to more accurately reflect the current city map and zoning.

Mr. Eggett displayed a map of the proposed amendments to the Land Use Master Plan with 10 districts and he said Area 1 includes the northwest quadrant of Riverdale including I-15 and I-84, Area 2 encompasses the West Bench Commercial Area including Larry H. Miller and Freeway Park Drive, the proposed Riverdale Office Park and residential areas. He proposed the removal of the city's landmark land use on the Brookhaven development area because it is too restrictive and he recommended it be shown on the map as Planned Commercial High and looked at in the future for potential rezone as well. Mr. Eggett said Area 3 includes Golden Spike Park and 1050 to 1150 West and the private schools in the area and residential area on Ritter Drive. He said Area 4 encompasses HAFB, the Roy Water Conservancy District and the Falcon Hill Project Area where the MIDA Board has authority on how the land develops. Mr. Eggett said Area 5 on Parker Drive includes the land the city recently purchased from the Burch family to be used for a future park and trailhead site in collaboration with Ogden City. Commissioner Roubinet suggested this be distinguished on the legend and Mr. Eggett said Riverdale City needs to secure a memo of understanding with Ogden City. Mr. Eggett said Area 6 includes 4100 South, Riverdale Mobile Estates, Riverdale Community Center, Stoney Brook Assisted Living, the PRUD areas and residential overlay zones and Riverdale Park. He said Area 7 includes development opportunities in the commercial center area of Riverdale Road, Lesley's Mobile Home Park, Part of I-84 and the 17 acres on River Park Drive that is zoned for an office park. Mr. Eggett said in Area 8 ARC's mobile home park should not be cross-hatched and should be light brown to accurately reflect the current use on this parcel of land. He said much of the land in Area 8 is zoned agricultural and the golf course has the potential for future residential development with homes being built along the outline of the course. Commissioner Fleming asked about the dark pink parcel in Area 9 and Mr. Eggett said this parcel is in Area 9 and is established for Planned Manufacturing uses by the railroad companies. Mr. Eggett said Area 9 includes the 550 West RDA Project Area including the JC Penneys development and the undeveloped parcel across Riverdale Road that has hillside constraints and development requirements. He said Classic Waterslides is located in an A-1 Zone in this area. Mr. Eggett said Area 10 includes the residential bench and Ridgeline Drive and civic center area and Weber River Trail. He said Combe Farms PRUD should be shown on the maps as a residential overlay zone.

Acting Chairman Gailey asked about the Chong map and Mr. Eggett said it is only advisory but the last official map adopted as part of Riverdale's General Plan appears to have been created sometime between 2006 and 2008. Commissioner Eskelsen recommended that the updated map should have the date of adoption on it so that future Planning Commissions can track when changes are made. Several members of the Planning Commission asked about the possibility of extending 1150 West into 5600 South Roy for commuters traveling to and from Falcon Hill and Mr. Eggett said Wasatch Front Regional Council (WFRC) will look at potential future funding for this road in collaboration with UDOT. Commissioner Fleming said the proposed road is on tentative plans at the Falcon Hill website.

Commissioner Roubinet asked about the APZ Zone and Mr. Eggett said it is included in Areas 3 and 8 and he said adding this designation to the land use map would be a valuable addition for reference and guidance. Mr. Worthen said APZ land is purchased by the State of Utah from landowners. Commissioner Hansen asked about the boundary split between Area 5 and 6 and Mr. Eggett explained the residential area was too large to have in just one area and said he divided it along the largest geographical boundary 4100 South. Councilor Eskelsen asked about the definition of institutional buildings and Mr. Eggett said churches and federal building are included in this zoning including federally protected wetlands.

Commissioner Eskelsen said she would like the area on the ridge above 1200 West where the canal broke to be a no-build zone because the area is in continual danger of mudslides and Mr. Eggett said the hillside protection ordinance in the city code has strict engineering requirements and it would be unlikely if a developer could build homes on this land in the future.

Mr. Eggett said the written sections describing each of the ten areas are designed to outline the boundaries and key features of each area so anyone reading the language could understand which area of the city is being described without a map. He said he appreciates the input of the Planning Commission members because many are long time residents of the city and their comments and guidance will help make the document more beneficial. Mr. Eggett explained there are some redundancies because some of the language applies to more than one area.

Acting Chairman Gailey asked about the process moving forward and Mr. Eggett said the proposed changes to Riverdale's Land Use Master Plan is currently 70% complete and he wants to get the Planning Commission's feedback before a future public hearing. Mr. Eggett said he will need some time to have the updated map built and he encouraged the Planning Commission to send their comments and recommendations to him prior to a public hearing being scheduled.

#### **F. Discretionary Items**

Acting Chairman Gailey asked for any discretionary items and Commissioner Roubinet said there is debris in Weber River between the Civic Center and the ARC Mobile Home Park and Mr. Eggett said he will let Public Works Director Shawn Douglas know so that he can follow up with the responsible agency. Acting Chairman Gailey thanked City Administrator Larry Hansen for his service to Riverdale City and said he is looking forward to working with the new City Administrator Roger Worthen.

#### **G. Adjournment**

**Motion:** There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 7:13 p.m.

Approved: April 22, 2014

Attest:

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Blair Jones, Chairman

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Ember Herrick, City Recorder

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
April 22, 2014**

**AGENDA ITEM: E1**

- SUBJECT:**
1. Consideration of small subdivision at 4400 S. 752 W. in Riverdale
    - a. Review of proposal and staff recommendations
    - b. Consideration of Conditional Use Permit Application

**PETITIONERS:** Aaron Eames and David Noe

- INFORMATION:**
- 1- Exec Summ Eames Small Subdiv – PlanComm
  - 2- Eames Small Subdiv PC Review
  - 3- Engineer Review Eames Update
  - 4- Dept Staff Reports – Eames Subdiv
  - 5- Bldg Official Concerns – Eames Subdiv
  - 6- Eames Subdiv app, Receipt
  - 7- 756 W 4400 S – Eames Subdivision Aerial
  - 8- Eames Aerial 2 – Right-of-way
  - 9- Eames Site Plan – [update] plat bldg footprint
  - 10- Eames Site Plan – aerial plat bldg footprint
  - 11- Eames Concept – FamilyHomePlans
  - 1- PC Exec Summ – CUP for Zero Lot Line Single Family
  - 2- Eames Zero Lot CUP App, Receipt
  - 3- 756 W 4400 S – Eames Subdivision Aerial
  - 4- Eames Concept – FamilyHomePlans
  - 5- Eames Site Plan – [update] plat bldg footprint

**[BACK TO AGENDA](#)**



## Planning Commission Executive Summary

For the Commission meeting on: 04-22-2014

Petitioner: Aaron Eames

### Summary of Proposed Action

Aaron Eames has applied for a Small Subdivision/Site Plan review and approval of a proposed two-lot subdivision located at approximately 736 West and 744 West (old 752 West) 4400 South in a Residential R-1-4.5 zone. Small subdivision applications are governed by City Code 10-21-12 "Small Subdivisions; Special Provisions" when certain criteria have been met as part of the application. A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion showing support or no support for a recommendation to the City Council for approval of the proposed Eames Subdivision.

### 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 10-9B "Single Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access" and 10-19 "Conditional Uses" (as it relates to the zero lot line placement request; refer to following agenda item and executive summary).

The Small Subdivisions section of the City Code states specifically:

#### **10-21-12: SMALL SUBDIVISIONS; SPECIAL PROVISIONS:**

A preliminary plan shall be required for all subdivisions but under the conditions listed below, approval of the preliminary plan by the planning commission and by the city council shall be authorization for the subdivider to sell lots within the subdivision covered by the preliminary plan by metes and bounds, and the requirements of a final plan shall be waived. When final plans are not required, the subdivider shall provide such improvements on existing streets within the subdivision as shall be required by the city council. Final plans shall not be required where all of the following conditions exist:

- A. The subdivision consists of not more than ten (10) lots.
- B. The subdivision does not require the dedication of any land for street or other public purposes.
- C. The subdivision is not traversed by the mapped lines of a proposed street or a street to be widened as shown on the major street plan.
- D. Each of the lots in the subdivision meets the frontage, width and area requirements of this title, or has been granted a variance from such requirements by the board of adjustment. (1985 Code § 19-40-11)

The proposed development parcel (752 W 4400 S) was historically established as part of the Glenn Cove PRUD development many years ago. This property has remained vacant for many years and has become a nuisance parcel (weeds) at times throughout the years since the Glenn Cove development. The applicant has recently acquired this 752 West parcel and also owns the parcel immediately adjacent to the west (762 West). The applicant is planning to utilize a small portion of property from the lot to the west in an

effort to meet the size requirements of the zone for developing lots (4,500 sq ft per lot required). As part of this lot line adjustment, the west most lot in the subdivision will have the driveway of the property to the west (762 West) on it along the western most edge of this new lot. As part of this change to land delineation, the applicant has identified an access easement on the plat for this existing access-way on the western lot.

Another concern that will need to be addressed is relative to the City right-of-way. The Planning Commission and staff should discuss with the applicant the most appropriate way to clean up the City right-of-way issue where the applicant still owns property "beneath the City right-of-way". A planned resolution for this issue needs to be worked through with staff assistance as part of this approval process.

There is a new utility and drainage easement being identified on the plat that has been noted on Weber County Records historically, but not correctly identified as to its current use or its width in relation to the Glenn Cove PRUD to the north. This easement location is being identified and clarified by the proposed plat, should this project be approved. There are also significant concerns noted with this sewer line and the relative location of the eastern home (see building official's document, staff reports from City Administrator and Public Works Director, and City Engineer report). A solution to this matter needs to be determined so that the eastern home does not impact the private sewer line and vice versa.

Attached with this executive summary is a document entitled "Small Subdivision/Site Plan Review - Eames Subdivision"; this is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21-12. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, and Fire Department; no comments were received from the Police Department which likely means they did not have any concerns to discuss. The Planning Commission should discuss these summaries and any concerns raised by staff.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns raised by staff, in addition to any items of discussion and concern raised by the Planning Commission. Staff would then recommend that the Planning Commission act accordingly to make a motion showing support or not showing support for a recommendation to the City Council for approval of the proposed Eames Subdivision (as discussed above), based upon sufficient findings of fact to support the Planning Commission action.

#### General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential - Low Density" and this proposed project complies with this land use.

#### Legal Comments - City Attorney

\_\_\_\_\_  
Steve Brooks, Attorney

#### Administrative Comments - City Administrator

\_\_\_\_\_  
Rodger Worthen, City  
Administrator



## Small Subdivision/Site Plan Review – Eames Subdivision 736 West and 744 West 4400 South

Completed by Mike Eggett, Community Dev. Director on 4/9/2014

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this small subdivision/site plan review and make recommendations if applicant has satisfied approval criteria. Items of consideration or note have been highlighted in yellow for potential discussion purposes. Please note due to City Code 10-21-12, applicant is only required to provide a preliminary plan to Planning Commission and City Council for review and approval purposes with this small subdivision.

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	April 8, 2014
Date Application Submitted to City:	April 8, 2014
Date Fee Paid:	Paid on April 8, 2014 (see receipt for detail)
<b>Small Subdivision/Site Plan – Preliminary Requirements</b>	<b>Departmental Review Comments</b>
<i>PLAT SHEET</i>	
Owner’s name, address, and phone number	Aaron Eames, address and phone number not shown or stated; however, shown on application
Developer’s name, address, and phone number	Aaron Eames, address and phone number not shown or stated; however, shown on application
Approving agency’s name and address: Utility companies if applicable	None (if applicable) shown
Consulting Engineer’s name, address, and phone number	None shown
Licensed Land Surveyor’s name, address, phone number, signature, and seal	Landmark Surveying; 4646 South 3500 West, Suite 8, West Haven, Utah 84401;801-731-4075; signature and seal not shown at this point
Date	Yes – 2014 shown, month and day not shown
Revision block with date and initials	Revision block shown
Sheet number and total sheets	No sheet number (only one sheet provided)
<u>General</u>	
Street names	Yes, shown on drawing

Layouts of lots with lot numbers	Yes, Lots 1 and 2 shown
Adjacent tract ownership and tax identification numbers	Tax identification numbers and ownership information shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is showing within allowed range
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Yes, shown on drawing; inquire about approval to cross or use driveway and utility/drainage easement to the east
Space for notes	Yes, adequate space available
Contours	No contours currently shown
Public areas	Sidewalks, right-of-way, curbing, and park strips along 4400 S. shown, right-of-way area needs to be labeled as such
<u>Vicinity Map</u>	No vicinity map shown
Street names	
Site location	
North arrow	
Scale	
<u>Layout</u>	
Street Names	Yes, shown on drawing
Layouts of lots with lot numbers	Yes, Lots 1 and 2 shown
Bearings and distances for all property lines and section ties	Yes, shown
Boundary and legal description	Yes, shown
Adjacent tract ownership and tax identification numbers	Tax identification numbers and ownership information shown
Scale (minimum 1"=50')	Yes, scale is showing within allowed range
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	Not shown, discuss with applicant, not major concern
Location of exterior lighting devices, signs, and outdoor advertising	Not applicable
Location of underground tanks, dumpsters, etc	Not applicable

<u>Additional Information</u>	
Benchmark	Yes
Basis of bearings	Yes
Legend	Yes
Center line stationing	Yes
Existing natural ground	Not shown
<u>New and Existing Buildings</u>	
Height and Size	Height = not shown; Building size = 2,030 sq ft each home
Location, setbacks, and all dimensions	Yes, shown on site plan page; rear yard setback for east lot shown as 20'12" and should be 20'; space between the sidewalk and the proposed structures are currently owned by applicant and not deeded to the City, reserved only as right-of-way;
Type of construction	See familyhomeplans sheet for more
Type of occupancy and proposed uses	R-1-4.5 Residential homes with zero lot line shared wall dividing units (req's Conditional Use Permit)
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No fence installation currently shown, if any, on drawing; inquire for more information if desired
Materials proposed for construction	None proposed at current time
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	Cannot identify off-street parking availability, but appear sufficient to meet code req of minimum of 2 spaces; refer to City 10-15 for more;
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Points of ingress/egress (i.e. driveway accesses) not shown; existing driveway on 06-016-0003 lot shown and identified as access easement
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Yes, this is shown
Face of curb lines	Yes, this is shown
Centerline slope	Not applicable

Signing and striping	Not applicable
Light poles	Not applicable
Street lights	Not applicable
Street name signs	Not applicable
Stop signs	Not applicable
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, this is shown; developer will be responsible for replacing damaged sidewalk facilities due to project
Planting Strip	Yes, distances between curb and sidewalk not shown on plat
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Not applicable
Slope of gutter	Not applicable
Manholes	Not applicable
Invert elevations	Not applicable
Length, size, slope, and type of mains and laterals	Not applicable
Location of catch basins	Yes, they are showing; need to be defined
Ditches, location and ownership	Not shown, if any to note
Approval to pipe, reroute or use	Not shown or noted, if approval is necessary
Calculations for retention system	Discuss with developer to verify retention needs if any for project; defer to City Engineer
<u>New and Existing Sanitary Sewers</u>	
Manholes	Not applicable
Invert elevations	Not applicable
Length, size, type, and slope of mains and laterals	Method of connection to existing system not shown on plat; concern associated with eastern home close proximity to private sewer line from PRD, discuss possibility of shifting homes to the west or moving private line away from home
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Method of connection to existing system not shown on plat

Location, size, and type of water meters, valves, and fire hydrants	Water meter locations not identified and size not shown; type not shown; location of valves and existing fire hydrants shown
<u>New and Existing Gas Lines</u>	
Size and type	New (if any) and existing not currently shown
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Location shown; size and type not shown
Location of power poles	Yes, they are showing
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	New (if any) and existing not currently shown
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Not currently shown
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Not applicable
Cross section of curb and gutter (standard 30" high back)	Not applicable
Gutter inlet box with bicycle safe grate	Not applicable
Cleanout box	Not applicable
Thrust blocking	Not applicable
Special energy dissipating or drop manholes	Not applicable
<i>ADDITIONAL INFORMATION</i>	
Soils report	Not currently shown or provided
Drainage and runoff calculations	Discuss with developer to verify drainage needs if any for project; <u>defer to City Engineer</u>
Water right transfer documentation	Not provided (not needed for this project)
Copy of protective covenants, codes, and regulations for development	Not applicable
8 ½" x 11" copy of plat	Hard copies not provided; only digital copy of plat and site plan image submitted
<u>OTHER ITEMS</u>	
Building elevation renderings	Yes, see familyhomeplans sheet
Zoning compliance	Yes, R-1-4.5, <u>contingent upon Conditional Use Permit approval by Planning Commission for zero lot line use on lots</u>

Use compliance	Yes, R-1-4.5, contingent upon Conditional Use Permit approval by Planning Commission for zero lot line use on lots
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Fire Department, and Police Department comments have been provided
All Planning Commission and City Staff conditions for approval have been met	In process – currently recommendation for approval of the subdivision needs to be provided by Planning Commission and CUP needs to be supported by the Planning Commission before advancing to review for approval by City Council

16 April 2014

Riverdale City  
4600 South Weber River Drive  
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director  
Proj: **Eames Subdivision**  
Subj: Preliminary Plat /Site Plan

Dear Mike,

I have reviewed the above referenced preliminary Plat / Site Plan drawing and submit the following review comments, which should be considered:

**General Comments:**

1. An **electronic copy** of the completed Plat and the Site Plan drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the project drawings.
2. The Site Plan should show existing contour lines and finish contour lines along with the finish floor elevation of the homes.
3. The drawings should include a drainage plan and any special construction details. All drainage from the future residential buildings must drain to 4400 South Street and no storm or irrigation drainage shall be directed to a neighboring property and must be directed away from the new homes.
4. The following items need to be considered and shown:
  - The existing fire hydrants need to be shown on the drawings.
  - The sanitary sewer manholes east and west of the proposed residential homes must be shown on the drawings along with their respective top of manhole elevation and the invert diameter and elevation.
  - The location of the future sanitary sewer service laterals for the new homes must be shown on the drawings.
5. The foundation and footing for the proposed easterly home should be a minimum of 10-feet from the existing sanitary sewer pipeline. The existing sanitary sewer pipeline must be excavated and accurately shown on the site plan drawings. An option would be to relocate

the existing sanitary sewer pipeline to the east if the home cannot be located 10-feet to the west of the pipeline. The existing utility easement may need to be increased when the actual location of the pipe is found.

6. The homes driveways should be separated by approximately 4-feet. The curb & gutter approach may be saw-cut rather than removal and replacement. The driveway approaches (at the curb line) should also be separated with a minimum of 4-feet of standard curb to separate the property and the homes.
7. The existing sidewalk at the driveway approach alignment should be removed and replaced with a sidewalk that is a minimum of 6-inches thick.
8. In the "Owner's Dedication" the subdivision name is different than at the top of the Plat drawing. The subdivision name should be the same everywhere on the drawing.

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

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

A handwritten signature in black ink, appearing to read "N. Scott Nelson", with a long, sweeping underline.

N. Scott Nelson, P.E.  
*City Engineer*

Cc. Shawn Douglas, Public Works Director  
Jeff Woody, Building Official and Inspector

## DEPARTMENTAL STAFF REPORTS – 4/9/2014 through 4/10/2014

**From:** Dave Hansen – Police Department

**Sent:**

**To:**

**Subject:**

No comments/review report from the Police Department provided.

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**From:** Roger Bodily – Fire Department

**Sent:** Fri 4/11/2014 11:01 AM and 4/17/2014 7:47 AM

**To:** Mike Eggett

**Subject:** RE: Eames Subdivision - Two Lot, Zero Lot line Single-Family Dwelling development proposal review

Mike:

I have reviewed the plans and the application, and I do not have any issues with this project.

Thanks

Roger

---

**From:** Shawn Douglas

**Sent:** Thu 4/10/2014 1:20 PM

**To:** Mike Eggett

**Subject:** RE: Eames Subdivision - Two Lot, Zero Lot line Single-Family Dwelling development proposal review

Mike, the developers for the Eames Subdivision need to provide us with utility information on the preliminary plan. We would need to have a discussion on how they are going to deal with the sprinkler system in the park strip. They would also need to have the sidewalk six inches thick in the driveway.

My other concern would be with existing sewer line that is shown being next to the home. They would need to allow adequate room for a repair or replacement of this line. sd

Shawn Douglas

Riverdale City Public Works

801-394-5541 Ext. 1217

Riverdale City

4600 S. Weber River Drive

Riverdale, UT 84405

**From:** Shawn Douglas  
**Sent:** Thu 4/17/2014 10:11 AM  
**To:** Mike Eggett  
**Subject:** Eames

These are my comments on the Eames Subdivision. Thanks

1-There are no sanitary sewer lines shown for the new homes.

2-The water meter boxes need to be at least 18" from the driveway and have adequate distance between them to facilitate repairs.

3-The existing utility stubs to the property need to be accurately shown. If they will not be used for the subdivision they need to be properly disconnected.

4-The sidewalk and approach needs to have 6" of road base and 6" of concrete. The approach should be shown on the plans.

5-There should be a note on the drawing that all work, materials and improvements conform to Riverdale City Standards and Specifications.

6-There should be 10' separation between the existing sanitary sewer and footings/foundation of the new home.

7-The plan should show how they will modify the existing landscaping and city owned sprinkler system in the park strip.

8-The existing driveway and approach on the adjacent property to the west will need to be moved/replaced.

Shawn Douglas

Riverdale City Public Works

801-394-5541 Ext. 1217

Riverdale City

4600 S. Weber River Drive

Riverdale, UT 84405

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**From:** Rodger Worthen  
**Sent:** Thu 4/17/2014 9:36 AM  
**To:** Mike Eggett  
**Subject:** RE: Eames Subdivision

Mike-

Comments below-

- 1- Overlap of existing drive-way of to the west of the application property.
- 2- Applicant has failed to identify sanitary sewer connection(s).
- 3- Existing sewer service line on east side of proposed lot 2 is extremely close to building. Building appears to be positioned on top of the easement? Shrink (or shift) building footprint size to accommodate existing easement.
- 4- Proposed driveways require 6-inch sidewalk thickness. These sections should be identified to be removed and replaced accordingly. No drive approaches are shown on the drawing.
- 5- I am not 100% on this but shouldn't the parcel ID number be removed from the center of the drawing. This PID # should not be in the lot footprint(s) since ultimately it will be subdivided accordingly?

Just a few comments that may need to be addressed Mike. If you have questions just holler back.

Thanks

Rodger W.

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### SECTION P2604 TRENCHING AND BACKFILLING

#### **P2604.1 Trenching and bedding.**

Where trenches are excavated such that the bottom of the trench forms the bed for the pipe, solid and continuous load-bearing support shall be provided between joints. Where over-excavated, the trench shall be backfilled to the proper grade with compacted earth, sand, fine gravel or similar granular material. Piping shall not be supported on rocks or blocks at any point. Rocky or unstable soil shall be over-excavated by two or more pipe diameters and brought to the proper grade with suitable compacted granular material.

#### **P2604.2 Common trench.**

See Section P2905.4.2.

#### **P2604.3 Backfilling.**

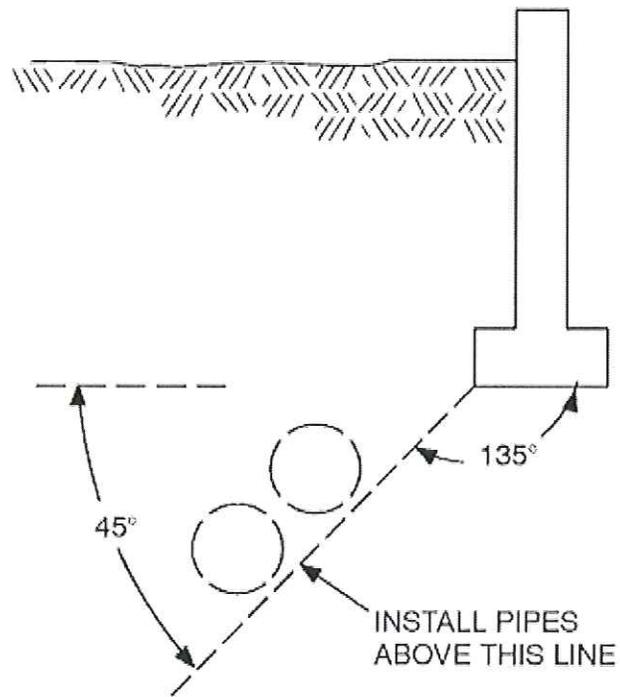
Backfill shall be free from discarded construction material and debris. Backfill shall be free from rocks, broken concrete and frozen chunks until the pipe is covered by not less than 12 inches (305 mm) of tamped earth. Backfill shall be placed evenly on both sides of the pipe and tamped to retain proper alignment. Loose earth shall be carefully placed in the trench in 6-inch (152 mm) layers and tamped in place.

#### **P2604.4 Protection of footings.**

Trenching installed parallel to footings shall not extend below the 45-degree (0.79 rad) bearing plane of the bottom edge of a wall or footing (see Figure P2604.4).

*Mike I think the sewer lines is too close to the footings*

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For SI: 1 degree = 0.018 rad.

**FIGURE P2604.4**  
**PIPE LOCATION WITH RESPECT TO FOOTINGS**



# Riverdale City

Community Development  
4600 So. Weber River Drive  
Riverdale, Utah 84405

## RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR RESIDENTIAL SUBDIVISION SITE PLAN APPROVAL

CASE NO: 2014-02 DATE SUBMITTED: 4/8/2014  
 APPLICANT'S NAME: AARON EAMES  
 ADDRESS: 881 W. 4000 S. RIVERDALE  
 PHONE: 801.540-4668 TAX I.D. NO: 06-015-0023  
 ADDRESS OF SITE: 756 W 4400 S.  
 APPLICANT'S INTEREST: OWNER

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of 2 lots be approved on 8916 sq. ft. (0.20 acres) of property in the R-14.5 zone in accordance with the attached site plan.

[Signature]  
Signature of Applicant

[Signature]  
Signature of Property Owner

I authorize DAVID NOE to act as my representative in all matters relating to this application.  
[Signature]  
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$100 per lot/unit  
 Fee: \$ 200- Date paid: 4/8/14

Planning Commission sets public hearing: Yes  No  Date of Public Hearing: \_\_\_\_\_  
 Planning Commission scheduled to hear this application for site plan approval on:  
 Date: \_\_\_\_\_ Decision of Commission: \_\_\_\_\_  
 City Council sets public hearing: Yes  No  Date of Public Hearing: \_\_\_\_\_  
 City Council scheduled to hear this application for site plan approval on:  
 Date: \_\_\_\_\_ Decision of Council: \_\_\_\_\_

RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405

394-5541

Receipt No: 15.478129

Apr 8, 2014

AARON EAMES

Previous Balance:	.00
BUILDING PERMITS - PLAN/DEV REV	200.00
10-32-2200 BUILDING PLAN/DEV FEES	

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Total:	200.00
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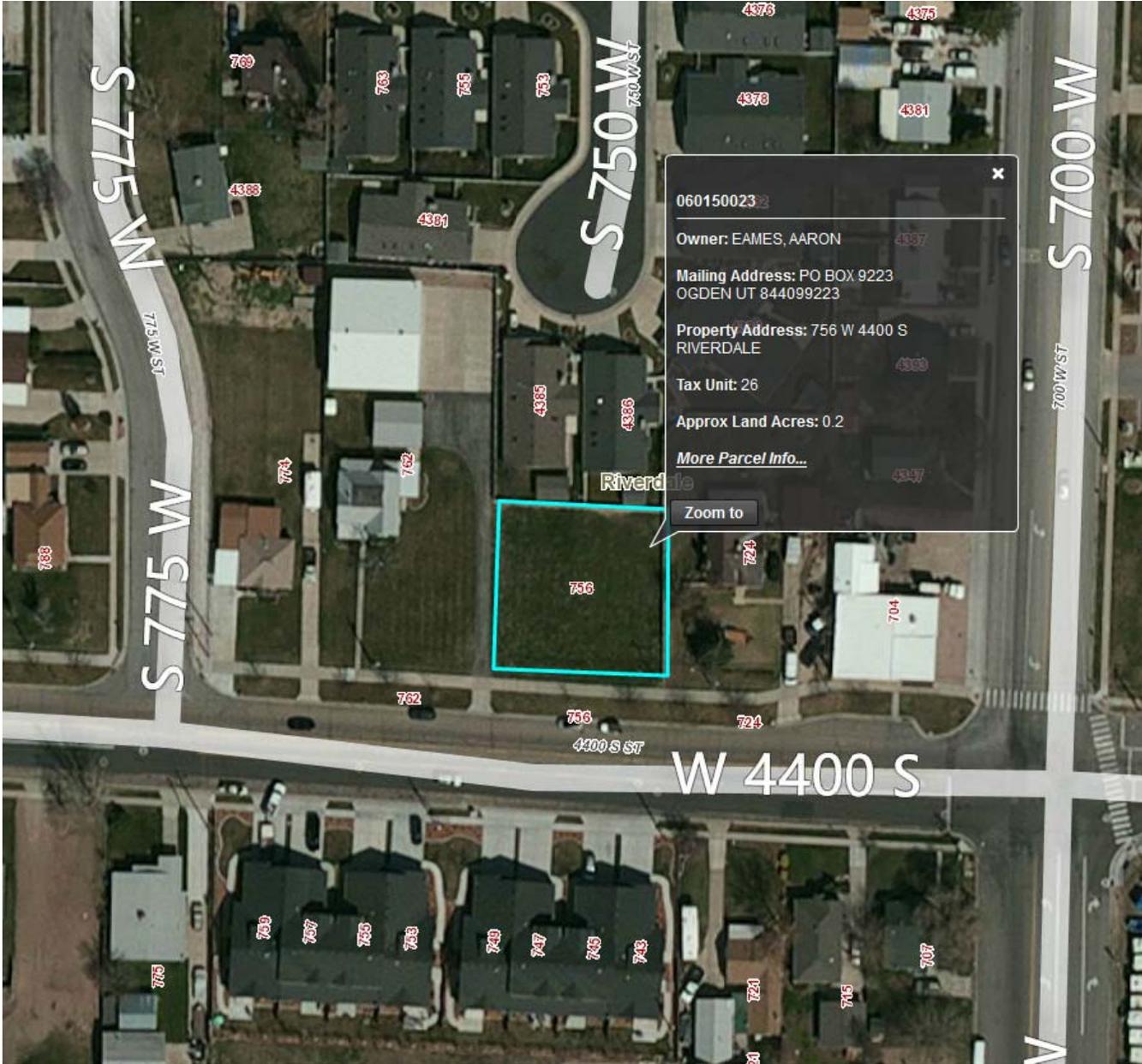
CHECK	Check No: 1193	200.00
Total Applied:		200.00

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Change Tendered:	.00
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Duplicate Copy

04/08/2014 08:46AM



060150023 X

Owner: EAMES, AARON

Mailing Address: PO BOX 9223  
OGDEN UT 844099223

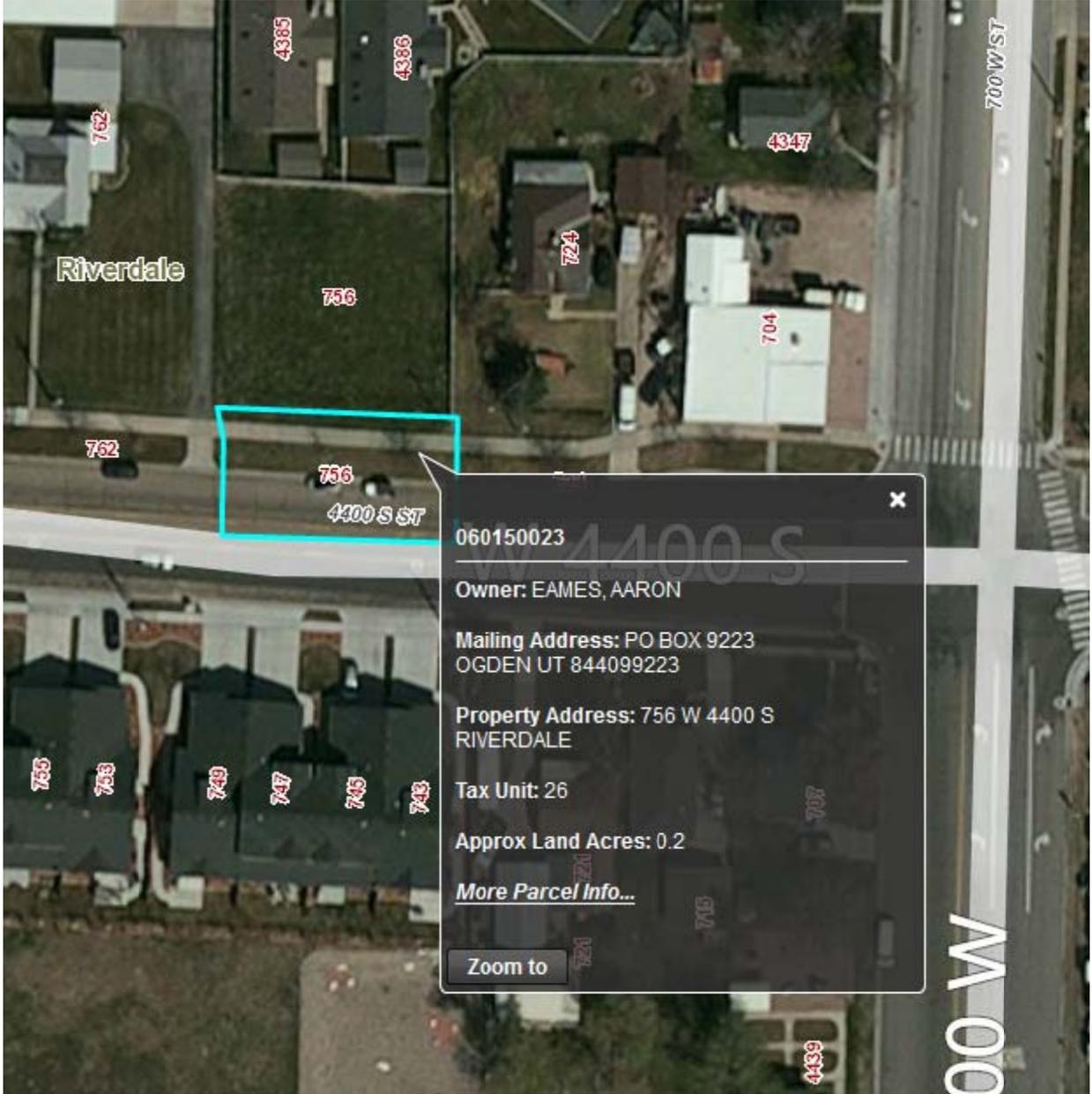
Property Address: 756 W 4400 S  
RIVERDALE

Tax Unit: 26

Approx Land Acres: 0.2

[More Parcel Info...](#)

[Zoom to](#)



060150023

Owner: EAMES, AARON

Mailing Address: PO BOX 9223  
OGDEN UT 844099223

Property Address: 756 W 4400 S  
RIVERDALE

Tax Unit: 26

Approx Land Acres: 0.2

[More Parcel Info...](#)

Zoom to

# EAMES SUBDIVISION

A PART OF THE S.E. 1/4 OF SECTION 7,  
T.5N., R.1W., S.L.B. and M.  
RIVERDALE CITY, WEBER COUNTY, UTAH  
APRIL 2014

**SURVEYORS CERTIFICATE**

I, DALLAS K. BUTTARS, HOLDING PROFESSIONAL LAND SURVEYOR LICENSE #167594, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

R.L.S. # 167594 \_\_\_\_\_

**OWNERS DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT A.J.E. SUBDIVISION AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

CONNIE L. FULLER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF WEBER )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

commission expires \_\_\_\_\_ notary public \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, GLENN COVE P.R.U.D. PHASE NO 1 AMENDED, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE; RUNNING THENCE SOUTH 0°02'40" WEST 90.11 FEET TO THE NORTH RIGHT OF WAY LINE OF 4400 SOUTH STREET THENCE ALONG SAID RIGHT OF WAY LINE NORTH 86°22'27" WEST 106.21 FEET, THENCE NORTH 0°45'44" EAST 90.05 FEET TO THE SOUTH LINE EXTENDED OF SAID GLENN COVE P.R.U.D., THENCE ALONG SAID SOUTH LINE SOUTH 86°25'14" EAST 106.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,550 S.F., 0.219 ACRES

SCALE: 1" = 30'

○ = 5/8"Ø x 24" LENGTH REBAR WITH CAP STAMPED 167594

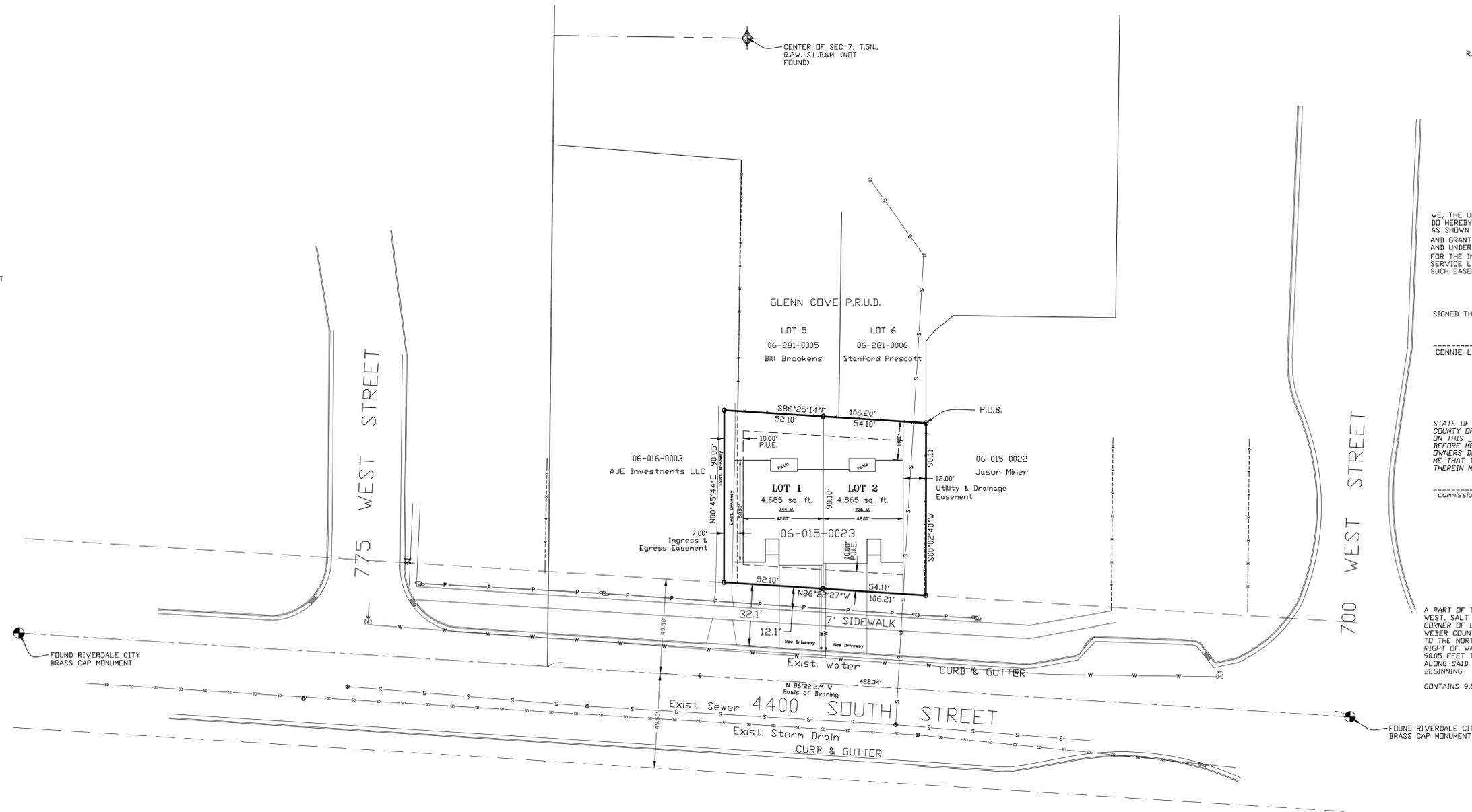
● = CITY MONUMENT

◆ = SECTION CORNER

--- EXISTING FENCE

⊕ EXISTING FIRE HYDRANT

⊖ EXISTING POWER POLE



Note:  
All deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed.

**RIVERDALE CITY ATTORNEY**

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT DEDICATIONS HAVE BEEN COMPLIED WITH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

Signature \_\_\_\_\_

**RIVERDALE CITY APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

MAYOR, RIVERDALE CITY \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Riverdale City Recorder

**RIVERDALE CITY ENGINEER**

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND AGREE WITH LINES AND MONUMENTS OF RECORD IN THIS OFFICE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

Signature \_\_\_\_\_  
Riverdale City Engineer

**RIVERDALE CITY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

CHAIRMAN, RIVERDALE PLANNING COMMISSION \_\_\_\_\_



CLIENT: Aaron Eames  
LOCATION: PART OF THE S.E. 1/4 OF SEC. 7, T.5N., R.1W., S.L.B.&M.  
SURVEYED: 2012

REVISIONS:	DRAWN BY: DB
	CHECKED BY: DB
	DATE: 2014
	FILE: 3358

**WEBER COUNTY RECORDER**

ENTRY # \_\_\_\_\_ FEE \_\_\_\_\_  
FILED FOR RECORD & RECORDED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
PAGE \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY

EAMES SUBDIVISION  
 A PART OF THE S.E. 1/4 OF SECTION 7,  
 T.5N., R.1W., S.L.B. and M.  
 RIVERDALE CITY, WEBER COUNTY, UTAH  
 APRIL 2014

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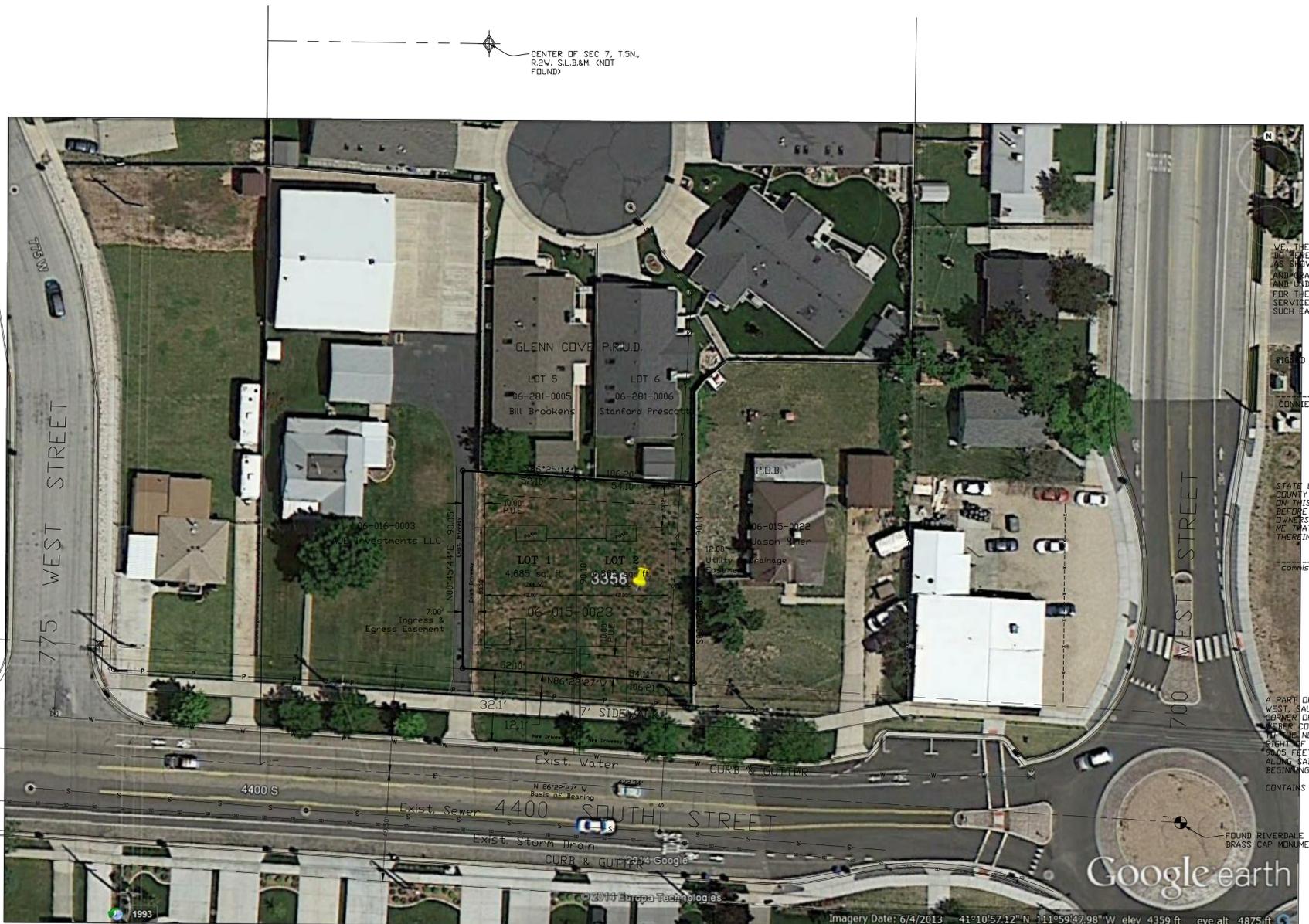
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- = 5/8" x 24" LENGTH REBAR WITH CAP STAMPED 167594
- = CITY MONUMENT
- ◆ = SECTION CORNER
- = EXISTING FENCE
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- ⊖ = EXISTING POWER POLE

SCALE: 1" = 30'



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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
 signature

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 ATTEST: \_\_\_\_\_  
 Riverdale City Recorder

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 Riverdale City Engineer

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CHAIRMAN, RIVERDALE PLANNING COMMISSION

<p><b>LANDMARK SURVEYING</b>          A COMPLETE SURVEYING SERVICE          4646 S 3500 W SUITE 3, WEST HAVEN, UT 84401          PH. 801-791-4075</p>	<p>WEBER COUNTY RECORDER</p> <p>ENTRY # _____ FEE _____</p> <p>FILED FOR RECORD &amp; RECORDED</p> <p>THIS _____ DAY OF _____ 20__</p> <p>AT _____ IN BOOK _____ OF _____</p> <p>PAGE _____</p> <p>WEBER COUNTY RECORDER</p> <p>BY _____ DEPUTY</p>							
	<p>CLIENT: Aaron Eames</p> <p>LOCATION: PART OF THE S.E. 1/4 OF SEC. 7, T.5N., R.1W., S.L.B.&amp;M.</p> <p>SURVEYED: 2012</p> <table border="1"> <tr> <td>REVISIONS:</td> <td>DRAWN BY: DB</td> </tr> <tr> <td></td> <td>CHECKED BY: DB</td> </tr> <tr> <td></td> <td>DATE: 2014</td> </tr> <tr> <td></td> <td>FILE: 3358</td> </tr> </table>	REVISIONS:	DRAWN BY: DB		CHECKED BY: DB		DATE: 2014	
REVISIONS:	DRAWN BY: DB							
	CHECKED BY: DB							
	DATE: 2014							
	FILE: 3358							



Plan Number 73452 | Order Code 01WEB  
FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
Click Here to Mirror Reverse Plan



- Plan Number: 73452      Order Code: 01WEB
- 2778 Total Living Area
  - 2778 Main Level
  - 4 Bedrooms
  - 2 Full Bath(s)
  - 2 3/4 Bath(s)
  - 4 Car Garage
  - 82 Wide x 48'4 Deep

Available Foundation Types:

- Basement

- 1 Set: \$745.00
- 4 Sets: \$815.00
- 8 Sets: \$915.00
- Reproducible Set: \$995.00
- PDF File: \$995.00
- CAD File: \$1,595.00

- Mirror Reverse: \$50.00 per order
- Right Reading (True) Reverse: \$135.00

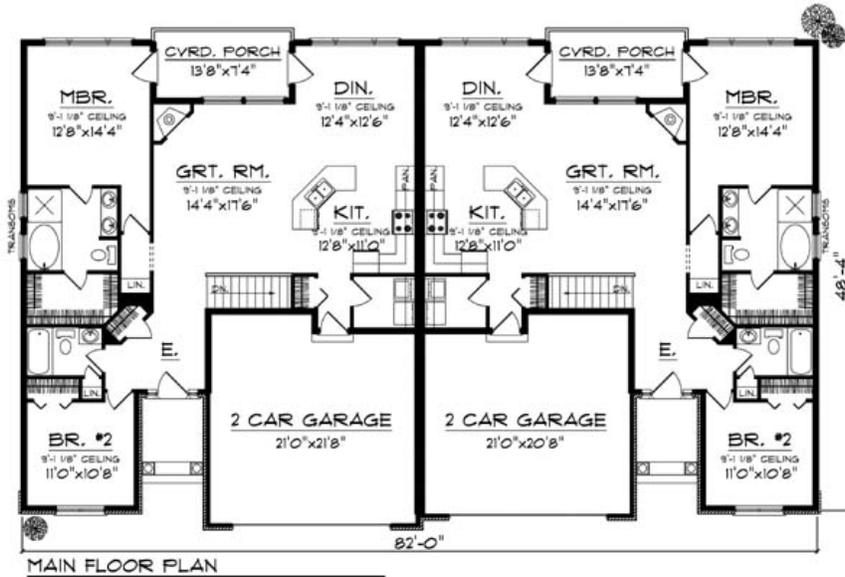
All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

- Additional Sets: \$50.00



Plan Number 73452 | Order Code 01WEB | Front Elevation  
FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
Click Here to Mirror Reverse



Plan Number 73452 | Order Code 01WEB | First Floor Plan  
FamilyHomePlans.com  
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
[Click Here to Mirror Reverse](#)



**REAR ELEVATION**

Plan Number 73452 | Order Code 01WEB | Rear Elevation  
FamilyHomePlans.com  
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
[Click Here to Mirror Reverse](#)

**Plan Number 73452 Specifications:**

- Total Living Area: 2778
- Main Living Area: 2778
- Garage Type: Attached
- Garage Bays: 4
- House Width: 82
- House Depth: 48'4
- Number of Stories: 1
- Bedrooms: 4
- Full Baths: 2
- 3/4 Baths: 2
- Primary Roof Pitch: 8:12
- Roof Framing: Truss
- Porch: 270 sq ft
- FirePlace: Yes
- 1st Floor Master: Yes
- Main Ceiling Height: 9

**Available Foundation Types:**

- Basement

**Plan Number 73452 Plan Pricing:**

- 1 Set: \$745.00 \*\*
- 4 Sets: \$815.00
- 8 Sets: \$915.00
- Reproducible Set: \$995.00
- PDF File: \$995.00
- CAD File: \$1,595.00

- Mirror Reverse: \$50.00 per order
- Right Reading (True) Reverse: \$135.00

All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

- Additional Sets: \$50.00

\*\* 1 Set order does not include a License-To-Build. For bidding purposes only. Customer can upgrade order within 90 days.

Main Floor: Unit A:1389 Unit B:1389  
Bedrooms: 2 ea. unit  
Bathroom: full 1 ea. unit; three-quarter: 1 ea. unit

Plan Number 73452 | Order Code 01WEB | Specifications and Pricing  
FamilyHomePlans.com  
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

Receive a FREE modification estimate in one of 3 ways:

1) Call 1-913-856-7735 between the hours of 8:00 AM - 5:00 PM CST to discuss the modification process. You will be able to talk to a live person that can give you a FREE modification estimate right over the phone!

 Canadian customers, please call 1-800-361-7526 to discuss modifications.

2) Email your changes to [modifications@familyhomeplans.com](mailto:modifications@familyhomeplans.com). (Itemized list of changes with details)

3) Download our [Modification Request Form \(Word Doc format\)](#) or alternate [\(PDF format\)](#), complete and fax to 1-866-873-3963. If you cannot download either file, simply fax your modifications along with a cover sheet containing your contact information and please make attention: Family Home Plans Modification Department.

Plan Number 73452 | Order Code 01WEB | Specifications and Pricing  
FamilyHomePlans.com  
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

COPYRIGHT NOTICE. It is illegal to build this plan without a legally obtained set of plans. It is illegal to copy or redraw these plans. Violation of U.S. copyright laws are punishable with fines of up to \$200,000. After the purchase of plans, changes may be made by a qualified professional.



# Planning Commission Executive Summary

For the Commission meeting on: 4-22-2014

Petitioner: Aaron Eames

### Summary of Proposed Action

As required by City Code 10-9B-3 "Conditional Uses", Aaron Eames has applied for a conditional use permit to develop two zero lot line single-family dwellings in an R-1-4.5 zone at 736 West and 744 West 4400 South. **Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested two zero lot line single-family dwellings at the previously noted addresses.**

### Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-9B "Single Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)", 10-14-4(J.) under "Yard Regulations", and 10-19 "Conditional Uses".

Community Development staff has been in conversation with the applicant and discussed the applicable City Codes with him. As a result, the applicant has submitted a site plan and construction concept sheet for Planning Commission consideration (see attached documents).

For the R-1-4.5 residential zone, City Code 10-9B-3 and 10-9B-4 states:

#### **10-9B-3: CONDITIONAL USES:**

The following uses shall be permitted only when authorized by a conditional use permit as provided in [chapter 19](#) of this title:

- Home occupation.
- Private park, playground or recreation area, but not including privately owned commercial amusement business.
- Public utility substation or water storage reservoir developed by a public agency.
- Zero lot line single-family dwelling. (1985 Code § 19-17-3)

#### **10-9B-4: SITE DEVELOPMENT STANDARDS:**

Zero side yard – In all 4 zones in accordance with subsection 10-14-4J of this title

Proposed zero lot line uses are subject to City Code 10-14-4(J.), which states:

- J. One zero side yard may be permitted when approved by the planning commission and city council, and only if the following requirements are met:

1. The remaining one side yard is equal to the combined total of the required two (2) side yards of the zone in which it is located for all parallel side zero lot lines. The remaining side yard for all (duplex-type) alternate side zero lot lines may be reduced to a minimum of not less than ten feet (10'); provided, that the lot adjacent to it is also built as a duplex-type zero lot line or conventional single-family home;
2. No window or other similar opening shall be installed in the building or any accessory building along the side having a zero side yard;
3. No zero side yard will be permitted on the lot side bordering on a nonresidential zone or on a residential lot not utilizing zero side yard provisions;
4. Use of the zero side yard provision is contingent upon development of or commitment to development of a zero side yard on an adjoining lot.

The basis for review of a conditional use permit as found in City Code 10-19 is as follows:

**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)

There are no concerns with this request at this time. There are similar residential uses to the south across 4400 South and the proposed duplex use would meet the character of the units across the street and the neighboring PRUD to the north. This conditional use request should be considered following review of the proposed two lot subdivision by the applicant (see previous consideration item).

Staff would encourage the Planning Commission to review this matter and then discuss these matters with the petitioner. Staff would recommend that the Planning Commission act accordingly to make a motion of approval (which may include amendments) or non-approval of the Conditional Use Permit for two zero lot line single-family dwellings on the aforementioned properties and as shown on the attached documentation.

**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as "Residential - Low Density" and this proposed project complies with this land use.

**Legal Comments - City Attorney**

\_\_\_\_\_  
Steve Brooks, Attorney

**Administrative Comments - City Administrator**

\_\_\_\_\_  
Rodger Worthen, City  
Administrator



# Riverdale City

Community Development  
4600 So. Weber River Drive  
Riverdale, Utah 84405

## CONDITIONAL USE PERMIT APPLICATION

DATE 4/6/14  
 ADDRESS OF SITE 756 W 4400 S.  
 APPLICANT'S NAME AAREN EAMES  
 ADDRESS 881 W. 4000 S. RIVERDALE  
 PHONE NUMBER 801.540.4668

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: R-1-4.5 Present Use of the Property: VACANT  
 Acreage of the Property: .20 Width of Property on the Street: 100'  
 Proposed Conditional Use of Property: ZERO LOT LINE

SIGNED: [Signature] DATE: 4/6/14

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

[Signature] OWNER  
[Signature] AGENT AS AUTHORIZED BY OWNER

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

DATE: \_\_\_\_\_ DECISION OF COMMISSION: \_\_\_\_\_

SIGNATURE OF CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

### PLANNING COMMISSION PUBLIC HEARING:

DATE: \_\_\_\_\_ DECISION OF COMMISSION: \_\_\_\_\_

SIGNATURE OF CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

Fee \$50.00 Date Paid: 4/8/2014 Receipt No. 15.478128

RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405

394-5541

Receipt No: 15.478128

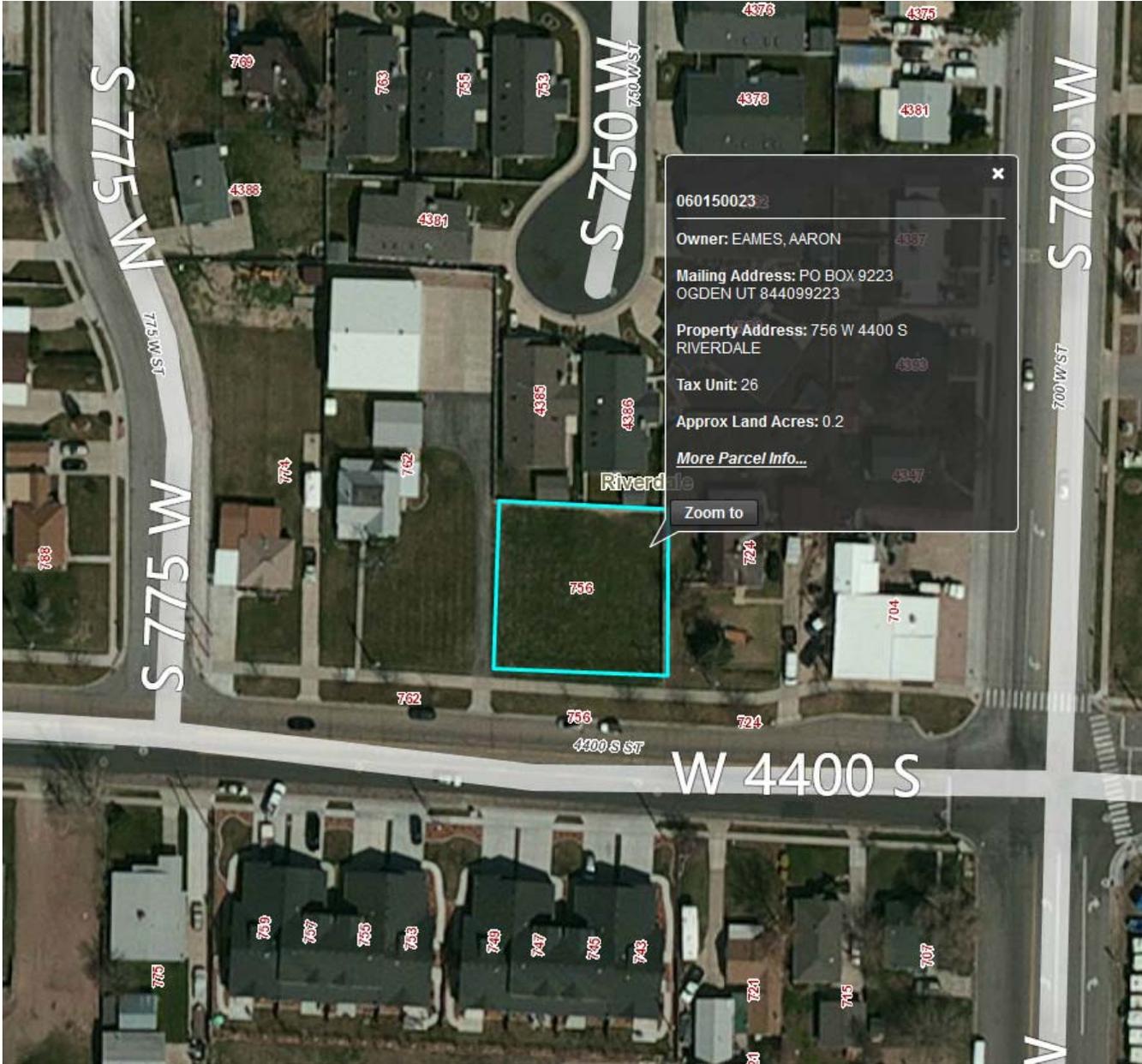
Apr 8, 2014

AAREN EAMES

Previous Balance:		.00
MISCELLANEOUS - CONDITIONAL USE PERMIT		50.00
10-36-9000 SUNDRY REVENUE		
<hr/>		
Total:		50.00
<hr/>		
CHECK	Check No: 1194	50.00
Total Applied:		50.00
<hr/>		
Change Tendered:		.00
<hr/>		

Duplicate Copy

04/08/2014 08:45AM



060150023

Owner: EAMES, AARON

Mailing Address: PO BOX 9223  
OGDEN UT 844099223

Property Address: 756 W 4400 S  
RIVERDALE

Tax Unit: 26

Approx Land Acres: 0.2

[More Parcel Info...](#)

[Zoom to](#)



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FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
Click Here to Mirror Reverse Plan



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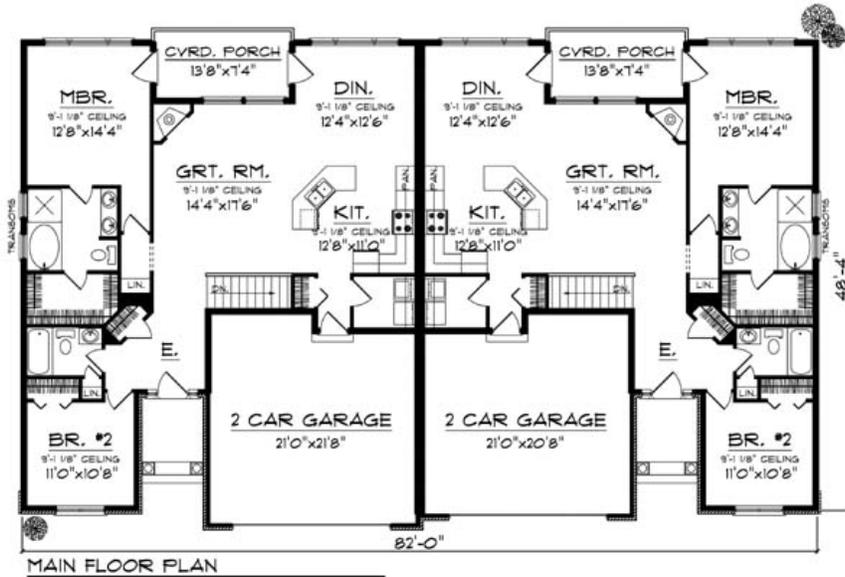
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- Main Living Area: 2778
- Garage Type: Attached
- Garage Bays: 4
- House Width: 82
- House Depth: 48'4
- Number of Stories: 1
- Bedrooms: 4
- Full Baths: 2
- 3/4 Baths: 2
- Primary Roof Pitch: 8:12
- Roof Framing: Truss
- Porch: 270 sq ft
- FirePlace: Yes
- 1st Floor Master: Yes
- Main Ceiling Height: 9

**Available Foundation Types:**

- Basement

**Plan Number 73452 Plan Pricing:**

- 1 Set: \$745.00 \*\*
- 4 Sets: \$815.00
- 8 Sets: \$915.00
- Reproducible Set: \$995.00
- PDF File: \$995.00
- CAD File: \$1,595.00

- Mirror Reverse: \$50.00 per order
- Right Reading (True) Reverse: \$135.00

All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

- Additional Sets: \$50.00

\*\* 1 Set order does not include a License-To-Build. For bidding purposes only. Customer can upgrade order within 90 days.

Main Floor: Unit A:1389 Unit B:1389  
Bedrooms: 2 ea. unit  
Bathroom: full 1 ea. unit; three-quarter: 1 ea. unit

Plan Number 73452 | Order Code 01WEB | Specifications and Pricing  
FamilyHomePlans.com  
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

Receive a FREE modification estimate in one of 3 ways:

1) Call 1-913-856-7735 between the hours of 8:00 AM - 5:00 PM CST to discuss the modification process. You will be able to talk to a live person that can give you a FREE modification estimate right over the phone!

 Canadian customers, please call 1-800-361-7526 to discuss modifications.

2) Email your changes to [modifications@familyhomeplans.com](mailto:modifications@familyhomeplans.com). (Itemized list of changes with details)

3) Download our [Modification Request Form \(Word Doc format\)](#) or alternate [\(PDF format\)](#), complete and fax to 1-866-873-3963. If you cannot download either file, simply fax your modifications along with a cover sheet containing your contact information and please make attention: Family Home Plans Modification Department.

Plan Number 73452 | Order Code 01WEB | Specifications and Pricing  
FamilyHomePlans.com  
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

COPYRIGHT NOTICE. It is illegal to build this plan without a legally obtained set of plans. It is illegal to copy or redraw these plans. Violation of U.S. copyright laws are punishable with fines of up to \$200,000. After the purchase of plans, changes may be made by a qualified professional.

# EAMES SUBDIVISION

A PART OF THE S.E. 1/4 OF SECTION 7,  
T.5N., R.1W., S.L.B. and M.  
RIVERDALE CITY, WEBER COUNTY, UTAH  
APRIL 2014

**SURVEYORS CERTIFICATE**

I, DALLAS K. BUTTARS, HOLDING PROFESSIONAL LAND SURVEYOR LICENSE #167594, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

R.L.S. # 167594 \_\_\_\_\_

**OWNERS DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT A.J.E. SUBDIVISION AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

CONNIE L. FULLER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF WEBER )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

commission expires \_\_\_\_\_ notary public \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, GLENN COVE P.R.U.D. PHASE NO 1 AMENDED, AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE; RUNNING THENCE SOUTH 0°02'40" WEST 90.11 FEET TO THE NORTH RIGHT OF WAY LINE OF 4400 SOUTH STREET THENCE ALONG SAID RIGHT OF WAY LINE NORTH 86°22'27" WEST 106.21 FEET, THENCE NORTH 0°45'44" EAST 90.05 FEET TO THE SOUTH LINE EXTENDED OF SAID GLENN COVE P.R.U.D., THENCE ALONG SAID SOUTH LINE SOUTH 86°25'14" EAST 106.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,550 S.F., 0.219 ACRES

SCALE: 1" = 30'

○ = 5/8"Ø x 24" LENGTH REBAR WITH CAP STAMPED 167594

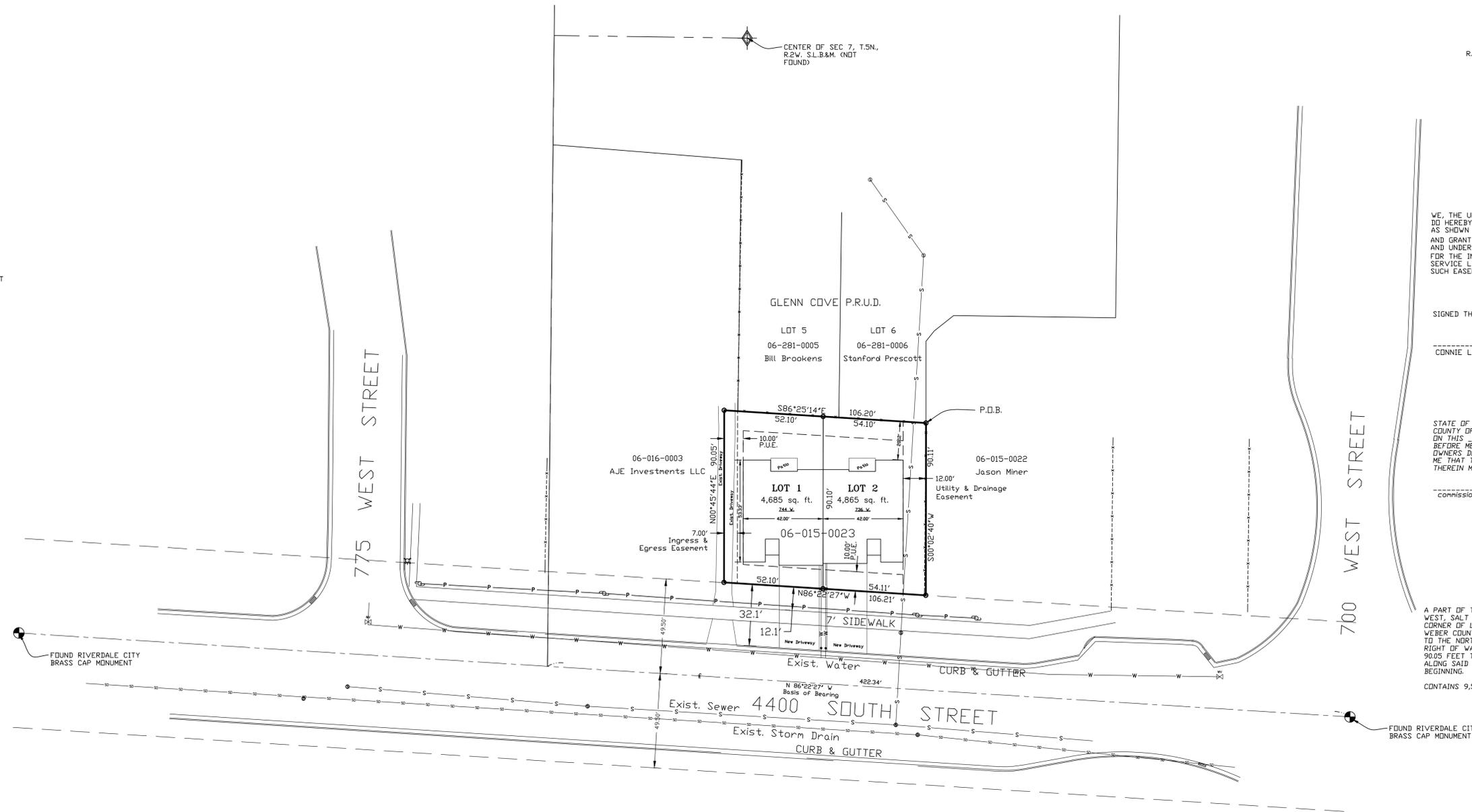
● = CITY MONUMENT

◆ = SECTION CORNER

--- EXISTING FENCE

⊕ EXISTING FIRE HYDRANT

⊖ EXISTING POWER POLE



Note:  
All deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed.

**RIVERDALE CITY ATTORNEY**

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT DEDICATIONS HAVE BEEN COMPLIED WITH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

Signature \_\_\_\_\_

**RIVERDALE CITY APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

MAYOR, RIVERDALE CITY \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Riverdale City Recorder

**RIVERDALE CITY ENGINEER**

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND AGREE WITH LINES AND MONUMENTS OF RECORD IN THIS OFFICE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

Signature \_\_\_\_\_  
Riverdale City Engineer

**RIVERDALE CITY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

CHAIRMAN, RIVERDALE PLANNING COMMISSION \_\_\_\_\_



CLIENT: Aaron Eames  
LOCATION: PART OF THE S.E. 1/4 OF SEC. 7, T.5N., R.1W., S.L.B.&M.  
SURVEYED: 2012

REVISIONS:	DRAWN BY: DB
	CHECKED BY: DB
	DATE: 2014
	FILE: 3358

**WEBER COUNTY RECORDER**

ENTRY # \_\_\_\_\_ FEE \_\_\_\_\_  
FILED FOR RECORD & RECORDED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
PAGE \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
April 22, 2014**

**AGENDA ITEM: E2**

**SUBJECT:** Consideration of preliminary site plan review for Classic Waterslides proposed expansion

**PETITIONERS:** Mark Henderson and Kelly Kearns

- INFORMATION:**
- 1- Exec Summ Classic Site Plan – PlanComm
  - 2- Classic Prelim Site Plan Review
  - 3- Engineer Review Classic
  - 4- Dept Staff Reports – Classic Site Plan
  - 5- Classic Site Plan App, Receipt
  - 6- Classic Aerial, County Doc
  - 7- Classic Prop Survey Line Adjust
  - 8- Classic Site Plan Subm

**[BACK TO AGENDA](#)**



## Planning Commission Executive Summary

For the Commission meeting on: 04-22-2014

Petitioner: Classic Waterslides - Kelly Kearns

### Summary of Proposed Action

Classic Waterslides representative Kelly Kearns has applied for a Commercial Site Plan review and approval of a proposed Kiddie Pool Remodel/Expansion located at approximately 4465 South 600 West in a Planned Commercial Zone (CP-3) zone. This review is to determine whether or not to provide the project with preliminary approval to proceed, per 10-25 of the City Code. A public hearing is not required to consider this proposal.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion showing support or no support for the applicant to proceed forward to prepare a Final Plan for future consideration by the Planning Commission.

### Title 10 Ordinance Guidelines (Code Reference)

This Commercial Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and may be affected by 10-16 "Signs" (if there are any sign changes proposed) and 10-13F "Hillside" (if any of the development area is deemed to in a critical hillside slope area by the City Engineer).

The proposed kiddie pool expansion is anticipated to provide new options to recreational users of Classic Waterslides. The applicants have submitted a minimal amount of documentation because they have desires to verify whether or not this project would be supported by the Planning Commission at this time. As evidenced by the submission and the attached reports, the documentation provided by Classic Waterslides at this time seems to be more of a conceptual submission than a true Preliminary Plan submission. This is of concern to City Staff and there is a desire for the applicant to provide a more fleshed out set of documentation in the future. Staff notes that many items of a typical Preliminary Site Plan submission may not be relevant or applicable to this project, but it is still important that the applicant review the attached reports and resolve deficiencies as part of a future Final Plan submission, should the Planning Commission support the Preliminary Plan submission during this meeting.

A significant item of potential concern that was difficult for City Staff to identify was parking. Per City Code 10-15, recreational center uses are required to provide one parking space per every 200 square feet of recreational area. This submission does not provide a square footage total for recreational area and, therefore, staff is not able to calculate the required parking in order to verify if parking is adequate. Additionally, the applicant has not provided City Staff with a layout of the current and potentially proposed parking to verify parking stall numbers and handicapped parking areas/access to the park.

As a few items of note, the attached Property Survey document was completed in order to make a property line adjustment to accommodate the placement of the Kiddie Pool expansion adjacent to the existing waterslide structures. Also, the site plan drawings do not show any utility connections or services (existing and proposed); these utilities need to be represented correctly on the site plan drawing.

Attached with this executive summary are the submitted application, receipt, and supporting maps/documents. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, and Fire Department; no comments were received from the Police Department which likely means they did not have any concerns to discuss. The Planning Commission should discuss these summaries and any concerns raised by staff.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns raised by staff, in addition to any items of discussion and concern raised by the Planning Commission. Staff would then recommend that the Planning Commission act accordingly to make a motion showing support or not showing support for the applicant to proceed forward to prepare a Final Plan for future consideration by the Planning Commission, based upon sufficient findings of fact to support the Planning Commission action.

**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as "Agricultural".

**Legal Comments - City Attorney**

\_\_\_\_\_  
Steve Brooks, Attorney

**Administrative Comments - City Administrator**

\_\_\_\_\_  
Rodger Worthen, City  
Administrator



## Site Plan Review – Classic Waterslides 4465 South 600 West

Completed by Mike Eggett, Community Dev. Director on 4/10/2014

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this preliminary site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes.

Date Plan Submitted to City: (Must be at least one week prior to Planning Commission meeting)	March 25, 2014
Date Application Submitted to City:	March 25, 2014
Date Fee Paid:	Paid on April 8, 2014 (see receipt for detail)
<b>Site Plan – Preliminary Requirements</b>	<b>Departmental Review Comments</b>
<i>COVER SHEET</i>	<b>Not provided</b>
<u>Title Block</u>	
Project name and address	Classic Waterslides Pool Remodel, 4465 South 600 West, Riverdale, Utah 84405
Owner’s name, address, and phone number	<b>Not shown</b> ; shown on property survey
Developer’s name, address, and phone number	Classic Waterslides (Kelly Kearns), 4465 South 600 West, Riverdale, Utah 84405, 801-699-6997
Approving agency’s name and address: Utility companies if applicable	<b>None shown, if applicable</b>
Consulting Engineer’s name, address, and phone number	<b>None shown; property line adjustment plat completed by Great Basin Engineering, 5746 South 1475 East, Ogden, Utah 84403, 801-394-4515</b>
Licensed Land Surveyor’s name, address, phone number, signature, and seal	<b>None shown; property line adjustment plat completed by Great Basin Engineering, 5746 South 1475 East, Ogden, Utah 84403, 801-394-4515</b>
Date	<b>Not shown</b> ; shown on property survey
Revision block with date and initials	<b>Not shown</b> ; shown on property survey
Sheet number and total sheets	<b>Not shown</b> ; shown on property survey
<u>General</u>	

Street names	Adjacent streets not shown; should show 600 West on the site plan drawing
Layouts of lots with lot numbers	Property survey drawing does show lots associated with the project; not shown on site plan
Adjacent tract ownership and tax identification numbers	Not shown; shown on property survey, tax identification numbers not shown on survey
Scale (minimum 1"=50' to 1"=10')	Scale shown on property survey but not on site plan drawing
North arrow	Arrow shown on property survey but not on site plan drawing
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	This information is shown on property survey but not on site plan drawing
Space for notes	Yes, adequate space available
Contours	Not currently shown
Public areas	Not shown on any drawings
<u>Vicinity Map</u>	Not provided
Street names	
Site location	
North arrow	
Scale	
<i>PLAT SHEET</i>	Not provided
<u>Title Block</u>	
Project name and address	Classic Waterslides Pool Remodel, 4465 South 600 West, Riverdale, Utah 84405
Approving Agency's name and address	None shown, if applicable
Consulting Engineer's name, address, and phone number	None shown; property line adjustment plat completed by Great Basin Engineering, 5746 South 1475 East, Ogden, Utah 84403, 801-394-4515
Date	Not shown; shown on property survey
Names of approving agents with titles, stamps, signatures, and license expiration dates	No approving agent stamps showing at this time and may not be applicable
Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Not shown
Consulting Engineer's stamp, signature, and license expiration date	None shown; property line adjustment plat completed by Great Basin Engineering, 5746 South 1475 East, Ogden, Utah 84403, 801-394-4515
<u>Layout</u>	

Street Names	Adjacent streets not shown; should show 600 West on the site plan drawing
Layouts of lots with lot numbers	Property survey drawing does show lots associated with the project; not shown on site plan
Bearings and distances for all property lines and section ties	Bearings and distances shown on property survey but not on site plan drawing
Legal/Boundary description	Legal/Boundary description shown on property survey but not on site plan drawing
Adjacent tract ownership and tax identification numbers	Not shown; shown on property survey, tax identification numbers not shown on survey
Scale (minimum 1"=50')	Scale shown on property survey but not on site plan drawing
North arrow	Arrow shown on property survey but not on site plan drawing
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Not shown on any drawings, may not be applicable in this case
Landscaping (location and type with area calculations)	Not provided
Location of exterior lighting devices, signs, and outdoor advertising	Not shown
Location of underground tanks, dumpsters, etc	Underground tanks not shown (if any), dumpster location not shown
<u>Additional Information</u>	
Benchmark	Benchmark shown on property survey but not on site plan drawing
Basis of bearings	Basis of bearings shown on property survey but not on site plan drawing
Legend	Legend shown on property survey but not on site plan drawing
<b>PLAN AND PROFILE SHEETS</b>	<b>Not provided</b>
<u>Title Block</u>	
Project name and address	Not available
Approving Agency's name and address	Not available
Consulting Engineer's name, address, and phone number	Not available
Date	Not available
Scale	Not available
Revision block with date and initials	Not available
Sheet number and total sheets	Not available
<u>General</u>	

North arrow	Not available
Street names	Not available
Lot numbers	Not available
Reference to sheets showing adjacent areas	Not available
Center line stationing	Not available
Existing natural ground	Not available
<u>Signage</u>	Not provided, probably not necessary unless new signage to exist on new facility or existing signs are updated, changed, or modified
Height	
Size	
Locations	
Colors	
Lighting	
<u>New and Existing Buildings</u>	
Height and Size	Height and size of existing buildings not shown; height and size of Tots Slide Complex shown on <i>Whitewater</i> company sheet
Location, setbacks, and all dimensions	Not shown for any structure at location; distance of Tot Slide Complex on site plan in relation to other structures not shown
Type of construction	Not defined; see <i>Whitewater</i> company sheet for more
Type of occupancy and proposed uses	Type of occupancy not shown; proposed used is outdoor recreational commercial
Show handicapped access	Not shown on provided drawings
<u>New and Existing Landscaping &amp; Percentage</u>	
Number of trees	Not provided, if applicable
Landscape plan showing all planting, hardscaping, berming, and watering	Not provided
Xeriscaping alternatives being considered	Not provided, if applicable
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fence shown on property survey, but not on site plan. No fence installation currently shown, if any, on drawing.

Materials proposed for construction	Not defined; see <i>Whitewater</i> company sheet for more
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	Not provided; need to verify adequate parking, per 10-15-3 of the City Code, requirement for a Recreation Center is “1 space per 200 square feet of recreation area”; parking area needs to be shown including handicapped stalls and total size of recreation area needs to be identified (sq. ft. calculated number)
Location of employees’ parking, customer parking, and handicapped parking	Not shown and defined
Internal circulation pattern	Unknown, not shown
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Existing and new not shown, if changes proposed
Circulation pattern	Unknown, not shown
<u>New and Existing Streets</u>	
All access points	Not shown
Center lines	Not shown
Right-of-way lines	Not shown
Face of curb lines	Not shown
Centerline slope	Not shown
Signing and striping	Not shown
Light poles	Not shown
Street lights	Not shown
Street name signs	Not shown
Stop signs	Not shown
UDOT approval (if required for project)	Not applicable for this application
Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)	Not shown
Planting Strip	Not shown
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Not shown

Slope of gutter	Not shown
Manholes	Not shown
Invert elevations	Not shown
Length, size, slope, and type of mains and laterals	Not shown and need to be identified to show how will be connected
Location of catch basins	Not shown
Ditches, location and ownership	Not shown (if applicable)
Approval to pipe, reroute or use	Not shown (if applicable)
Calculations for retention system	Not shown, if applicable; <u>defer to Engineer review</u>
Method of storm water clean-up	Not shown
<u>New and Existing Sanitary Sewers</u>	
Manholes	Not shown
Invert elevations	Not shown
Length, size, type, and slope of mains and laterals	Not shown and need to be identified to show how will be connected
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Not shown and need to be identified to show how will be connected
Location, size, and type of water meters, valves, and fire hydrants	Not shown and need to be identified where added and also show existing
<u>New and Existing Gas Lines</u>	
Size and type	Not shown
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Not shown
Location of power poles	Not shown
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Not shown
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Not shown, if applicable
<i>DETAILED DRAWINGS</i>	<b>Not provided, probably not applicable for this proposed project</b>
Cross section of roadway (minimum 8" road base and 3" asphalt)	Not available, if applicable

Cross section of curb and gutter (standard 30" high back)	Not available, if applicable
Gutter inlet box with bicycle safe grate	Not available, if applicable
Cleanout box	Not available, if applicable
Thrust blocking	Not available, if applicable
Special energy dissipating or drop manholes	Not available, if applicable
<i>ADDITIONAL INFORMATION</i>	
Soils report	Not provided, if applicable; defer to Engineer review
Drainage and runoff calculations	Not shown, if applicable; defer to Engineer review
Water right transfer documentation	Not provided, at current time not being requested
Copy of protective covenants, codes, and regulations for development	Not applicable
Eight (8) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Not provided, only one set of paper drawings provided and submission is incomplete, no digital set provided
Building elevation renderings	Full elevation renderings were not provided; see Whitewater document for more
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, CP-3
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, C-3 permitted use anticipated for this expansion adjacent to a previously approved use
Engineering comments and letter of approval recommendation	Engineering comments, along with ....
Traffic study	Not provided, if applicable; defer to Engineer review
All Planning Commission and City Staff conditions for approval have been met	In process – currently preliminary support for the project needs to be given by Planning Commission

15 April 2014

Riverdale City  
4600 South Weber River Drive  
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director  
Proj: **Classic Waterslides – Site Plan Review**  
Subj: Site Plan

Dear Mike,

I have reviewed the application and documents forwarded to our office and submit the following review comments, which should be considered:

The application is very vague and it is unclear as to what and where on site the developer plans to make changes to their property. Submitted was a “property survey” prepared by Great Basin Engineering which added to the confusion as to what is requested.

If the developer is proposing site changes we need to review a proposed site plan drawing that shows existing and proposed changes. If the developer plans to subdivide their property then a Plat drawing may need to be submitted.

Typical basic items that are needed on the site plan are as follows:

- Existing improvements and existing surface contours,
- Proposed improvements and changes to the existing topography of the site,
- All existing utilities and proposed utilities, with easements and right-of-ways. On the County ownership map that was submitted it shows a 15-foot wide easement in favor of the USA. Where is the 15-foot wide easement in regards to the proposed & existing site improvements? Are there other existing easements? Does the developer have a current title report which would help with easements?
- Storm water improvements, collection piping and facilities, storm water control and detention basin improvements,
- Parking and traffic flow – existing and proposed,
- Landscaping improvements,
- Lighting, fencing and security,
- Solid waste site collection and storage – dumpster & screening,
- Set-backs from property lines for structures,

- Weber River flood plain issues,
- Geotechnical reports (may or may not be required based upon proposed improvements),
- Hill side development and stability,
- Structures, elevations and details,
- Pedestrian access – sidewalks to and from the site,
- Notes and explanation as to what is proposed.
- Other.

These are a few of the basic items that need to be addressed and shown on a site plan. The developer may want to request Great Basin Engineering to assist him with a site plan. I know that Great Basin Engineering has experience that would help him.

I would be happy to meet with you and them to discuss this important project. Should you have any questions feel free to contact our office for clarifications.

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

A handwritten signature in black ink, appearing to read "N. Scott Nelson", with a long, sweeping underline.

N. Scott Nelson, P.E.  
*City Engineer*

Cc. Shawn Douglas, Public Works Director  
Jeff Woody, Building Official and Inspector

## DEPARTMENTAL STAFF REPORTS – 4/14/2014

**From:** Dave Hansen – Police Department

**Sent:**

**To:**

**Subject:**

No comments/review report from the Police Department provided.

---

**From:** Shawn Douglas

**Sent:** Mon 4/14/2014 12:02 PM

**To:** Mike Eggett

**Subject:** RE: Classic Waterslides Commercial Site Plan - Preliminary Plan proposal review

Mike, they don't show utilities on their drawings. There could be a concern on storm drainage if they are going to increase or change their parking area. The drawings also show about a third of their current parking on property that they don't own. There is not much for us to review when they don't have utilities or the changes to their parking lot shown on the drawings.

Will this one be in the hillside zone? sd

Shawn Douglas

Riverdale City Public Works

801-394-5541 Ext. 1217

Riverdale City

4600 S. Weber River Drive

Riverdale, UT 84405

---

**From:** Roger Bodily – Fire Department

**Sent:** Mon 4/14/2014 9:28 AM

**To:** Mike Eggett

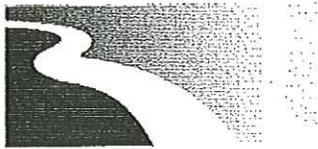
**Subject:** RE: Classic Waterslides Commercial Site Plan - Preliminary Plan proposal review

Mike:

I have reviewed the plan for the remodel and have no issues with the application.

Roger

received by \_\_\_\_\_  
on 4/3/2014



# Riverdale City

Community Development  
4600 So. Weber River Drive  
Riverdale, Utah 84405

## RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL OR MANUFACTURING SITE PLAN APPROVAL

CASE NO: 2014-01 DATE SUBMITTED: 3/25/14  
 APPLICANT'S NAME: Classic Waterslides  
 ADDRESS: 4465 S. 600 W. (kelly.kearns@hotmail.com)  
 PHONE: 801-699-6997 TAX I.D. NO: 87-0644125  
 ADDRESS OF SITE: 4465 S. 600 W.  
 APPLICANT'S INTEREST: Site Remodel

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 2.437 Acres of property in the CP-3 zone in (sq. ft./acreage) accordance with the attached site plan.

M. Kelly Kearns  
Signature of Applicant

Mark Hank  
Signature of Property Owner

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

Mark Hank  
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: \$ 487.40 Date paid: 4/8/2014

Planning Commission set public hearing: Yes  No  Date of Public Hearing: \_\_\_\_\_

Planning Commission scheduled to hear this application for site plan approval on:

Date: \_\_\_\_\_ Decision of Commission: \_\_\_\_\_

City Council set public hearing: Yes  No  Date of Public Hearing: \_\_\_\_\_

City Council scheduled to hear this application for site plan approval on:

Date: \_\_\_\_\_ Decision of Council: \_\_\_\_\_

RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405

394-5541

Receipt No: 15.478130

Apr 8, 2014

CLASSIC WATERSLIDES

Previous Balance:	.00
BUILDING PERMITS - PLAN/DEV REV	487.40
10-32-2200 BUILDING PLAN/DEV FEES	

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Total:	487.40
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CHECK	Check No: 12478	487.40
Total Applied:		487.40

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Change Tendered:	.00
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Duplicate Copy

04/08/2014 10:04AM



- g Layers
- ering Layers
- ation Layers

060130001

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Owner: M & J LEISURE LC & JW RECREATION LTD

Mailing Address: 5039 FILLMORE  
OGDEN UT 844034421

Property Address: 4500 S 600 W  
RIVERDALE

Tax Unit: 26

Approx Land Acres: 1.5

[More Parcel Info...](#)

N.E. 1/4 OF S.E. 1/4

# SECTION 7, T.5N., R.1W., S.L.B. & M.

TAXING UNIT: 26, 413

IN RIVERDALE CITY SCALE 1" = 100'

SEE PAGE 2

SEE PAGE 3

SEE PAGE 15

SEE 060240019 LOT 1 HIGHLAND VIEW SUBDIVISION PAGE 24

SEE HIGHLAND VIEW SUB. BOOK 6, P. 27

SEE 060150039

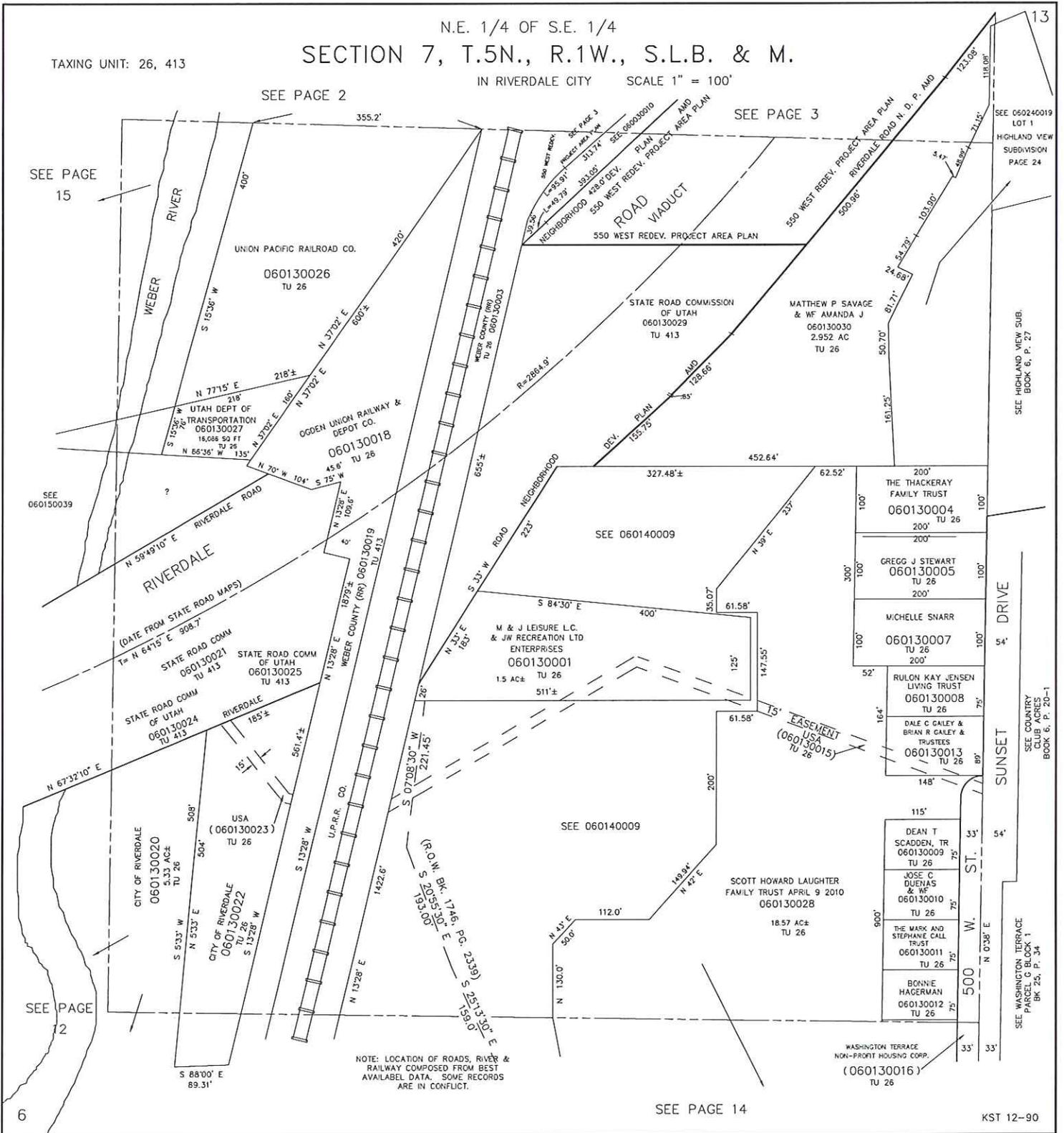
SEE COUNTRY CLUB ACRES BOOK 6, P. 20-1

SEE WASHINGTON TERRACE PARCEL G BLOCK 1 BK 25, P. 34

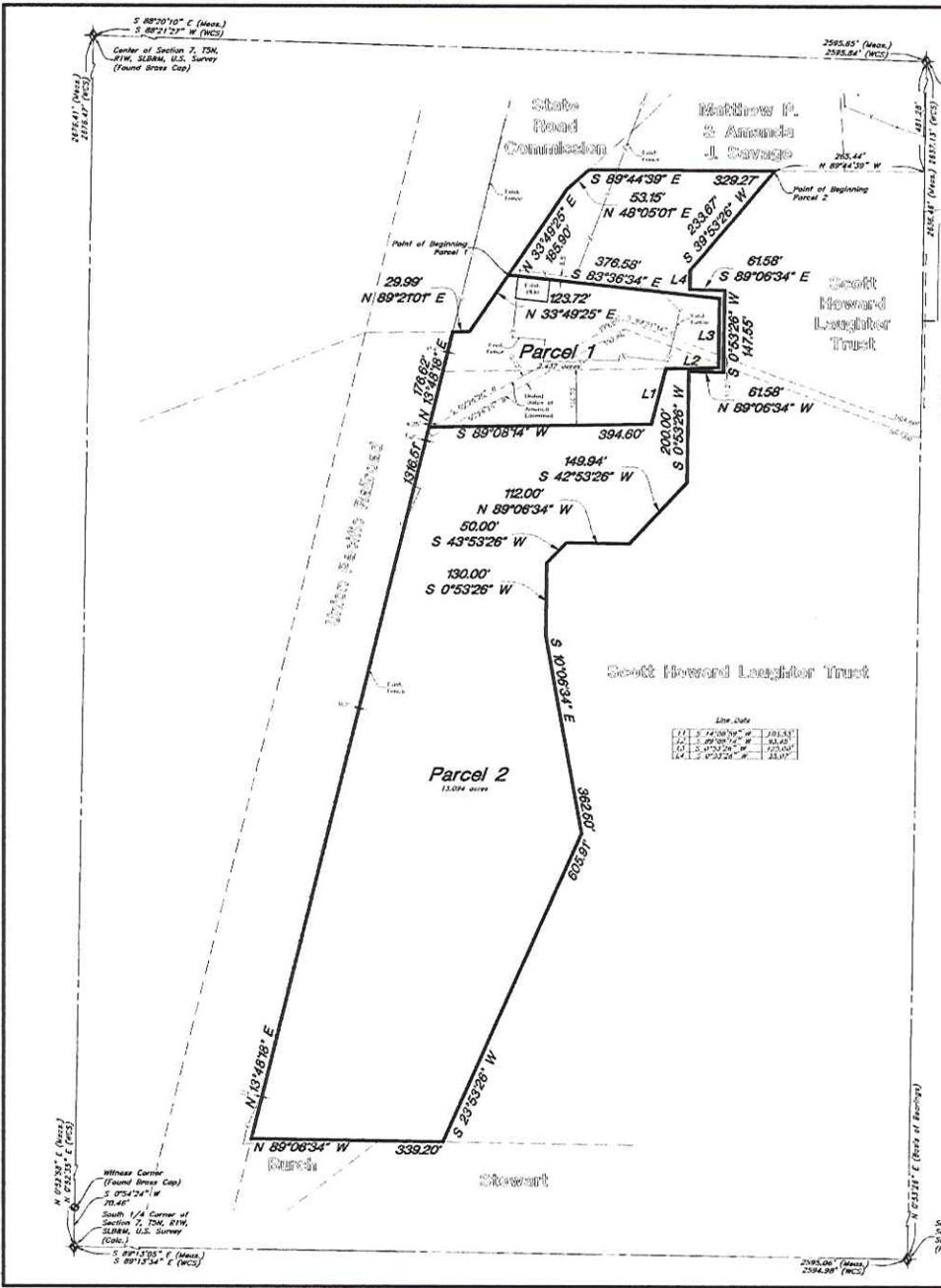
SEE PAGE 12

SEE PAGE 14

KST 12-90



NOTE: LOCATION OF ROADS, RIVER & RAILWAY COMPOSED FROM BEST AVAILABLE DATA. SOME RECORDS ARE IN CONFLICT.



**Current Parcel 1 Boundary Description**  
Parcel #06-013-0001

A part of the Southeast Quarter of Section 7, Township 5 North, Range 1 West, Soil Lake Base and Meridian, U.S. Survey, beginning 748 feet South from the Northwest Corner of said Quarter Section, and running thence along the arc of a curve to the left having a radius of 33 feet and a chord distance of South 23°28' West 268.7 feet thence South 0°53'26" West 40 feet thence West 115 feet thence South 800 feet thence East 115 feet thence along the arc of a curve to the left having a radius of 33.07 feet to a chord of South 12°15'30" West 87.58 feet thence West 176.13 feet thence South 7 feet thence East 1.63 feet to the Section line thence South 140 feet to a point 398.98 feet West of the Southeast Corner of said Quarter Section thence West 1163.7 feet to the East right of way line of the Union Pacific Railroad Company thence North 1°27'28" East 1448.8 feet along said right of way line thence North 1°27'28" East 468.7 feet thence East 455 feet thence South 300 feet thence East 32 feet thence South 164 feet thence East 148 feet to beginning.

**Current Parcel 2 Description**  
Parcel #06-014-0009

A part of the Southeast Quarter of Section 7, Township 5 North, Range 1 West, Soil Lake Base and Meridian, U.S. Survey, beginning 748 feet South from the Northwest Corner of said Quarter Section, and running thence along the arc of a curve to the left having a radius of 33 feet and a chord distance of South 23°28' West 268.7 feet thence South 0°53'26" West 40 feet thence West 115 feet thence South 800 feet thence East 115 feet thence along the arc of a curve to the left having a radius of 33.07 feet to a chord of South 12°15'30" West 87.58 feet thence West 176.13 feet thence South 7 feet thence East 1.63 feet to the Section line thence South 140 feet to a point 398.98 feet West of the Southeast Corner of said Quarter Section thence West 1163.7 feet to the East right of way line of the Union Pacific Railroad Company thence North 1°27'28" East 1448.8 feet along said right of way line thence North 1°27'28" East 468.7 feet thence East 455 feet thence South 300 feet thence East 32 feet thence South 164 feet thence East 148 feet to beginning.

**Proposed Parcel 1 Description**

A Part of the Southeast Quarter of Section 7, Township 5 North, Range 1 West, Soil Lake Base and Meridian, U.S. Survey, beginning 748 feet South from the Northwest Corner of said Quarter Section, and running thence along the arc of a curve to the left having a radius of 33 feet and a chord distance of South 23°28' West 268.7 feet thence South 0°53'26" West 40 feet thence West 115 feet thence South 800 feet thence East 115 feet thence along the arc of a curve to the left having a radius of 33.07 feet to a chord of South 12°15'30" West 87.58 feet thence West 176.13 feet thence South 7 feet thence East 1.63 feet to the Section line thence South 140 feet to a point 398.98 feet West of the Southeast Corner of said Quarter Section thence West 1163.7 feet to the East right of way line of the Union Pacific Railroad Company thence North 1°27'28" East 1448.8 feet along said right of way line thence North 1°27'28" East 468.7 feet thence East 455 feet thence South 300 feet thence East 32 feet thence South 164 feet thence East 148 feet to beginning.

**Proposed Parcel 2 Description**

A Part of the Southeast Quarter of Section 7, Township 5 North, Range 1 West, Soil Lake Base and Meridian, U.S. Survey, beginning 748 feet South from the Northwest Corner of said Quarter Section, and running thence along the arc of a curve to the left having a radius of 33 feet and a chord distance of South 23°28' West 268.7 feet thence South 0°53'26" West 40 feet thence West 115 feet thence South 800 feet thence East 115 feet thence along the arc of a curve to the left having a radius of 33.07 feet to a chord of South 12°15'30" West 87.58 feet thence West 176.13 feet thence South 7 feet thence East 1.63 feet to the Section line thence South 140 feet to a point 398.98 feet West of the Southeast Corner of said Quarter Section thence West 1163.7 feet to the East right of way line of the Union Pacific Railroad Company thence North 1°27'28" East 1448.8 feet along said right of way line thence North 1°27'28" East 468.7 feet thence East 455 feet thence South 300 feet thence East 32 feet thence South 164 feet thence East 148 feet to beginning.

**Narrative**

This property survey was requested by Kelly Kearns for the purpose of adjusting the boundaries of the heron described parcel. Brass cap monuments were found for the Southeast Corner, East Quarter Corner, and Center of Section 7, as well as a brass cap witness corner monument for the South Quarter corner of Section 7, Township 5 North, Range 1 West, Soil Lake Base and Meridian, U.S. Survey. A line bearing North 0°53'26" East between said Southeast corner and the East Quarter corner of Section 7 was used as the basis of bearings for this survey.

**Surveyor's Certificate**

I, Andy Hubbard do hereby certify that I am a Registered Professional Land Surveyor, and that I made the above survey, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-25-17 and that the above plot correctly shows the true dimensions of the property surveyed.

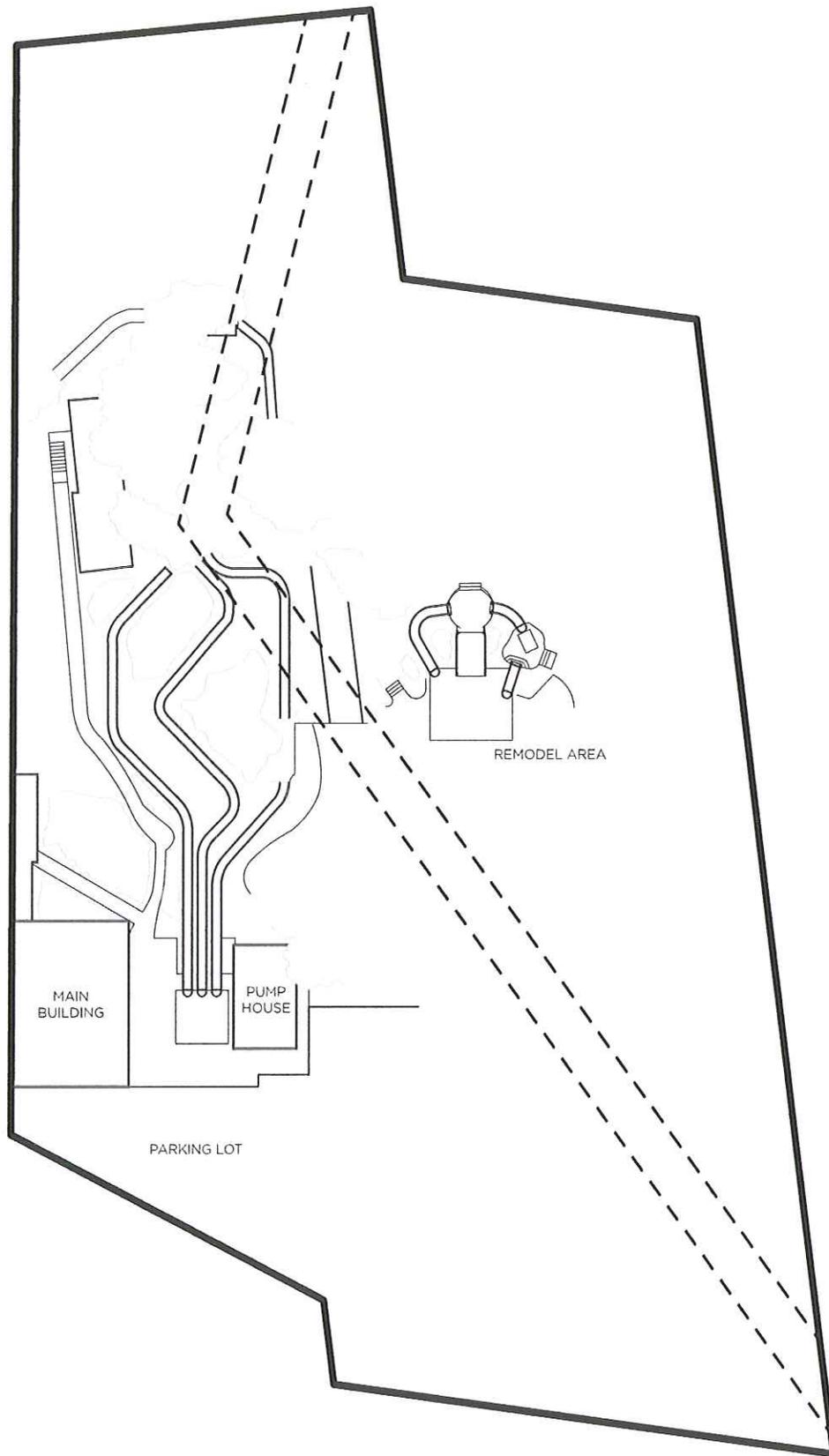
Andy Hubbard

**GREAT BASIN ENGINEERING**  
 475 S. 400 W. SUITE 100  
 PLEASANT VALLEY, UTAH 84062  
 WWW.GREATBASINENGINEERING.COM

**Property Survey**  
**Classic Water Slides**

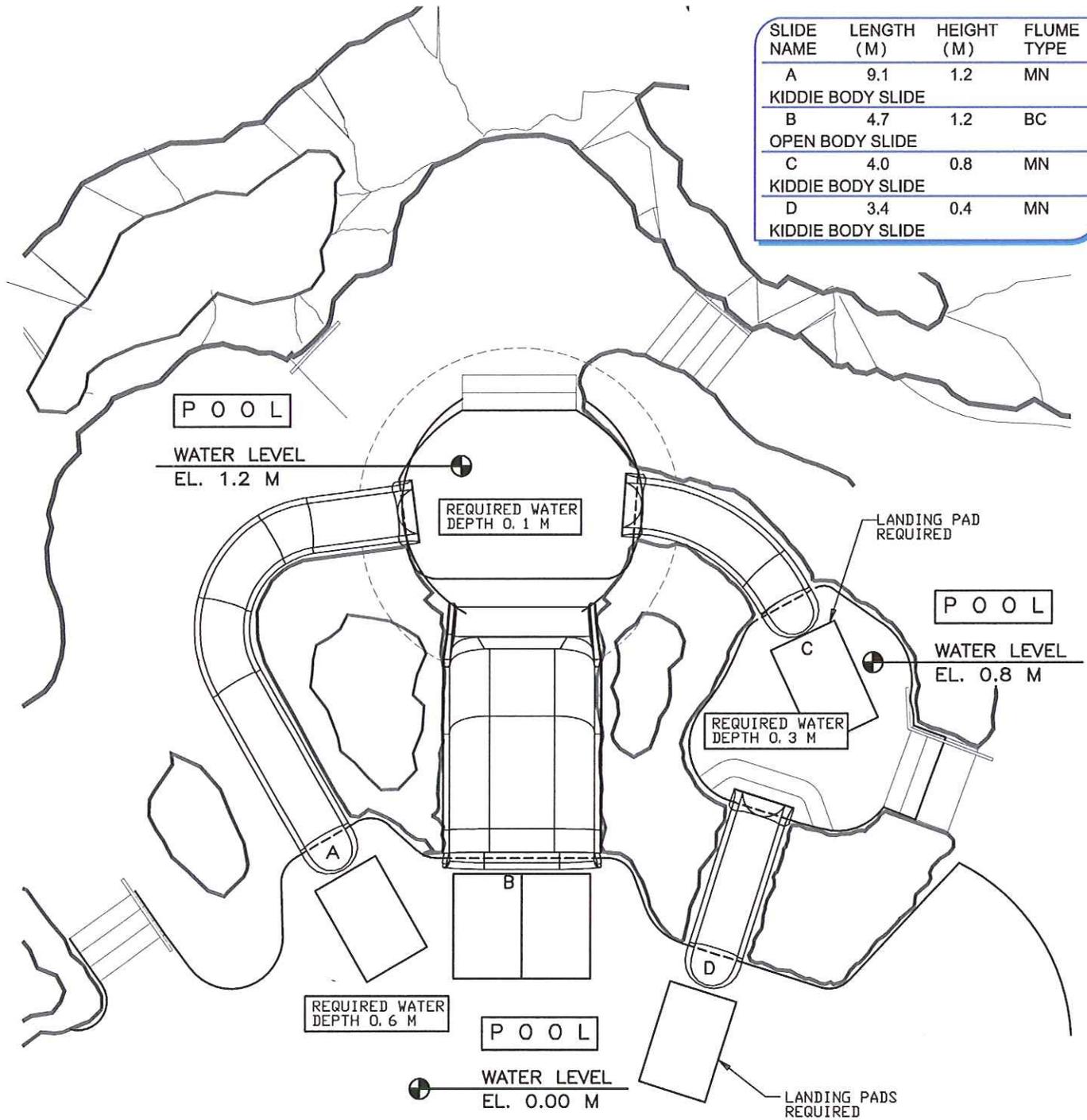
14 Feb, 201

SHEET NO. 1



**CLASSIC WATERSLIDES KIDDIE POOL REMODEL**  
4465 SOUTH 600 WEST - RIVERDALE, UT 84405  
NOT TO SCALE

SLIDE NAME	LENGTH (M)	HEIGHT (M)	FLUME TYPE
A	9.1	1.2	MN
<b>KIDDIE BODY SLIDE</b>			
B	4.7	1.2	BC
<b>OPEN BODY SLIDE</b>			
C	4.0	0.8	MN
<b>KIDDIE BODY SLIDE</b>			
D	3.4	0.4	MN
<b>KIDDIE BODY SLIDE</b>			



PROJECT NAME		
<b>TOTS SLIDE COMPLEX</b>		
DRAWING TITLE		DATE
<b>SLIDE PATH LAYOUT</b>		<b>JUNE 18/2009</b>
DRAWN	MODEL	PROJECT
A.H.	13753F	STD1
DESIGN	SCALE	SKETCH
P.C.	1:100	SK-8

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
April 22, 2014**

**AGENDA ITEM: F1**

**SUBJECT:** Discretionary Items

**PETITIONER:** Elected, Appointed, and Staff

**ACTION REQUESTED BY PETITIONER:** Open agenda item provided for comments or discussion on discretionary items.

**[BACK TO AGENDA](#)**