



RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – APRIL 23, 2023

6:00 p.m. – Planning Commission Work Session Meeting (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 *to be determined*

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

A. **Welcome & Roll Call**

B. **Public Comment**

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. **Presentations and Reports**

D. **Consent Items**

1. **Consideration of Meeting Minutes from:**
March 12, 2024 Work Session
March 12, 2024 Regular Meeting

E. **Action Items**

1. **Consideration of Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.**

Items presented by: Brandon Cooper, Community Development

F. **Comments**

1. Planning Commission
2. City Staff

G. **Adjournment**

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 19th day of April, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday March 12, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kent Anderson, Chair Kathy Eskelsen, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Amy Ann Spiers, Vice Chair
Visitors:	Ernie Schneider

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:00 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present. Members of the city staff were also present.

B. Public Comment

C. Presentations and Reports

Introduction of new Community Development Director Brandon Cooper

D. Consent Items

1. Consideration of Meeting Minutes from:

February 27, 2024 Work Session
February 27, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were none.

E. Action Items

1. Consideration of Site Plan Amendment request for Schneider's Riverside Golf Course, located at 5460 South Weber Drive, Riverdale Utah 84405, as requested by Riverside Golf Course and North Shore Excavation.

Mr. Cooper went over the site plan amendment and presented photos of the site. Ernie Schneider asked several questions and wanted to discuss the project at length. Chair Anderson informed Mr. Schneider that the work session was not the appropriate meeting for the discussion to take place and the main Planning Commission meeting would begin at 6:30.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

Date Approved:

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, March 12, 2024, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present: Commissioners:

- Kent Anderson, Chair
- Kathy Eskelsen, Commissioner
- Rikard Hermann, Commissioner
- Wanda Ney, Commissioner
- Celeste Noland, Commissioner
- Randy Poulsen, Commissioner

City Employees:

- Brandon Cooper, Community Development Director
- Michelle Marigoni, City Recorder

Excused:

- Amy Ann Spiers, Vice Chair

Visitors:

- Brent Kenley
- Ernie Schneider
- Cody Taylor

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:33 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Vice Chair Spiers, who was excused. Members of the city staff were also present.

B. Public Comment

Commissioner Anderson asked if any members of the public were present with comments. There were none.

C. Presentations and Reports

Chair Anderson welcomed Brandon Cooper, the new Community Development Director. Mr. Cooper updated commissioners on the 5600 South UDOT project, noting there is a link to UDOT's information on Riverdale's website for updates.

D. Consent Items

1. Consideration of Meeting Minutes from:

- February 27, 2024 Work Session
- February 27, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were none. Commissioner Noland moved to approve the consent items. Commissioner Poulsen seconded the motion, and all were in favor.

E. Action Items

1. **Consideration of Site Plan Amendment request for Schneider's Riverside Golf Course, located at 5460 South Weber Drive, Riverdale Utah 84405, as requested by Riverside Golf Course and North Shore Excavation.**

Mr. Cooper presented a series of slides going over the background and staff comments, as well as the staff recommendation and possible actions the commission could take.

Commissioner Noland thanked Mr. Schneider for providing the golf course for the city and noted that the land disturbance permit and oil/water separator.

Motion: Commissioner Poulsen moved to positively recommend the Site Plan Amendment request for Schneider's Riverside Golf Course, located at 5460 South Weber Drive, Riverdale Utah 84405, as requested by Riverside Golf Course and North Shore Excavation, once staff comments are addressed, noting the request is within general plan guidelines.

Second: Commissioner Noland

Vote:

Commissioner Noland:	Yes
Commissioner Poulsen:	Yes
Commissioner Ney:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Absent
Commissioner Anderson:	Yes
Commissioner Eskelsen:	Yes

Motion passes unanimously.

F. Comments

Commissioners and Mr. Cooper engaged in a lengthy discussion about the flow of development processes and commission meetings.

G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Eskelsen. All were in favor and the Planning Commission meeting adjourned at 7:37 p.m.

Date Approved:

DRAFT

RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 23, 2024

AGENDA ITEM: E1

SUBJECT: Consideration of Site Plan Amendment request for Wasatch Kia Dealership, located at 770 W Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.

PRESENTER: Brandon Cooper, Community Development

INFORMATION:

- a. [PC Transmittal – Wasatch Front Kia Amend Site Plan](#)
- b. [Staff Report](#)

[BACK TO AGENDA](#)

Body: Planning Commission

Topic: Amended Site Plan – Wasatch Kia Dealership

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdalecity.com

Executive Summary

On March 26, 2024, Wasatch Front Kia, represented by Kord Cutrubus, applied for an Amended Site Plan approval for the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. The proposed project includes a 3,380 sq. ft. building addition on the north side of the main dealership, the construction of a new sidewalk on the north side of the property, and some alterations to the drainage of the site. The property is owned by H&P Investments, LLC. No additional parking lot improvements, or improvements to the existing building, are proposed. A public hearing is not required to consider this Amended Site plan proposal.

This Amended Site Plan review is regulated under Riverdale City Code 10-25 “*Development in All Zones*” and is affected by City Codes 10-10A “*Commercial Zones*”, 10-14 “*Regulations Applicable to All Zones*” and other regulations found in Title 8 “*Water and Sewer*”.

Attached to this transmittal is the formal Staff Report associated with this review and documents related to the original February 21, 2017 approval of this project, with minor modifications found in the current application.

Pursuant to RCC 10-10(A)(5), in considering any site plan for permitted or conditional uses specified in Chapter 10 – Commercial Zones, the Planning Commission shall endeavor to ensure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods. In any commercial zone, the location

of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provision of off street parking space, the provision of driveways for ingress and egress, and provision of other open space on the site, and the display of signs, shall be in accordance with a site plan or plans or subsequent amendment thereof, approved in any case by the Planning Commission prior to issuance of a building or land use permit. A site plan may also include provisions for landscaping, fences and walls designed to further the purposes of the regulations for commercial zones, and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant.

Requested Timeline:

Planning Commission Meeting – April 23, 2023

Potential Actions:

Following the presentation and discussion of the proposal, the Planning Commission may make:

- 1) a motion providing a recommendation to City Council for approval
- 2) a motion providing a recommendation to City Council for approval with modifications
- 3) a motion to table the matter to a later date
- 4) a motion not recommending approval with the appropriate findings of fact

Staff Recommendation

Based on the findings described in the attached Staff Report, it is recommended that the Planning Commission approve a motion providing a recommendation to City Council for approval

Attachments

Staff Report

February 21, 2017 related approval documents

Site Plan

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 21, 2017, at 6:06 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor
Alan Arnold, Councilor-Participated Electronically
Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Shawn Douglas, Public Works Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Rich Taylor, Community Services Director
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused:

Visitors: Teresa Knight Joseph Thompson Leon Poulsen
Troy Cutrubus Gary Boatright Jr. Richard Pfaff
Dave Pierson

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public. It was noted Councilor Arnold participated electronically.

B. Pledge of Allegiance

Mayor Searle invited Councilor Mitchell to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Open Communications

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

Alexa Henry, Washington Terrace Resident, and Amanda Mammott, South Ogden City Resident, stated they are Senior Class Officers at Bonneville High School. They thanked the City Council for their prior donations which assists Bonneville High School in throwing a Senior School Party. She asked if the Council would consider donating for this years senior class party. Mayor Searle stated they are planning on donating again. He thanked them for their time.

E. Presentations and Reports

1. Mayors Report

Mayor Searle reminded the Council members of the upcoming Strategic Planning Meeting which will take place on Saturday, February 25, 2017, at the Riverdale Senior Center beginning at 8:00 AM. He noted City Staff will also be in attendance. This meeting is open to the public.

a. Youth Council Report

Mayor Searle invited the youth council to report. Megan Carey and Wendy Hone, discussed their first activity that occurred at the legislative session. They did a Valentine's themed activity where they provided cards and cookies to elementary students for decorating (in Riverdale and surrounding city schools). The next activity is the annual Easter Egg Hunt.

2. City Administration Report

Rodger Worthen referred to the department reports as seen in the packet and specifically thanked Stacey Comeau, the Human Resource Director. He discussed her various job responsibilities. He also commended the thoroughness of Cody Cardon, the Business Administrator.

The 2005 staffing authorization plan is still below the amount of allotted employees allowed per the plan. Mr. Worthen commented on the increase in sales tax revenue in comparison to the previous year.

Councilor Hansen liked the new layout of the finance report and felt it was more user friendly. Councilor Hansen asked about Mr. Douglas's efforts in establishing a new well location. Mr. Douglas stated there are two sites being considered, and he is comparing to see which site would be the best fit for the City.

F. Consent Items

1. Consideration of Planning Commission Appointment to serve a 4-year term from February 2017 to January 2021.

Mayor Searle stated this appointment will be to replace Michael Roubinet whose term recently expired. Mr. Roubinet did not renew his term because he will be continuing his education. Gary Boatright Junior will be the new Planning Commissioner, pending the Councils approval. Mayor Searle provided a brief introduction for Gary Boatright.

MOTION: Councilor Ellis made a motion to approve the consent item, appointment of Gary Boatright Jr. as the new Planning Commissioner to serve a 4 year term beginning February 2017 to January 2021. Councilor Mitchell seconded the motion, and all voted in favor of the appointment.

G. Action Items

1. Consideration of Resolution 2017-02, Designating Previously Unnamed Ground Located at 4400 South and Parker Drive as the New "Lions Centennial Park".

Rodger Worthen, the City Administrator, summarized the executive summary which explained:

The City recently established via the budget a minor capital improvement project to install improvements to the open area at 4400 South and Parker Drive. Some of these improvements were initiated as part of the pedestrian bridge project; now that spring is approaching the Public Works staff would like to complete the installation of the drinking fountain and a small picnic table. As part of this endeavor the City's Lions Club has offered to assist with the cost of these improvements. Mayor Searle and Councilor Ellis, along with staff, met with the Lions Club to review their ideas for participation consisting of financial assistance and some visible recognition of this donation. During the meeting it was discussed that the area lacks proper identification; with the help of the Lion Club several ideas were discussed on a potential name of the area. It was agreed and recommended that we should name the area "Lions Centennial Park." This resolution will identify the open space area and acknowledges the support the City has received from the civic club over the 100 years of their presence in Riverdale City.

By naming the park, the City ensures that parks or recreational areas are easily identified and located. In addition the name of this area creates a sense of community and is timeless recognition for the efforts of the City's Lions Club that does not diminish in appropriateness. The staff would like to propose the open space area be named by resolution of the Council "Lions Centennial Park." This name recognizes the significant contributions of the Riverdale Lions Club to our community.

As part of this open space enhancement the Lions Club will place a marker (Engraved Rock) identifying the small park area and recognize their contributions to the City.

Joseph Thompson and Teresa Knight discussed the history of the Riverdale Lion's Club and the various contributions made to the City.

Councilor Mitchell and Councilor Ellis expressed this park would be well received by the residents.

MOTION: Councilor Ellis made a motion to approve Resolution 2017-02, designating previously unnamed ground located at 4400 South and Parker Drive as the new "Lion's Centennial Park." Councilor Hansen seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Hansen, Griffiths, Ellis, Mitchell, and Arnold all voted in favor of Resolution 2017-02. The motion passed unanimously in favor.

Mayor Searle recognized Leon Poulsen who was in attendance. Mr. Poulsen was the prior Riverdale City Mayor, who

served a total of 16 years. Mayor Searle discussed the various service projects performed by the Lion's Club.

2. Consideration of approval for the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405

Mike Eggett, Community Development, summarized an executive summary in the packet which explained:

H&P Investments, LLC, as represented by Troy Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was reviewed by the Planning Commission on February 14, 2016, and the Planning Commission supported a motion to send a favorable recommendation to the City Council for Amended Site Plan approval of the Wasatch Front Kia dealership with the understanding that the applicant resolve all outstanding staff concerns. Since that meeting, the applicant has worked to resolve outstanding staff concerns and issues for this proposed Site Plan Amendment. The property is currently owned by H&P Investments, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the updated Wasatch Front Kia amended site plan proposal, approve the update to the proposed amended site plan with any requested modifications/amendments, not approve the updated Wasatch Front Kia amended site plan, or table the matter to allow time for the applicant to resolve outstanding concerns.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and other regulations found in Title 8 "Water and Sewer".

The proposed development parcel is located at approximately 770 West in the recent Cutrubus Cadillac dealership location on property currently owned by H&P Investments, LLC. The desired use of this property, as a Kia automobile dealership and servicing facility, would allow this refurbishment project to be developed on this site.

Attached with this executive summary is a document entitled "Amended Site Plan Review – Cutrubus Wasatch Front Kia"; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on February 14, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

Signage for the site is regulated per City Code 10-16 (specifically section 8. (B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Mr. Worthen discussed various options for the applicant in lieu of placing the sidewalk, such as: sidewalk deferral agreement, escrow bond, or a performance bond. Mr. Worthen described the area as it exists today and noted the area currently has asphalt and there is no connection point to the east or west for the anticipated sidewalk to connect to. The applicant has expressed they would like to wait to install the sidewalk when they develop the western portion of the property.

Troy Cutrubus, representative of H&P Investment, expressed concern regarding the sidewalk installation. He felt to spend money to put in a sidewalk that may be potentially removed for future developments was unreasonable.

There was a discussion regarding the existing asphalt and whether or not it could meet the sidewalk requirement. Steve Brooks, the City Attorney, determined it would not meet the Riverdale City Code. Mr. Brooks felt the performance bond option would meet the ordinance and allow the applicant additional time frame (two years) to install the sidewalk, in lieu of installing the sidewalk immediately.

Mr. Cutrubus stated his family has been in the City for 50 years and discussed the various businesses they owned throughout the city. He asked for reasonability when the Council considers the sidewalk installation. Mr. Brooks discussed the Riverdale Code in relation to consistency and setting a precedent for all developers.

There was a discussion regarding the performance bond agreement in lieu of installing the sidewalk. Councilor Arnold spoke in favor of the performance bond. Councilor Hansen discussed other developers who were compelled to follow the

Riverdale City Code, including Brook Haven, which also has a sidewalk that doesn't lead to a specific destination. Councilor Griffiths felt an escrow bond would allow more time for the applicant. Mr. Cutrubus stated timing and money would be a factor for them.

There was a brief discussion regarding past projects by the Cutrubus family with an emphasis regarding past agreements and the economy at the time of development. Mr. Cutrubus felt this application should stand on its own without regard to past projects.

Mayor Searle discussed all the good the Cutrubus family has done for Riverdale City, and expressed the importance of following the ordinance. Councilor Griffiths asked Mr. Cutrubus if tabling could be an option to allow staff additional time to work with the applicants to arrive at a resolution. Mr. Cutrubus felt a better solution would be to approve the project with the stipulation that the applicant works with City Staff in finding a resolution regarding the sidewalk.

Councilor Ellis expressed the importance of working with applicants, while meeting the requirements of the code. Councilor Mitchell stated he would rather wait until the agreement has been worked out, to ensure the Riverdale Code is being followed. Councilor Hansen echoed Councilor Mitchells comments. Councilor Arnold felt the best approach would be to approve the application tonight with a contingency that the applicant works with staff to resolve the sidewalk issue. Mr. Worthen asked the applicant if tabling this item would impact him. Mr. Cutrubus stated Kord has been working with Kia directly, so he was unsure of the impact. He'd rather have the item approved with the stipulation they work it out with city staff.

Mr. Worthen asked about the option of approving the item and then appointing a member of the Council to approve the final solution. After discussion between staff and Council it was determined that this item was better approved with the body as an entire Council.

MOTION: Councilor Hansen made a motion to table the discussion until the outstanding issues are resolved. Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion and there was none.

CALL THE QUESTION: Councilor Mitchell and Hansen voted in favor of tabling. Councilor Ellis, Griffiths, and Arnold voted in opposition of tabling. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.

MOTION: Councilor Griffiths made a motion to approve the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405, with the stipulation that the City Administrator or a City Councilor oversee the Escrow Agreement or Performance Bond Agreement for the sidewalk, upon mutual agreement with the applicant. Councilor Ellis seconded the motion.

Councilor Hansen asked if the motion should include the name of the person overseeing the agreement. There was a discussion regarding who the appropriate person would be to oversee the agreement. Councilor Mitchell and Councilor Hansen expressed they would rather the entire Council be the approving body in reviewing the agreement, versus one appointed member. Mr. Worthen asked for the possibility of conducting a Special Council Meeting as a compromise.

MOTION AMENDMENT: There was a clarification regarding the previous motion, Councilor Griffiths amended the motion to stipulate that the Mayor oversees the solution to the sidewalk. Councilor Ellis seconded the amended motion.

There was additional discussion regarding the motion. Councilor Arnold advised against this motion as it did not specifically stipulate an escrow or performance bond agreement. As such, he felt it wouldn't meet the code. Councilor Griffiths clarified the intent of the motion was for the Mayor to oversee the sidewalk resolution which would include an escrow agreement. Councilor Ellis seconded the clarification of the motion. Mayor Searle stated he was unsure how this could be approved without an official agreement already in place. Mr. Worthen stated he liked the idea of letting staff work with the applicant and finding a resolution, and then hold a Special City Council Meeting to present the option to the City Council as a whole. He felt this would address the timing restraints of the applicant, as well as allow the City Council to review the resolution as an entire body.

ROLL CALL VOTE: Councilor Ellis, Mitchell, and Hansen voted in opposition. Councilor Arnold and Griffiths voted in favor. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.

MOTION: Councilor Hansen made a motion to table the discussion, to allow staff and the applicant time to find a clear resolution to the sidewalk issue, at which point a Special City Council Meeting could be held. Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding this motion and there was none.

ROLL CALL VOTE: Councilor Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor. The motion passed unanimously.

H. Discretionary Items

Councilor Mitchell asked the public works director what the best approach for replacing broken recycling cans. Mr. Douglas stated the cans are covered under warranty and encouraged the council and any residents with issues to contact the City.

Councilor Mitchell informed the police chief that there have been some egging vandalism within his neighborhood. Police Chief Brenkman encouraged the Council and City residents to report any occurrences, because without a report there is no record of a crime.

Councilor Mitchell noted the formatting for the fire inspection and code enforcement was off.

Councilor Hansen asked for more information regarding the publication for the rezone request. Mr. Eggett stated the applicant, Doug Clark, is wanting to rezone the area for the purpose of putting a multiple family 4-plex. Mr. Eggett referred to the City Website for additional information.

Councilor Hansen stated he was approached by a resident regarding 4400 South regarding a prior study for a potential cross-walk. Mr. Worthen stated he was unsure of when the study was conducted, but believed it to be approximately 5 years ago. It is not currently an item being reviewed.

There was a discussion regarding cross-walks with an emphasis on criteria to establish a need. There was a discussion regarding the use of LED flashing cross lights as well as the pros and cons of the orange crossing flags. It was determined to discuss cross-walks at the Strategic Planning Meeting. Mr. Douglas re-emphasized the need to establish criteria to determine areas that need cross-walks.

I. Adjournment.

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourned at 7: 38 PM

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **March 7, 2017**

H&P INVESTMENTS CUTRUBUS KIA RIVERDALE, UTAH, 84405 SITE CONSTRUCTION PLANS - PHASE 1

LIST OF CONTACTS

DEVELOPER/OWNER	ARCHITECT	SURVEYOR
H&P INVESTMENTS 892 WEST RIVERDALE RD. RIVERDALE, UTAH 84405 TEL: 801-337-2257 CONTACT: JIM RUMPSA	BARCOCK DESIGN GROUP 52 EXCHANGE PL. SALT LAKE CITY, UT 84111 CONTACT: LARRY OLHAM, AIA 801-531-1144	GREAT BASIN ENGINEERING, INC. 3746 SOUTH 1475 EAST, OGDEN, UTAH 84403 CONTACT: ANDY HUBBARD, P.L.S. TEL: 801-645-6175 EXT 8410 EMAIL: ANDY@GREATBASINENG.COM
DEVELOPER'S ENGINEERING CONSULTANT	LANDSCAPE ARCHITECT	GEOTECHNICAL ENGINEER
GALLOWAY & COMPANY, INC. 515 S. 700 EAST, SUITE 3F SALT LAKE CITY, UT 84102 CONTACT: DAVID PIERSON MOBILE: 801-549-7543 EMAIL: DAVEPIERSON@GALLOWAYUS.COM ENGINEERS: RICH PROSSGT, P.E.	CONTACT: DAVID PIERSON GALLOWAY & COMPANY, INC. 515 S. 700 EAST, SUITE 3F SALT LAKE CITY, UT 84102 MOBILE: 801-549-7543 EMAIL: DAVEPIERSON@GALLOWAYUS.COM	TERRACON CONSULTANTS, INC. 14850 PONY EXPRESS RD. STE. 150N BLUFFDALE, UT, 84065 TEL: 801-542-8000 CONTACT: CHARLES MOLTEN

AGENCIES HAVING JURISDICTION

COMMUNITY DEVELOPMENT	STORM WATER	STREETS & ROADS
4600 SO. WEBER RIVER DRIVE RIVERDALE, UTAH 84405 CONTACT: MIKE EGGETT, MPA TEL: 801-394-5541 EXT 1215 EMAIL: MEGGETT@RIVERDALE.CITY.UT.GOV	RIVERDALE CITY PUBLIC WORKS 4600 SO. WEBER RIVER DRIVE RIVERDALE, UTAH 84405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS TEL: 801-394-5541 EXT 1217 EMAIL: SDUGLAS@RIVERDALE.CITY.UT.GOV	RIVERDALE CITY PUBLIC WORKS 4600 SO. WEBER RIVER DRIVE RIVERDALE, UTAH 84405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS TEL: 801-394-5541 EXT 1217 EMAIL: SDUGLAS@RIVERDALE.CITY.UT.GOV
ENGINEERING	WATER	ELECTRIC
CEC - CIVIL ENGINEERING CONSULTANTS 5141 SOUTH F 1300 WEST RIVERDALE, UT 84405 TEL: 801-864-9550 CONTACT: SCOTT NELSON	RIVERDALE CITY PUBLIC WORKS 4600 SO. WEBER RIVER DRIVE RIVERDALE, UTAH 84405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS TEL: 801-394-5541 EXT 1217 EMAIL: SDUGLAS@RIVERDALE.CITY.UT.GOV	ROCKY MOUNTAIN POWER 1438 WEST 2550 SOUTH OGDEN, UT 84401 TEL: 801-424-4445 CONTACT: CURTIS GALVEZ
BUILDING DEPARTMENT	SANITARY SEWER	GAS
RIVERDALE CITY 4600 SOUTH WEBER RIVER DR. RIVERDALE, UT 84405 TEL: 801-394-5541 CONTACT: JEFF WOODY, CDO	RIVERDALE CITY PUBLIC WORKS 4600 SO. WEBER RIVER DRIVE RIVERDALE, UTAH 84405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS TEL: 801-394-5541 EXT 1217 EMAIL: SDUGLAS@RIVERDALE.CITY.UT.GOV	QUESTAR GAS 2974 WASHINGTON BLVD. OGDEN, UT 84401 TEL: 801-396-6734 CONTACT: BOB COMEAU
FIRE	TRANSPORTATION DEPARTMENT	TELEPHONE
RIVERDALE CITY FIRE DEPARTMENT 4334 SOUTH PARKER DRIVE RIVERDALE, UTAH 84405 TEL: 801-394-7481 CONTACT: JARED SHOLLEY, FIRE CHIEF	UDOT REGION 1 166 SOUTH WELLS ST. OGDEN, UTAH 84404 CONTACT: KEITH BLADEN TEL: 801-420-1600	CENTURY LINK 5291 S 1900 W ROY, UT 84067 TEL: 877-720-3428

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



811
Call before you dig

- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-Holing OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

BENCHMARK

BENCHMARK: SOUTH QUARTER CORNER OF SECTION 7, T9N, R19E, S684E
ELEVATION 6261.91

NOTES

- SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED ADD 4300 TO THESE ELEVATIONS.
- PER STORMWATER NOTE & SHEET C1.01, PROPOSED STORM PIPE MAY BE ANY MATERIAL, NORMALLY UTILIZED FOR STORM FACILITIES SYSTEMS SUCH AS: 42 IN. 12' OR EQUAL HOPE, FUSION WELD HDPE OR RCP (REINFORCED CONCRETE PIPE). CIVIL ENGINEER DOES NOT ALLOW CMP. IF RCP IS CALLED OUT ON THE PLANS, IT IS REQUIRED TO FULLY A SPECIFIC ENGINEERING REQUIREMENT AND SHALL BE CLASS II OR III, UNLESS OTHERWISE NOTED.
- FOR STORM SYSTEM PIPING SEE SHEET C2.10.

SITE SPECIFIC / JURISDICTIONAL NOTES:

- ALL MISSING, NON-FUNCTIONING, OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED.
- ALL WATER, STORM DRAIN AND SANITARY SEWER STRUCTURES NOT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.
- CAP ALL EXISTING, NON-REUSED WATER, SEWER, ELECTRIC AND GAS SERVICES AT PROPERTY LINES.
- STUB ALL UTILITY LINES TO WITHIN FIVE FEET OF BUILDING FOR ARCH/ME/P TO PICK UP AND CONTINUE INSIDE BUILDING.

SHEET INDEX

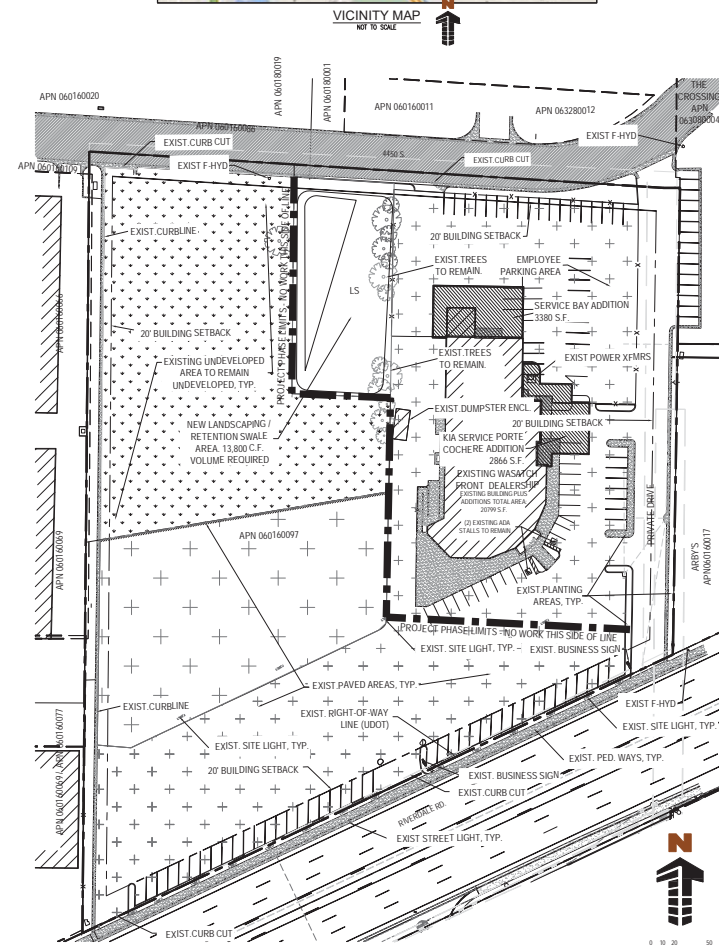
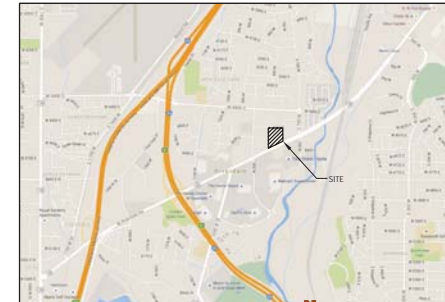
C1.00	COVER - SITE PLAN
C1.01	C1.01 - GENERAL NOTES
1 OF 1	ALTA SURVEY
C2.10	GRADING & DRAINAGE PLAN
C2.30	DRAINAGE PLAN
#####	#####
C4.10	UTILITY PLAN
L1.10	LANDSCAPE PLAN
L1.90	IRRIGATION DETAILS

SITE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	SECTION LINE
---	EASEMENT BOUNDARY LINE
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING MANHOLE COVER
---	PROPOSED MANHOLE COVER
---	UTILITY PEDSTAL
---	EXISTING INLET
---	PROPOSED INLET
---	EXISTING FENCE TO REMAIN
---	EXISTING TO REMAIN
---	EXISTING TO BE REMOVED
---	PROPOSED NEW
---	SCOPE LINE
---	PROPOSED LIGHT DUTY ASPHALT (R.O.A.C.) SEE SHEET C2.90, DETAIL C.
---	EXISTING ASPHALT
---	LANDSCAPE AREAS
---	LS

SITE DATA

TOTAL PERVIOUS AREA	2.88 ACRES	47%
TOTAL IMPERVIOUS AREA	3.25 ACRES	53%



Galloway
Planning, Architecture, Engineering
Trolley Corners Building
616 South 700 East, Suite 3F
Salt Lake City, UT 84105
303.770.8884 O
www.gallowayus.com
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JURISDICTIONAL REVIEW DRAFT
PLANS WILL RECEIVE ELECTRONIC
STAMP OF LICENSED
PROFESSIONAL WHEN ITERATIVE
REVIEW PROCESS HAS CONCLUDED
AND PLANS ARE READY TO RECEIVE
FINAL APPROVALS OF THE
AFFECTING JURISDICTION.

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THE WRITTEN CONSENT OF THE
ARCHITECT. COPYRIGHTS AND
INFRINGEMENTS WILL BE ENFORCED AND
PROSECUTED.

H & P INVESTMENTS
CUTRUBUS KIA
SITE PLAN AMENDMENT
770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405

#	Date	Issue / Description	Init.
A	10-28-16	CITY SUBMITAL #1	CRP
B	10-28-16	CITY SUBMITAL #2	CRP
C	11-09-16	CITY SUBMITAL #3 CITY COUNCIL	CRP
D	08-04-17	SUBMITAL #4 CITY COUNCIL	CRP

Project No.	HP1001
Drawn By:	WLMR
Checked By:	CRP
Date:	OCT 2016

COVER - SITE PLAN

C1.00



GENERAL NOTES

- 1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SPECIFICATIONS SET FORTH IN THE RIVERDALE CITY PUBLIC WORKS REGULATIONS AND SPECIFICATIONS AND APPLICABLE COUNTY, STATE AND FEDERAL REGULATIONS (INCLUDING ADA GUIDELINES), WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE AGENCY HAVING JURISDICTION SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC ROW OR ENCLOSURES SHALL BE INSPECTED AND APPROVED BY THE RIVERDALE CITY PUBLIC WORKS INSPECTOR AND/OR LOT INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY OWNER'S ENGINEER OF RECORD.

SITE PLAN GENERAL NOTES

- 1. ALL CONTACT RELATING TO THESE DOCUMENTS (CIVIL, SWPPP AND LANDSCAPE) SHALL BE ADDRESSED TO THE DEVELOPER'S ENGINEER OF RECORD (POINT OF CONTACT: DAVE PERSON, GALLOWAY, PHONE: 801-549-7261, EMAIL: daveperson@galloway.com).

ADA NOTES

- 1. ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

GRADING PLAN GENERAL NOTES

- 1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

WATER GENERAL NOTES

- 1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO RIVERDALE CITY SPECIFICATIONS OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS.

STORM DRAIN PLAN GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AUTHORITIES AT THE CONTRACTOR'S COST INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

UTILITY GENERAL NOTES

- 1. ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO RIVERDALE CITY, AND/OR GOVERNING UTILITY AGENCY STANDARDS, SPECIFICATIONS, PLANS AND DETAILS.

SANITARY SEWER GENERAL NOTES

- 1. SEE SHEET C1.00 FOR GENERAL PROJECT NOTES.



Trolley Centers Building
616 South 700 East, Suite 307
Salt Lake City, UT 84143
303.770.8844
www.gallowayus.com

JURISDICTIONAL REVIEW DRAFT
PLANS WILL RECEIVE ENGINEER'S
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WHEN ITERATIVE
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SERVICE AND ARE THE PROPERTY OF
GALLOWAY. THEY ARE TO BE USED ONLY
FOR THE PROJECT AND SITE SPECIFICALLY
DESCRIBED, OR REPRODUCED WITHOUT
THE WRITTEN CONSENT OF THE
ARCHITECT. COPYRIGHTS AND
PATENT RIGHTS WILL BE ENFORCED AND
PROTECTED.

H & P INVESTMENTS
CINTRUBUS KIA
SITE PLAN AMENDMENT
770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405

Table with 3 columns: #, Date, Issue / Description, Init.

Table with 3 columns: Project No., Drawn by, Checked by, Date.

GENERAL NOTES

C1.01

Narrative

This survey update was requested by Mr. James Kumpso of Cutrubus for the purpose of showing the current conditions of this site, as well as title purposes.

A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 7 was assigned the bearing of S 89°09'48" East as the Basis of Bearings.

Property Corners were set as depicted on this Survey.

Title Information

This survey was completed using Commitment for Title Insurance issued by Stewart Title Insurance Agency of Utah, Inc. under File No. 01459-14409 2nd Amendment dated December 09, 2015 @ 8:00 A.M.

The following survey related items are listed from Schedule B - Section 2 of the title report.

EXCEPTION NO 1-13, 22-25: Not Survey Related Matters

EXCEPTION NO 14: Subject to a 14 foot Right-of-Way as reserved in that certain Warranty Deed Recorded August 23, 1911 in Book 47, Page 274 of Official Records.

EXCEPTION NO 15 (PLOTTED, AFFECTS RIVERDALE ROAD): Possible irrigation ditches along the State Highway as permission was granted in Deed to State Road Commission of Utah, Recorded April 17, 1944, as Entry No. 82805, in Book 192, Page 5, of Official Records, to relocate outside the Right-of-Way, all irrigation ditches existing within the limits of said Right-of-Way.

EXCEPTION NO 16 (PLOTTED, AFFECTS THE EAST SIDE OF PARCEL 1): Subject to ditches and/or pipelines for irrigation water as stated in that certain Warranty Deed Recorded October 21, 1987 as Entry No. 1028475, in Book 1526, Page 577 (re-Recorded October 22, 1987 as Entry No. 1028571, in Book 1526, Page 778).

Agreement, upon the terms and conditions therein provided, Recorded March 2, 1986, as Entry No. 1039492, in Book 1535, Page 327, of Official Records.

EXCEPTION NO 17 (PLOTTED, AFFECTS THE EAST SIDE OF PARCEL 1): A Right-of-Way and easement for electrical transmission and incidental purposes as created in favor of Utah Power Light Company Recorded August 8, 1989 as Entry No. 1085654, in Book 1565, Page 1736, of Official Records. (Grantor had no interest).

EXCEPTION NO 18 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Rights-of-Way for canals, streets, roads and utilities, if any, over, under or across said land including, but not limited to, the following: Riverdale Road, 4450 South and the existing (private) road running North/South.

EXCEPTION NO 19 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Easements and Rights-of-Way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power, telephone, sewer, gas or water lines now existing over, under or across subject property.

EXCEPTION NO 20 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Legal description contained herein contains gaps and/or overlaps as disclosed by mathematical comparison of adjoining property.

EXCEPTION NO 21 (PLOTTED): Matters disclosed by ALTA Survey dated August 25, 2015 by Great Basin Engineering Inc., which among other things include the following: Deed description overlaps, existing utility lines, and existing improvement encroachments (sewer/paving).

Notes

- Utilities shown are from observed evidence on the site and records available at the time of the survey, and confirmed with information provided by utility companies at the time the survey was completed.
- There is no observed evidence of current earth moving work, building construction, or building additions.
- No information was available from Riverdale City regarding proposed changes in Street Right-of-Way. No observed evidence of streets or sidewalk construction or repairs.
- No encroachments were found other than what is shown on the drawing.

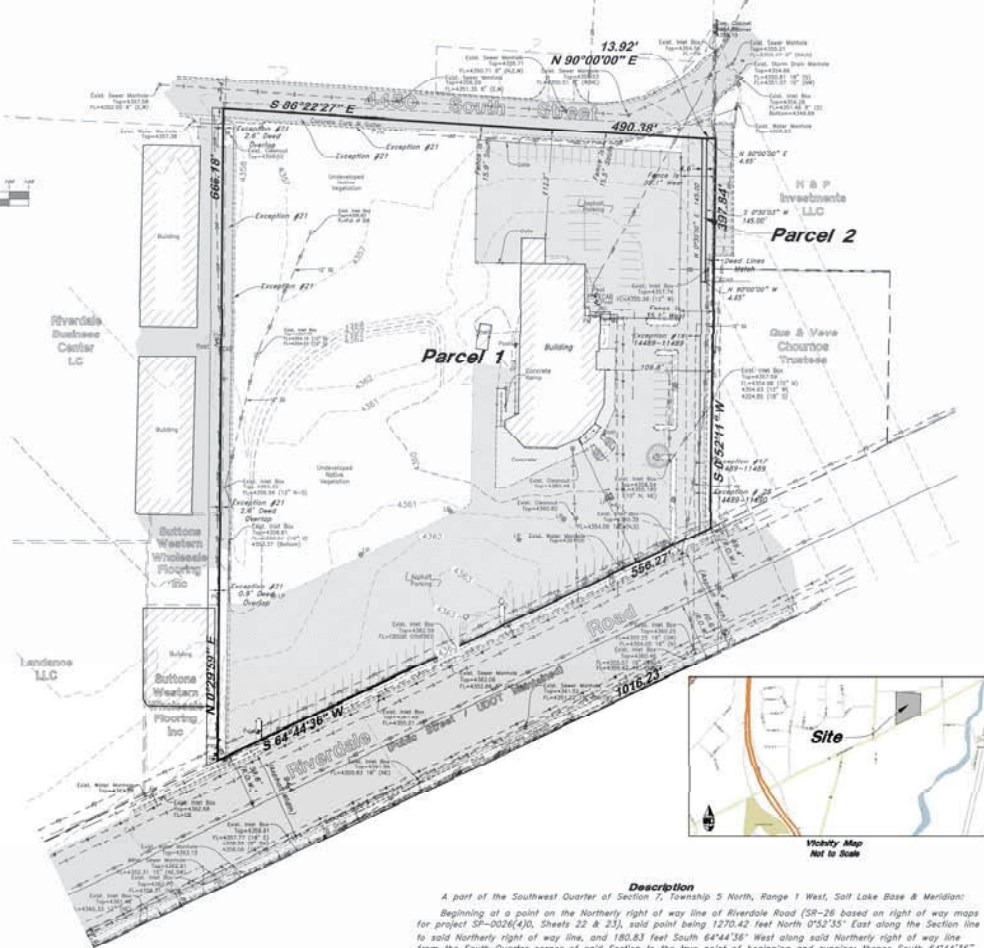
Flood Plain

Property is located in Zone "2" (No Shading) and Zone "3" (Shading). Areas determined to be outside of the 0.2% annual chance flood plains (No Shading), and "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood" according to:

- Flood insurance rate map no. 49057C0436F
- Effective Date of June 2, 2015.



Scale 1" = 60'
Graphic Scale



Description

A part of the Southwest Quarter of Section 7, Township 3 North, Range 1 West, Salt Lake Base & Meridian: Beginning at a point on the Northernly right of way line of Riverdale Road (SR-26 based on right of way maps for project SR-0226438), Sheets 22 & 23, said point being 1270.42 feet North 0°52'55" East along the Section line to said Northernly right of way line, and 180.83 feet South 64°44'36" West along said Northernly right of way line from the South Quarter corner of said Section to the true point of beginning and running; thence South 64°44'36" West 556.27 feet along said Northernly right of way line; thence North 00°29'59" East 666.18 feet to the centerline of 4450 South Street; thence two (2) courses along said centerline as follows: (1) South 02°22'27" East 495.00 feet; and (2) due East 13.92 feet to the West boundary line of Cutrubus Riverdale Subdivision, in Riverdale City, Weber County, Utah; thence South 00°52'11" West 397.84 feet along said West boundary line and said West boundary line extended to the point of beginning.

Containing 265,865.79 square feet or 6.1264 acres, more or less.

Certification

To H & P Investments and Stewart Title Insurance Agency of Utah, Inc.: This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, and NSPS in 2005, and includes items 1, 2, 4, 5, 7(c), 8, 11(b), 13, 14 and 16 of table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Survey: October 25, 2016
Fieldwork Completed: October 5, 2016



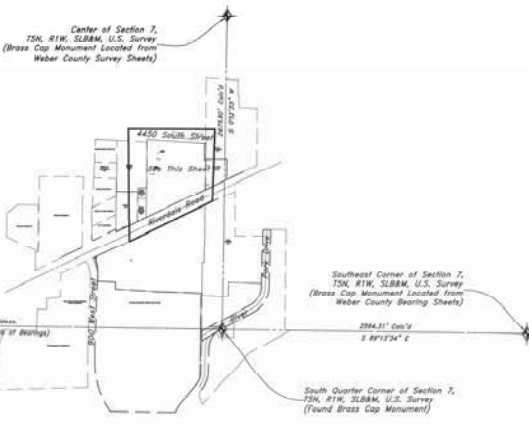
Andy Hubbard
Utah PLS No. 6242920

LEGEND

E	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
ED	Partial Telephone Line	EA	Edge of Asphalt	CC/C	Reinforced Concrete Pipe
EDP	Partial Telephone Pole	ED	Edge of Concrete	EMAL	Edge of Manhole
EDF	Full Telephone Line	EDG	Edge of Gravel	SMW	Stainless Steel
EDP	Power Line	EDH	Edge of Sand	SMW	Sewer Manhole
EDW	Water Line	EDJ	Edge of Gravel	CF	Caston Basin
EDG	Gas Line	EDK	Edge of Gravel	DS	Drainage Basin
EDD	Storm Drain Line	EDL	Edge of Gravel	TC	Top of Curve
EDM	Secondary Waterline	EDM	Edge of Gravel	BDG	Building Corner
EDN	Land Drain Line	EDN	Edge of Gravel	BDG	Building Corner
EDP	Impassible Waterline	EDP	Edge of Gravel	BDG	Building Corner
EDQ	Power Pole	EDQ	Edge of Gravel	BDG	Building Corner
EDR	Water Manhole	EDR	Edge of Gravel	BDG	Building Corner
EDS	Reinforced Pipe	EDS	Edge of Gravel	BDG	Building Corner
EDT	Water Manhole	EDT	Edge of Gravel	BDG	Building Corner
EDU	Reinforced Pipe	EDU	Edge of Gravel	BDG	Building Corner
EDV	Water Manhole	EDV	Edge of Gravel	BDG	Building Corner
EDW	Reinforced Pipe	EDW	Edge of Gravel	BDG	Building Corner
EDX	Water Manhole	EDX	Edge of Gravel	BDG	Building Corner
EDY	Reinforced Pipe	EDY	Edge of Gravel	BDG	Building Corner
EDZ	Water Manhole	EDZ	Edge of Gravel	BDG	Building Corner



4 3/8" rebar 24" long with plastic cap (see detail above) was set of all property corners on site.



Section Corner Information
1" = 500'

GREAT BASIN ENGINEERING
S. P. C. 1007 N. 1475 E. EAST OGDEN, UTAH 84403
PH: 801-394-4515 FAX: 801-392-7348
WWW.GREATBASINENGINEERING.COM

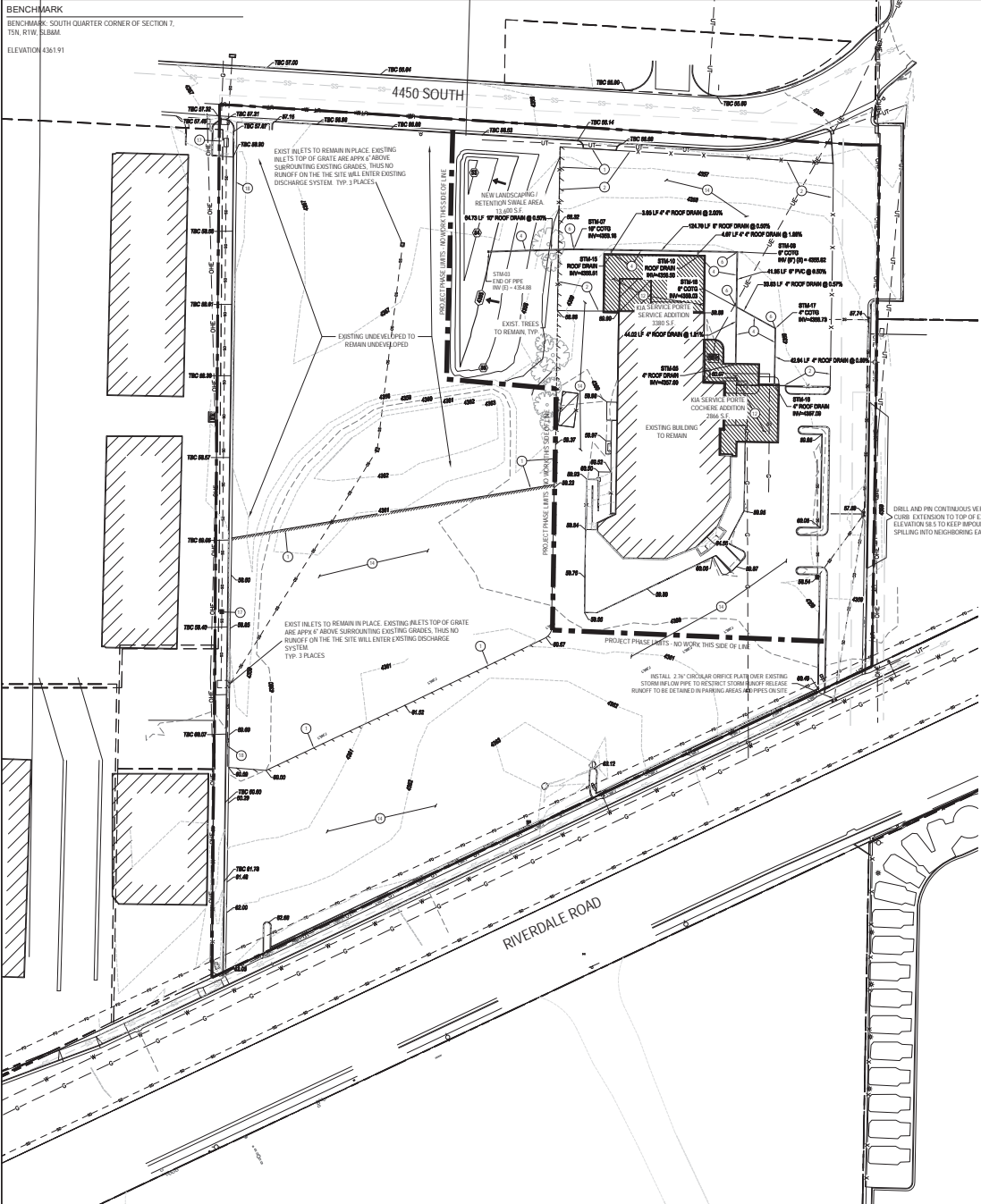
ALTA/ACSM Survey
Cutrubus - Riverdale
1770 West Riverdale Road, Rich
A part of Section 7, T.3N., R.1W., S.26E., U.S. Survey.

13 Jan, 2016

SHEET NO. 1

190214

BENCHMARK
 BENCHMARK: SOUTH QUARTER CORNER OF SECTION 7,
 T5N, R1W, S86M
 ELEVATION 4361.91



GRADING LEGEND

- EXISTING CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- FINISHED FLOOR
- FL FLOWLINE
- ME MATCH EXISTING
- GB GRADE BREAK
- TOB TOP OF BERM
- CO CURB OPENING
- STM STORM DRAIN
- LF LINEAL FEET
- TOP TOP OF PAVEMENT
- TBC TOP BACK OF CURB
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- STORM SEWER PROPOSED BY OTHERS

GRADING AND DRAINAGE NOTES

- ① EDGE OF EXISTING ASPHALT
- ② EXISTING FENCING
- ③ NOT USED
- ④ FURNISH AND INSTALL STORM DRAIN LINE (PRIVATE). RE: SHEET C2.90, DETAIL D.
- ⑤ FURNISH AND INSTALL FLARED END SECTION WITH TRASH GRATE. RE: SHEET C2.90, DETAIL E.
- ⑥ FURNISH AND INSTALL STORM CLEANOUT TO GRADE. RE: SHEET C2.90, DETAIL G.
- ⑦ NOT USED
- ⑧ NOT USED
- ⑨ NOT USED
- ⑩ NOT USED
- ⑪ NOT USED
- ⑫ NOT USED
- ⑬ PROPOSED BUILDING ADDITION. RE: ARCHITECTURAL PLANS
- ⑭ NOT USED
- ⑮ EXISTING ASPHALT TO REMAIN
- ⑯ NOT USED
- ⑰ NOT USED
- ⑱ EXISTING IRRIGATION BOX
- ⑲ EXISTING CURB AND GUTTER TO REMAIN. REMOVE AND REPLACE ANY DAMAGED SECTIONS.
- ⑳ NOT USED
- ㉑ NOT USED

SITE SPECIFIC / JURISDICTIONAL NOTES:

1. ALL MISSING, NON FUNCTIONING, OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED.
2. ALL WATER, STORM DRAIN AND SANITARY SEWER STRUCTURES NOT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.
3. CAP ALL EXISTING, NON REUSED WATER, SEWER, ELECTRIC AND GAS SERVICES AT PROPERTY LINES.
4. OWNER SHALL BE RESPONSIBLE TO PROVIDE RETENTION/DETENTION PONES AND SUBSURFACE DRAIN BASINS SUBJECT TO CITY ENGINEER APPROVAL FOR PONDING/STAGING CERTIFYING VOLUME IS PROVIDED PER APPROVED PLANS.
5. ALL SPOT GRADES ARE TO THE FLOWLINE OF THE CURB AND GUTTER OR TO THE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Office Billing, Inc.	
Project Description	Revenue
Survey Fee	
Field Date	
Hourly Rate	150.00
Hourly Expense	100.00
Travel Expense	100.00
Other Expense	0.00
Total	350.00

SOIL PREPARATION NOTE
 SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS:
 GEOTECHNICAL ENGINEER: TERRACON
 PROJECT No. - 6116592 - DATED: APRIL 4, 2016
 THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.



JURISDICTIONAL REVIEW DRAFT PLANS WILL RECEIVE ELECTRONIC STAMP OF LICENSED PROFESSIONAL WHEN ITERATIVE REVIEW PROCESS HAS CONCLUDED AND PLANS ARE READY TO RECEIVE FINAL APPROVALS OF THE AFFECTING JURISDICTION.

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY AND MAY NOT BE REPRODUCED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHTS AND IMPROVEMENTS WILL BE ENFORCED AND PROSECUTED.

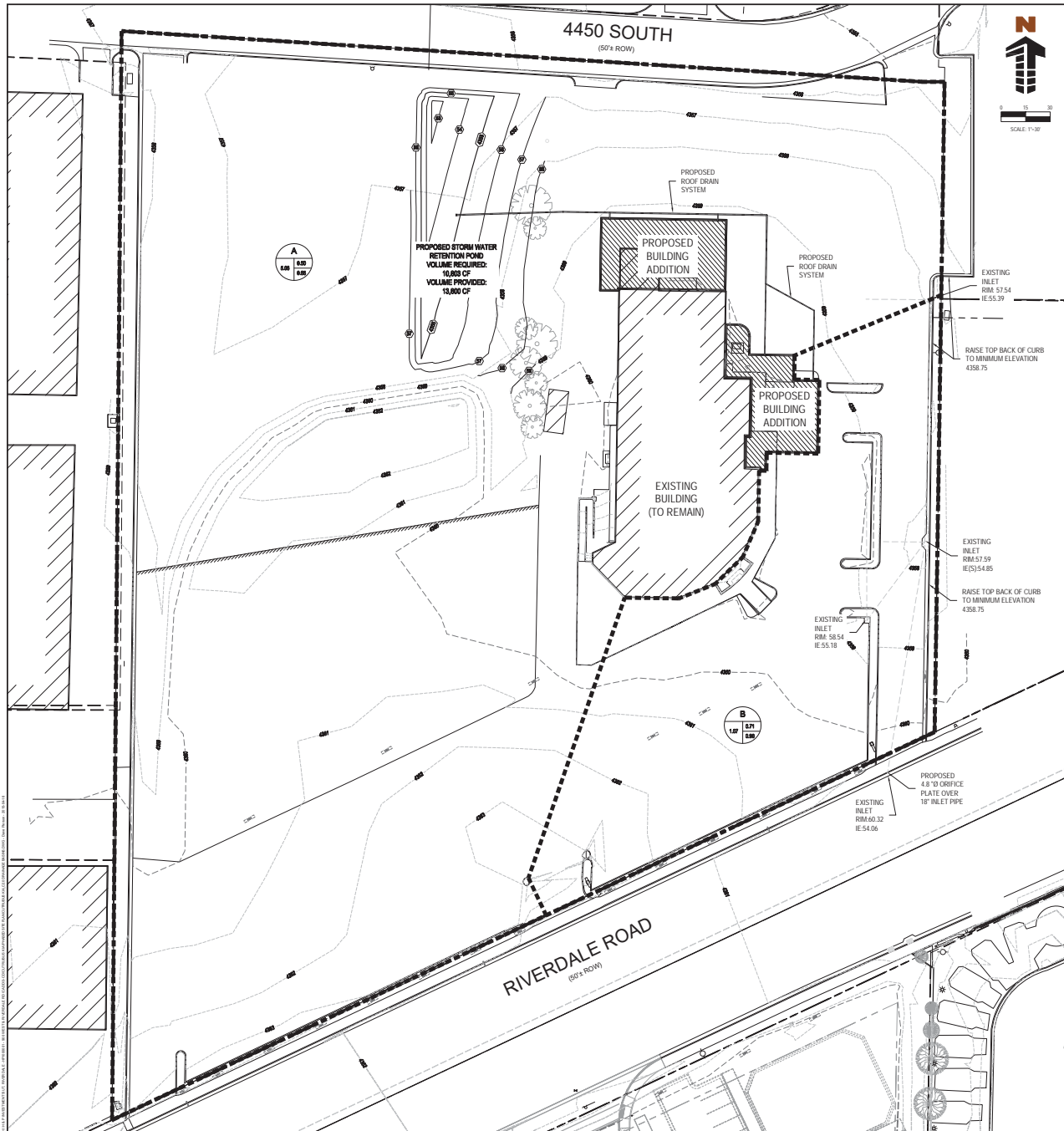
H & P INVESTMENTS CUTRIBUS KIA SITE PLAN AMENDMENT
770 WEST RIVERDALE ROAD RIVERDALE UTAH 84405

#	Date	Issue / Description	Int.
A	10-09-16	CITY SUBMITTAL #1	DRP
B	10-28-16	CITY SUBMITTAL #2	DRP
C	11-09-16	CITY SUBMITTAL #3 CITY COUNCIL	DRP
1	08-14-17	SUBMIT #4 CITY COUNCIL	DRP

Project No. HPI001
 Drawn By: WLMR
 Checked By: DRP
 Date: OCT 2016

GRADING AND DRAINAGE PLAN

C2.10



DRAINAGE MAP LEGEND

- EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- DRAINAGE BASIN BOUNDARY
- BASIN DESIGNATION
- MINOR STORM (10-YEAR EVENT) RUNOFF COEFFICIENT
- MAJOR STORM (100-YEAR EVENT) RUNOFF COEFFICIENT
- BASIN AREA IN ACRES

Post-Construction Stormwater Management Summary:
 The proposed site will act as two drainage basins. Basin A includes the existing building, the proposed building additions, the ponded lot located in the southeast corner of the property and the subponded area in the northwest portion of the site as well as a proposed stormwater retention pond. The proposed retention pond will provide adequate volume to accommodate stormwater runoff from Basin A during the 100-year storm event.
 Basin B is comprised of the paved parking areas in the southeast corner of the property. No modification to the existing lots is proposed. The area currently drains to several catch basins which route storm water into the existing public storm sewer located in the Riverdale Road right-of-way. A 4.8" diameter orifice plate will be installed over the 18" pipe connection to the public storm sewer system in order to take advantage of available pipe capacity and surface ponding on-site and reduce the peak stormwater release rate from existing conditions. The curb adjacent to ponded areas will be raised to a minimum elevation of 4358.75 to allow ponded depth of approx 1.22' maximum and a high water elevation of 4358.75. The peak flow into the public storm sewer during the 100-year storm event has been calculated to be 1.22 cfs, in compliance with the City of Riverdale's required release rate of 0.25cfs for the total 0.14 acre development.

Basin	Land Use	Percent Impervious	Area (FT ²)	Area (Ac.)	Soil Type	Composite C ₁	Composite C ₂
A	Paved Areas	95%	117,308	2.70		0.75	0.95
	Roofs	95%	26,800	0.48		0.75	0.95
	Landscape	2%	82,410	1.89		0.10	0.15
TOTAL		96%	226,518	5.065		AB	0.50

North Pond	Pond Area	Per. Rate	Pond Release
	1087 ft ²	5.07 inches	7.95 cfs

Time (min)	Intensity (in/hr)	Tributary Area 5.06 Acres		Percolation Release Rate (cfs)	Detention Volume Required (cfs)
		Post-Development Inflow to Basin (2-CM) (cfs)	Allowable Release Rate (cfs)		
5	6.860	22.583	0.000	0.885	8008 ft ³
10	5.220	17.184	0.000	1.789	6237 ft ³
15	4.320	14.221	0.000	2.684	10364 ft ³
30	2.910	9.580	0.000	3.578	10603 ft ³
60	1.800	5.925	0.000	3.578	8451 ft ³
120	0.996	3.276	0.000	3.578	0 ft ³
180	0.682	2.246	0.000	3.578	0 ft ³
360	0.379	1.248	0.000	3.578	0 ft ³
720	0.233	0.767	0.000	3.578	0 ft ³
1440	0.130	0.428	0.000	3.578	0 ft ³
2880	0.074	0.244	0.000	3.578	0 ft ³
4320	0.055	0.181	0.000	3.578	0 ft ³
5760	0.045	0.148	0.000	3.578	0 ft ³
10080	0.030	0.090	0.000	3.578	0 ft ³
14400	0.023	0.076	0.000	3.578	0 ft ³
28800	0.014	0.046	0.000	3.578	0 ft ³
43200	0.011	0.036	0.000	3.578	0 ft ³
Total Detention Volume Required, Basin A:					10803 ft³

Basin	Land Use	Percent Impervious	Area (FT ²)	Area (Ac.)	Soil Type	Composite C ₁	Composite C ₂
B	Paved Areas	95%	43,414	1.00		0.75	0.95
	Roofs	95%	0	0.00		0.75	0.95
	Landscape	2%	3,052	0.07		0.10	0.15
TOTAL		95%	46,466	1.067		AB	0.71

	Pond Area	Depth	Pond Volume
Surface Storage	6910 ft ²	1.25 ft	2591 ft ³
Pipe Dia.	150 in	Length	Pipe Volume
Pipe Storage	150 in	144 ft	254 ft ³
Total Storage	150 in	205 ft	161 ft ³
Total Storage			3007 ft³

Time (min)	Intensity (in/hr)	Tributary Area 1.07 Acres		Percolation Release Rate (cfs)	Detention Volume Required (cfs)
		Post-Development Inflow to Basin (2-CM) (cfs)	Maximum Allowable Release Rate (cfs)		
5	6.860	5.011	1.228	0.000	2270 ft ³
10	5.220	4.147	1.228	0.000	2627 ft ³
15	4.320	2.794	1.228	0.000	2918 ft ³
30	2.910	1.728	1.228	0.000	1800 ft ³
60	1.800	0.956	1.228	0.000	0 ft ³
120	0.996	0.605	1.228	0.000	0 ft ³
180	0.682	0.364	1.228	0.000	0 ft ³
360	0.379	0.224	1.228	0.000	0 ft ³
720	0.233	0.125	1.228	0.000	0 ft ³
1440	0.130	0.071	1.228	0.000	0 ft ³
2880	0.074	0.043	1.228	0.000	0 ft ³
4320	0.055	0.033	1.228	0.000	0 ft ³
5760	0.045	0.026	1.228	0.000	0 ft ³
10080	0.030	0.016	1.228	0.000	0 ft ³
14400	0.023	0.012	1.228	0.000	0 ft ³
28800	0.014	0.007	1.228	0.000	0 ft ³
43200	0.011	0.005	1.228	0.000	0 ft ³
Peak Release from Basin B:					2818.34 cfs

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 Salt Lake City, UT 84102
 303.770.8884
 www.gallowayus.com
 Equal Opportunity Employer M/F/H/V

JURISDICTIONAL REVIEW DRAFT
 PLANS WILL RECEIVE ELECTRONIC
 STAMP OF LICENSED
 PROFESSIONAL WHEN ITERATIVE
 REVIEW PROCESS HAS CONCLUDED
 AND PLANS ARE READY TO RECEIVE
 FINAL APPROVALS OF THE
 AFFECTING JURISDICTION.

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**H & P INVESTMENTS
 CUTRIBUS KIA
 SITE PLAN AMENDMENT**

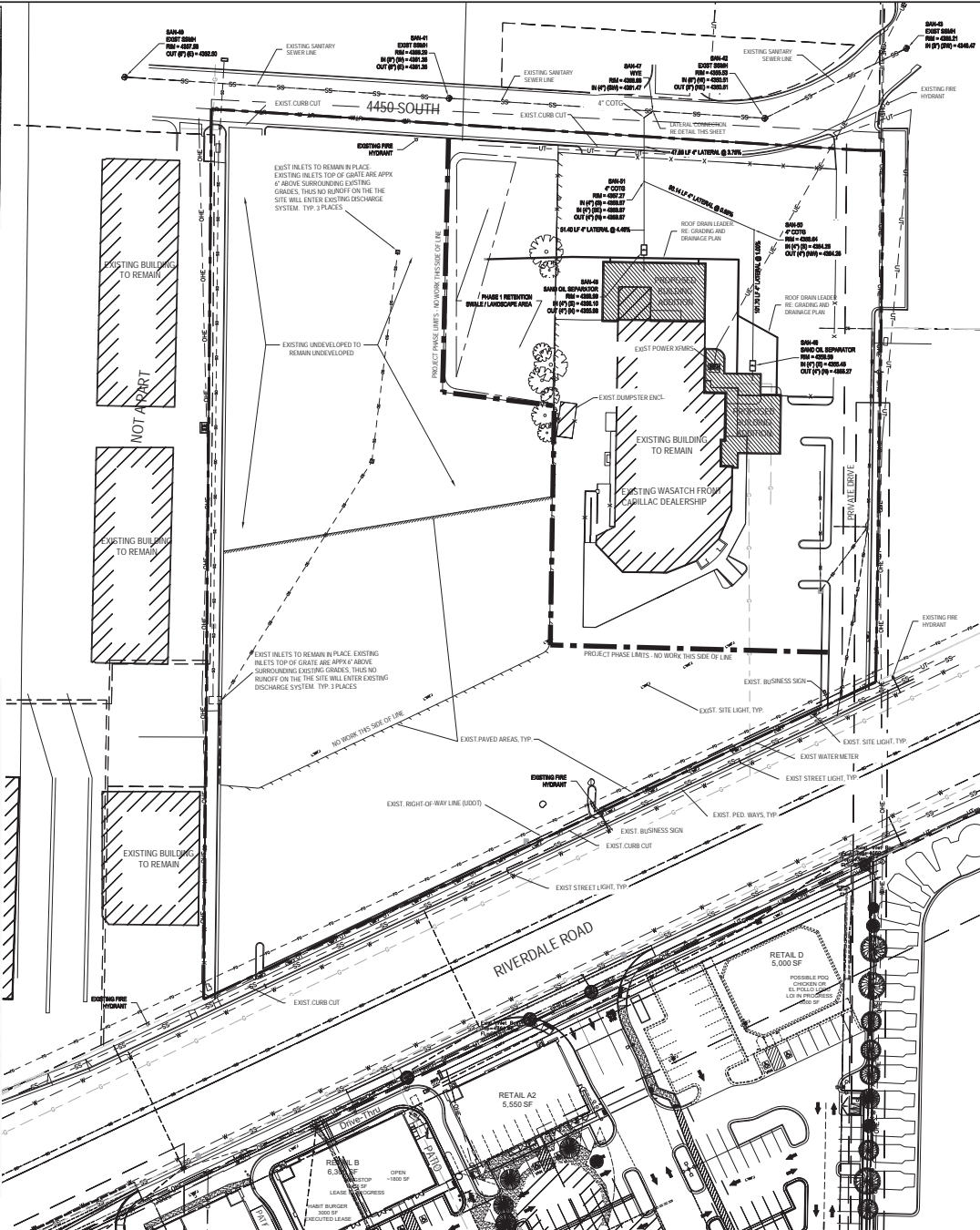
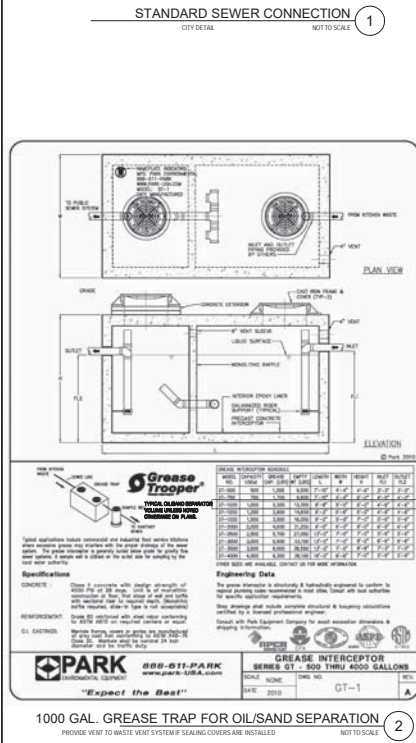
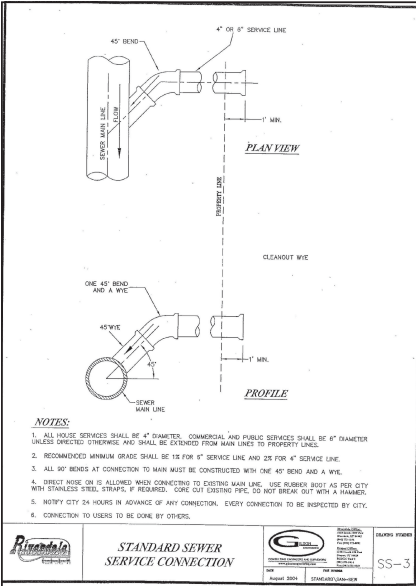
**770 WEST RIVERDALE ROAD
 RIVERDALE UTAH 84405**

#	Date	Issue / Description	Init.
A	10-08-18	CITY SUBMITTAL #1	DRP
B	10-08-18	CITY SUBMITTAL #2	DRP
C	11-09-18	CITY SUBMITTAL #3 CITY COUNCIL	DRP
D	08-14-17	SUBMITTAL #4 CITY COUNCIL	DRP

Project No: HPI001
 Drawn By: JAT
 Checked By: DRP
 Date: OCT 2016

DRAINAGE
 PLAN

C2.30

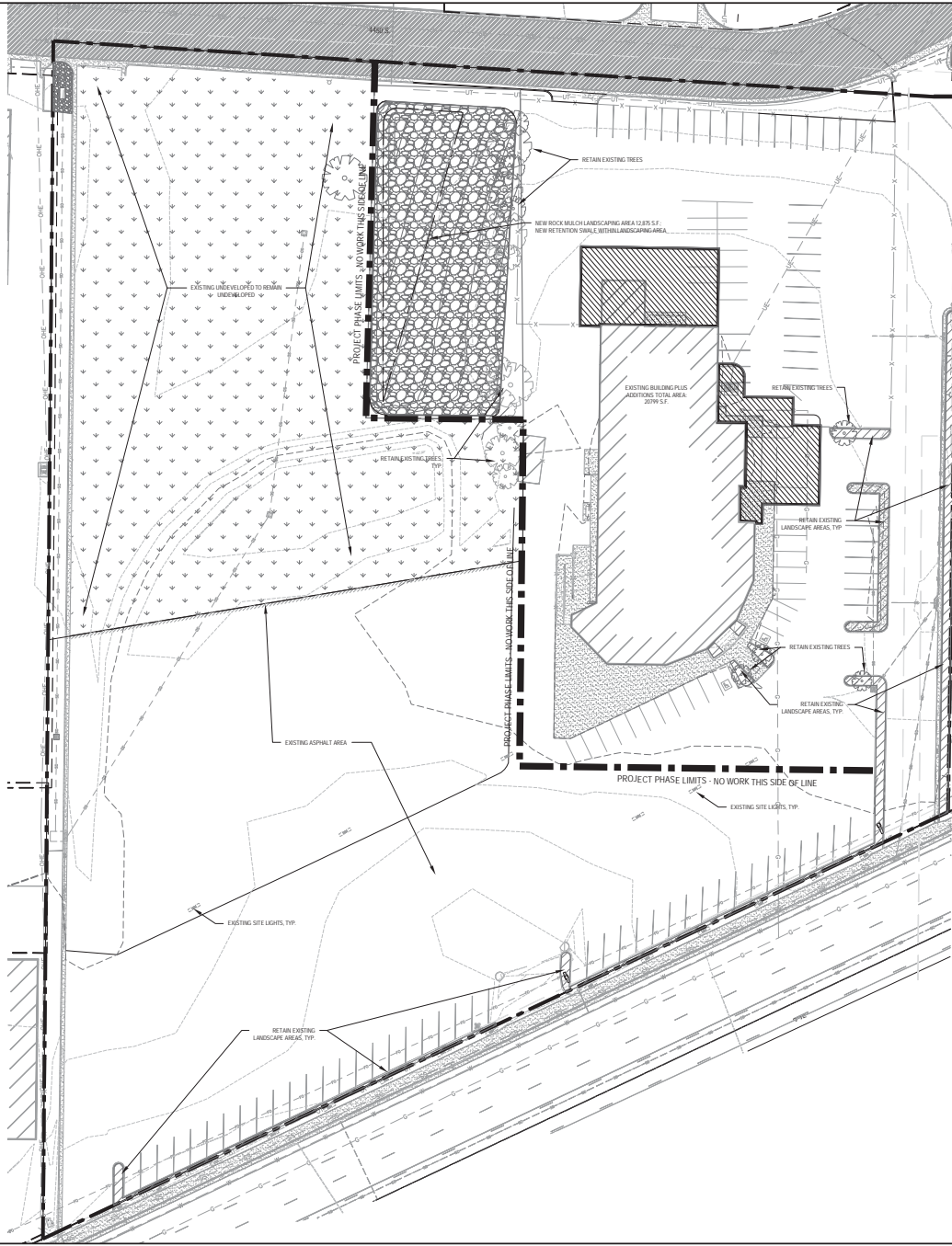


#	Date	Issue / Description	Init.
A	10-08-18	CITY SUBMITTAL #1	DRP
B	10-08-18	CITY REVIEW BY CITY COUNCIL	DRP
C	10-08-18	CITY REVIEW BY CITY COUNCIL	DRP
D	10-08-18	CITY REVIEW BY CITY COUNCIL	DRP
1	08-14-17	SUBMITAL BY CITY COUNCIL	DRP

Project No: HP101
Drawn By: WLMR
Checked By: DRP
Date: OCT 2018

UTILITY PLAN

C4.10



PHASED LANDSCAPE REQUIREMENTS

EXISTING AND PROPOSED BUILDING AREA	20,779 SQ.FT.
REQUIRED TREES @ 1 TREE PER 900 SQ.FT. LOT AREA	24.4 TREES
TREES PROVIDED	25
REQUIRED LANDSCAPE @ 20% TOTAL BUILDING AREA	4,156 SQ.FT. (20%)
LANDSCAPE AREA PROVIDED	11,160 SQ.FT. (53%)

CAUTION - NOTICE TO CONTRACTOR

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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHODS. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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**H & P INVESTMENTS
CUTRIBUS KIA
SITE PLAN AMENDMENT**

**770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405**

#	Date	Issue / Description	Init.
A	10-09-16	CITY SUBMITTAL #1	DRP
B	10-28-16	CITY SUBMITTAL #2	DRP
C	11-09-16	CITY REVIEW BY CITY COUNCIL	DRP
D	02-04-17	CITY REVIEW BY PHASED/CP/ISSUANCE LOG	DRP
E	02-14-17	SUBMIT #2 CITY COUNCIL	DRP

Project No: HP1001
 Drawn By: WLMR
 Checked By: DRP
 Date: OCT 2016

LANDSCAPE PLAN

L1.10

Minutes of the Special Meeting of the Riverdale City Council held Tuesday, February 25, 2017, at 12:30 PM, at the Senior Center, 4433 South 900 West, Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor
Alan Arnold, Councilor
Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Shawn Douglas, Public Works Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Cody Cardon, Business Administrator,
Rich Taylor, Community Services
Mike Eggett, Community Development
Jackie Manning, City Recorder

Visitors: Kord Cutrubus, H&P Investments

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all members of the City Council, members of the City Staff, and Kord Cutrubus.

B. Action Items

1. (Item tabled from February 21, 2017) Consideration of approval for the Site Plan Amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405.

Mayor Searle called for a motion to untable this item.

MOTION: Councilor Ellis made a motion to untable the action item for the site plan amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405. Councilor Arnold seconded the motion. All Councilors voted in favor of untabling the action item.

Mike Eggett, Community Development, summarized the executive summary which explained:

H&P Investments, LLC, as represented by Kord Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was reviewed by the City Council on February 21, 2017 (wherein the item was tabled to allow the applicant time to resolve outstanding right-of-way/sidewalk improvement requirements) and the Planning Commission on February 14, 2016, (wherein the Planning Commission supported a motion to send a favorable recommendation to the City Council for Amended Site Plan approval of the Wasatch Front Kia dealership with the understanding that the applicant resolve all outstanding staff concerns).

Since the February 21, 2017 meeting, the applicant has reached out to city staff requesting an opportunity to participate in a special meeting. The applicant has stated that they are making efforts to be in compliance with City Code 10-25-7(B.) (1.) and plan to "deposit with the city a surety or cash bond to ensure the actual construction of said improvements within a period of two (2) years after final approval by the city council in a manner satisfactory to and in an amount specified by the council". The applicant has stated that they may request up to a three (3) year period of time to install the improvements, at the council's discretion for the project. The applicant further has represented that they would plan to have the sidewalk bond document available for review by the City Council during the meeting. The applicant intends to improve the sidewalk sooner than later, but desired to utilize this section of the City Code to benefit their efforts.

All other packet information provided for this Site Plan Amendment request is the same as previously presented to the City Council during the February 21, 2017 meeting.

Following the presentation and discussion of the proposal, the City Council may make a motion to approve the updated Wasatch Front Kia amended site plan proposal, approve the update to the proposed amended site plan with any requested modifications/amendments, not approve the updated Wasatch Front Kia amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns.

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and other regulations found in Title 8 "Water and Sewer".

The desired use of this property, as a Kia automobile dealership and servicing facility, would allow this refurbishment project to be developed on this site.

Attached with this executive summary is a document entitled "Amended Site Plan Review"; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on February 14, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Mr. Eggett dispersed information from the applicant pertaining to the anticipated escrow bond agreement.

Councilor Mitchell asked City Attorney, Steve Brooks, if the three year bond request would meet the City Code. Mr. Brooks clarified the code only allows a two year time frame for the bond agreement. Kord Cutrubus, representative of H&P Investment, stated the three years would allow the applicant time to get the entire lot developed and address the sidewalk at that time. He further explained there is existing asphalt in the area and asked for consideration of that in lieu of the sidewalk.

There was a discussion regarding the bond amount, and Mr. Cutrubus clarified it would be in the amount of five thousand dollars.

There was a discussion regarding the existing asphalt with an emphasis on whether or not it qualified as sidewalk. It was determined that ADA (American Disability Act) standards set the requirement for what is and is not sidewalk, and asphalt would not meet that requirement. Mr. Brooks discussed the code, and explained the two year bond agreement allows for compromise in lieu of immediately installing a sidewalk. He further clarified the two year begins from date of approval, which could be February 25, 2017 if it were approved today. Mr. Cutrubus felt the code should be amended to include what qualifies as sidewalk for clarification for future applicants.

MOTION: Councilor Hansen moved to approve the Site Plan Amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405, with the condition that the two year bond agreement be met, per the Riverdale City Code [10-25-7 (F)]. Councilor Arnold seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

CALL QUESTION: The motion passed unanimously in favor of the site plan amendment.

C. Discretionary Items

Councilor Arnold asked City Staff to review the City Code [10-25-7 (F)] for possible amendments to allow more exceptions to work with applicants, pertaining to the sidewalk installations; possibly an option for extensions regarding the existing two year time limit.

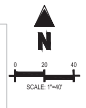
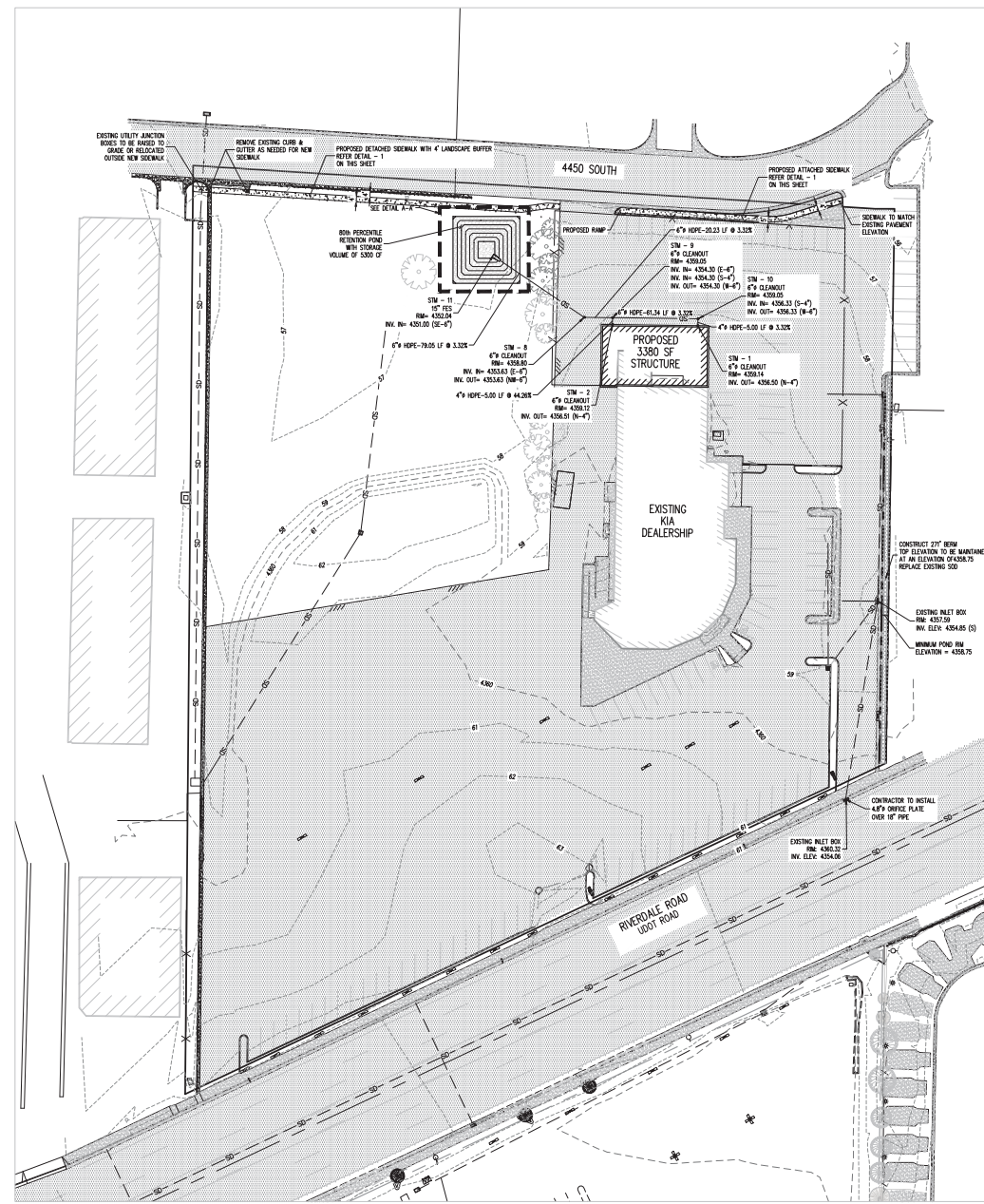
D. Adjournment.

MOTION: Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Hansen; all voted in favor. The meeting was adjourned at 12:51 PM.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **March 21, 2017**

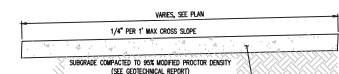
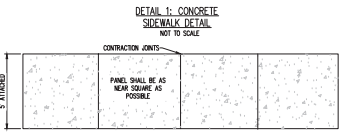


LANDSCAPE NOTES FOR POND:

1. THE ROCK USED IN FORMATION OF THE BASIN MUST BE EVENLY GRADED, WITH SIDES BY HEIGHT LARGER THAN THE SPECIFIED NOMINAL ROCK SIZE AND HAVE SUFFICIENT SMALL ROCK TO FILL THE HOLES BETWEEN THE LARGER ROCK. 1/4\"/>
- 2. THE DIAMETER OF THE LARGEST ROCK SIZE SHOULD BE NOT LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE NOMINAL ROCK SIZE SHALL BE 6\"/>
- 3. THE COLOR OF THE ASPHALT SHALL BE APPROVED BY THE ENGINEER. ONCE APPROVED, THE COLOR SHALL BE KEPT CONSISTENT THROUGHOUT THE PROJECT.
- 4. THE ROCK MUST BE HARSH, WEATHER RESISTANT AND DURABLE AGAINST DENATURATION UNDER CONDITIONS TO BE MET IN HANDING, PLACEMENT AND POSITION.

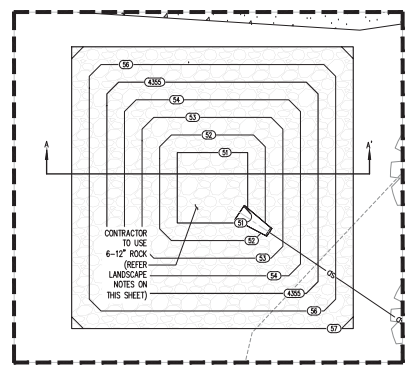
DRAINAGE LEGEND

(Solid line)	PROPERTY LINE
(Dashed line)	ADJACENT PROPERTY BOUNDARY LINE
(Single line)	SECTION LINE
(Dotted line)	EXISTING EASEMENT
(Dashed line)	PROPOSED EASEMENT
(Line with 'S')	EXISTING STORM DRAIN
(Line with 'A')	EXISTING EDGE OF ASPHALT
(Line with 'SD')	PROPOSED STORM DRAIN (LESS THAN 12')
(Line with 'SD')	PROPOSED STORM DRAIN (LESS THAN 12')
(Line with 'S')	EXISTING MAJOR CONTOUR
(Line with 'S')	EXISTING MAJOR CONTOUR
(Line with 'S')	PROPOSED MAJOR CONTOUR
(Line with 'S')	PROPOSED MAJOR CONTOUR
(Line with 'S')	EXISTING ASPHALT
(Line with 'C')	EXISTING CONCRETE
(Line with 'G')	PROPOSED GRAVEL IN POND
(Line with 'D')	PROPOSED SIDEWALK
(Line with 'D')	PROPOSED SOD

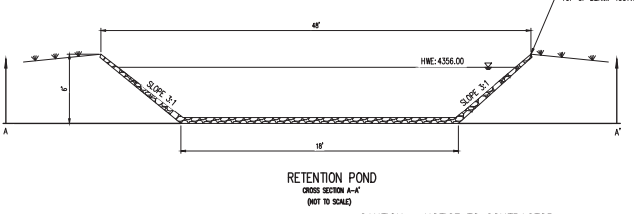


NOTES:

1. CONSTRUCTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANELS AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONSTRUCTION JOINTS SHALL BE 3/4\"/>
- 2. EXPANSION JOINTS OF 1/2\"/>
- 3. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.



DETAIL A-A'
SCALE: 1" = 10'



RETENTION POND
CROSS SECTION A-A'
(NOT TO SCALE)

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H & P INVESTMENTS
CUTRBUS AUTOMOTIVE

770 WEST RIVERDALE ROAD
RIVERDALE, UTAH 84405

#	Date	Issue / Description	Init.

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: 04/24/2024
 DRAINAGE MAP

EX-1



Body: Planning Commission

Date: 23 April 2024

Requested Action: Wasatch Front Kia
770 W Riverdale Rd, Ogden, UT 84405
Amended Site Plan – Re-submission and re-review

Petitioner/Applicant: Kord Cutrubus
892 W Riverdale Road
Riverdale, Utah 84405
801.430.2101
kord@cutrubus.com

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdalecity.com

Description of Request

On March 26, 2024, Wasatch Front Kia, represented by Kord Cutrubus, applied for an Amended Site Plan approval for the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. The proposed project includes a 3,380 sq. ft. building addition on the north side of the main dealership, the construction of a new sidewalk on the north side, and some alterations to the drainage of the site. The property is owned by H&P Investments, LLC. No additional parking lot improvements, or improvements to the existing building, are proposed. A public hearing is not required to consider this Amended Site plan proposal.

PROJECT INFORMATION

Background

The applicant seeks approval of an Amended Site Plan to construct a 3,380 sq. ft. building addition to the north side of the Wasatch Front Kia dealership. This addition will provide increased capacity to the dealership's service capabilities.

The original submission for this project was received in October 2016 and accompanied a larger Kia dealer brand update and refurbishing. The City performed 4 separate reviews of the project. This update included a new interior building layout, exterior improvements, building addition on the north side, and new signage. The original submission also included the construction of a building addition on the east side of the dealership, which is no longer being considered in this new application and review. The Riverdale City Planning Commission considered this original application on February 14, 2016 and made a recommendation of approval to the City Council. The Riverdale City Council subsequently considered the application and recommendation on February 21, 2017. Based on some discussion regarding the installation of a sidewalk section on the north side of the site, the Council tabled any action to a future date. The Council un-tabled the matter in a Special Council Meeting held on February 25, 2017, wherein the applicant had made some modifications to the original site plan and the Council approved such modified site plan subject to the applicant providing a two-year bond agreement in lieu of installing the sidewalk on the north side. Below is a summary:

Original Submission: Amended Site Plan – October 2016

Planning Commission: Feb 14, 2016

Result: Recommended Approval to City Council

City Council: Feb 21, 2017

Result: Tabled

Special Council Meeting: Feb 25, 2017 (updated site plan)

Result: Approved subject to 2-year bond for the sidewalk

Plan Review:

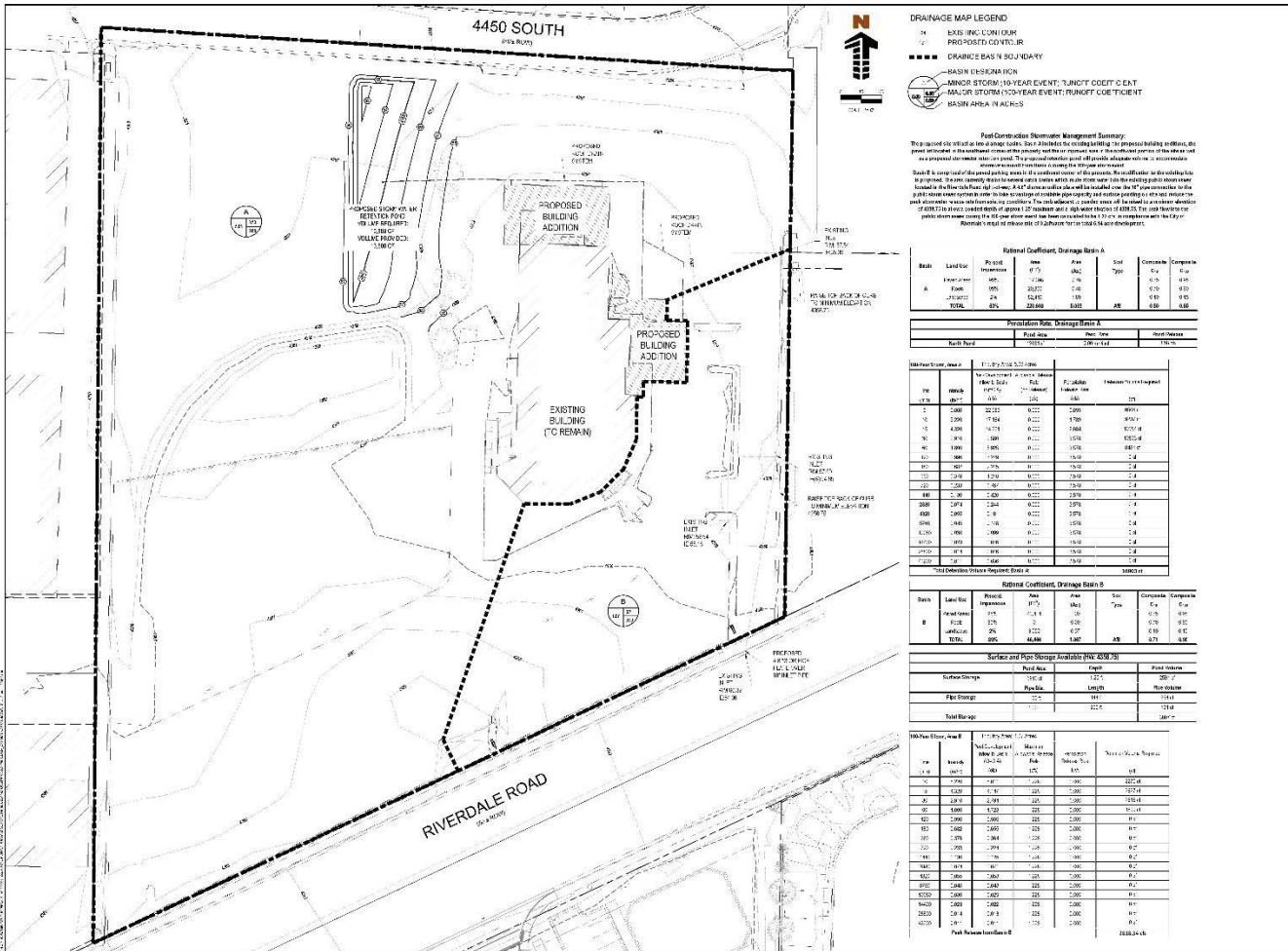
Review #1 – October 20, 2016

Review #2 – November 2, 2016

Review #3 – January 30, 2017

Review #4- February 16, 2017

Original Approved Site Plan



Drainage Map Legend

- 1x 1x: BASIN (10' x 10' CONTOUR)
- 2x 2x: PROJECTED CONTOUR
- : DRAINAGE BASIN BOUNDARY
- : BASIN DESIGNATION
- : MINOR STORM (10-YEAR EVENT, RUNOFF COEFF. 0.4)
- : MAJOR STORM (10-YEAR EVENT, RUNOFF COEFF. 0.7)
- : BASIN AREA IN ACRES

Final Construction Stormwater Management Summary

This project site is in an urban area. The site is located in the City of Riverdale, Utah, and is subject to the City's Stormwater Management Ordinance. The site is located in the City's Urban Service Area and is subject to the City's Stormwater Management Ordinance. The site is located in the City's Urban Service Area and is subject to the City's Stormwater Management Ordinance. The site is located in the City's Urban Service Area and is subject to the City's Stormwater Management Ordinance.

Basin	Land Use	Area (Acres)	Runoff Coefficient	Area (Acres)	Runoff Coefficient	Runoff (CFS)	Concentration (mg/L)	Temperature (°F)
A	Paved	1.00	0.75	0.40	0.75	0.75	10.0	75.0
A	Roofs	0.50	0.90	0.00	0.90	0.00	0.0	0.0
A	Grass	0.50	0.20	0.00	0.20	0.00	0.0	0.0
A	Total	2.00	0.62	0.40	0.62	0.40	0.0	0.0

Basin Area	Permeation Rate	Permeation Rate	Permeation Rate
1.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00

Basin	Land Use	Area (Acres)	Runoff Coefficient	Area (Acres)	Runoff Coefficient	Runoff (CFS)	Concentration (mg/L)	Temperature (°F)
B	Paved	1.00	0.75	0.40	0.75	0.75	10.0	75.0
B	Roofs	0.50	0.90	0.00	0.90	0.00	0.0	0.0
B	Grass	0.50	0.20	0.00	0.20	0.00	0.0	0.0
B	Total	2.00	0.62	0.40	0.62	0.40	0.0	0.0

Surface Storage	Runoff	Retention	Retention
1.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00

Flow	Area	Flow	Flow	Flow	Flow
1.00	0.00	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00	0.00

Galloway
PLANNING AND DESIGN

770 WEST RIVERDALE ROAD
RIVERDALE UTAH 84405

**H & P INVESTMENTS
CURRENTS
SITE PLAN AMENDMENT**

4 Date: Initial Description
5 Date: Initial Description
6 Date: Initial Description

C2.30

Although the brand updates and interior remodel of the dealership were ultimately constructed, the construction of the two new approved additions, the deferred sidewalk described in the bond agreement, and the associated site improvements were never started.

Pursuant to Riverdale City Code 10-25-5(D)(1), "Failure to obtain a building permit within one year of the final site plan approval by the city council, of any site plan, shall terminate and cancel the prior site plan approval given, and any vested rights thereunder will be lost, where upon the planning commission may require that a new site plan be submitted and approval obtained pursuant to this section. Once the application has expired, in order to reintroduce the proposed



site plan development, the owner or developer must submit a new application with all applicable fees.

The applicant is now ready to construct the building addition on the north side, along with the associated site improvements – including the sidewalk, but is required to submit a new application for review and receive new approvals of the updated site plan.

Amended Site Plan Submitted for Consideration on March 26, 2024

LANDSCAPE NOTES FOR POND:

- 1. THE DESIGNER HAS CONSULTED WITH THE LOCAL DEPARTMENT OF WATER RESOURCES TO OBTAIN THE LATEST REGULATIONS AND STANDARDS FOR THE DESIGN OF POND. ALL DESIGNERS SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST REGULATIONS AND STANDARDS FOR THE DESIGN OF POND.
- 2. THE DESIGNER HAS CONSULTED WITH THE LOCAL DEPARTMENT OF WATER RESOURCES TO OBTAIN THE LATEST REGULATIONS AND STANDARDS FOR THE DESIGN OF POND.
- 3. THE DESIGNER HAS CONSULTED WITH THE LOCAL DEPARTMENT OF WATER RESOURCES TO OBTAIN THE LATEST REGULATIONS AND STANDARDS FOR THE DESIGN OF POND.
- 4. THE DESIGNER HAS CONSULTED WITH THE LOCAL DEPARTMENT OF WATER RESOURCES TO OBTAIN THE LATEST REGULATIONS AND STANDARDS FOR THE DESIGN OF POND.

DRAINAGE LEGEND

PROPOSED	PROPERTY LINE
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DETAIL T.C. CONCRETE

DETAIL A-A'

RETENTION POND

CAUTION - NOTICE TO CONTRACTOR

The contractor shall be responsible for obtaining all necessary permits and approvals from the local department of water resources and the local department of public works before construction begins.

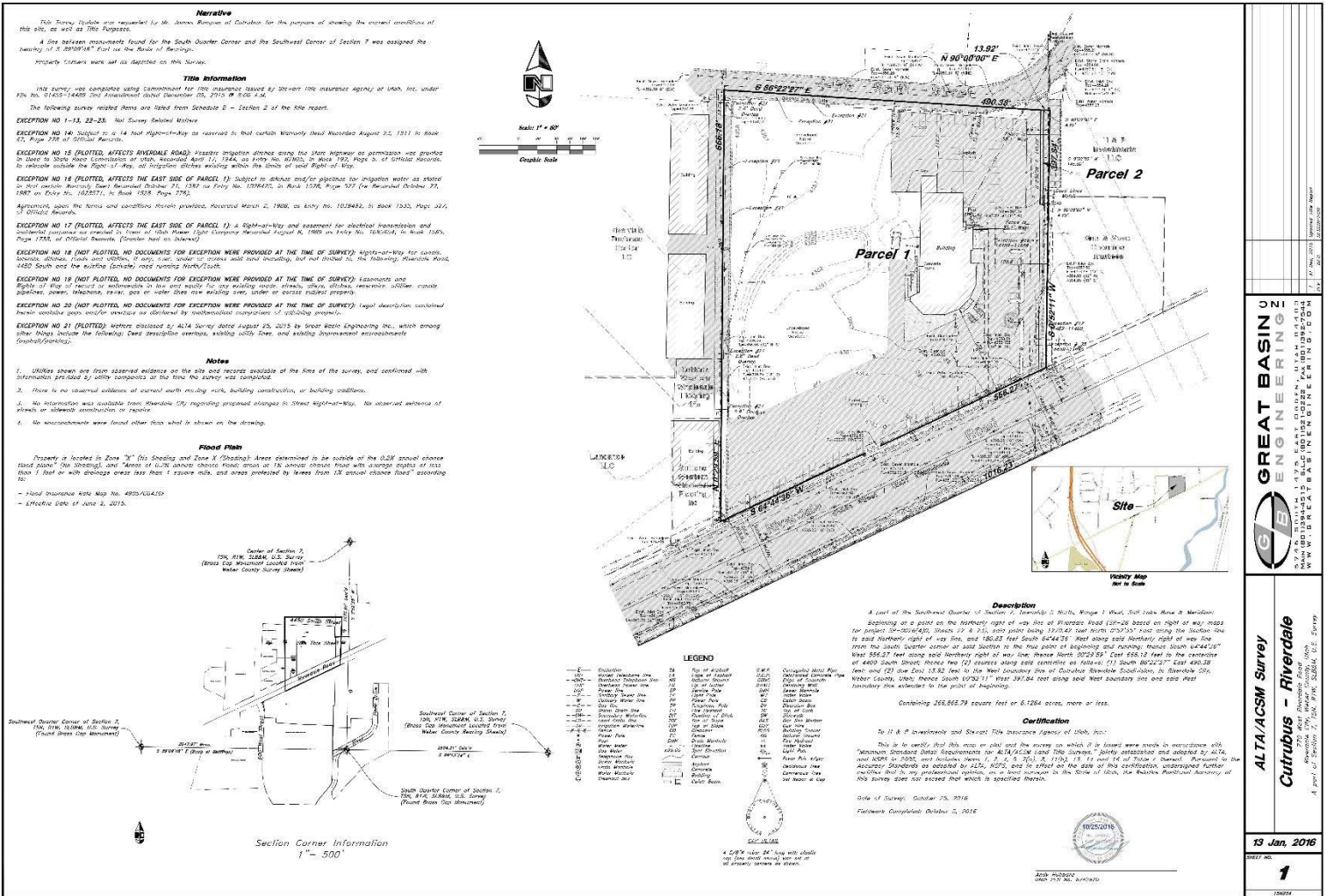
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**H & P INVESTMENTS
CUTRIBUS AUTOMOTIVE**

770 WEST RIVERDALE ROAD
RIVERDALE, ILL 60465

EX-1

Kia Alta Survey



Analysis and Findings

Basis of Review for Amended Site Plans (RCC 10-25-1)

The underlying purpose and intent of a site plan review and approval is to promote the health, safety, convenience, and general welfare of the inhabitants of the City in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments. Any proposed development and its use shall be in the best



interests of the public and shall be in harmony with the surrounding area and the developer shall present evidence to this effect.

Commercial Zones – C-3 (RCC 10-10(A))

1. *The purpose of the C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 860, 9-2-2014).*

Analysis: Review of Site Development Standards, Special Regulations, Permitted Uses, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: The Wasatch Kia dealership is currently operating as a Conditional Use within the C-3 zone. The proposal is largely comprised of a building addition on the north side of the existing structure. The proposal satisfies this zoning standard based on the above analysis. Staff determination: **Complies**

Development in All Zones (RCC 10-25)

1. *The underlying purpose and intent of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments.*

Analysis: Review of Preliminary Plan, proper submission and compliance to site plan standards checklist, review and action by Planning Commission, and review of Design Standards.

Finding: This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 10-25. General review was conducted by the Riverdale City Community Development Director, Public Works Director, and



the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies**

Regulations Applicable to All Zones (RCC 10-14)

1. *The requirements of this title as to minimum site development standards shall not be construed to prevent a use as permitted in a respective zone of any parcel of land in the event such parcel was held in separate ownership prior to the effective date hereof. Each such parcel to be developed must have not less than sixteen feet (16') of frontage on a street, or as approved by the board of adjustment, and the density of development may not exceed that permitted by area requirements in the respective zone. (1985 Code § 19-3-2). The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations contained elsewhere in this title. (1985 Code § 19-3-1)*

Analysis: Review of Main Building Regulations, Yard Regulations, Height Regulations, and Non-Residential Landscape Requirements.

Finding: This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 10-14. General review was conducted by the Riverdale City Community Development Director and the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies**

Stormwater Management & Regulation (RCC 5)

1. *The purpose of this chapter is to protect the health, safety and welfare of the city and its inhabitants by improving the city's storm sewer system, managing and controlling stormwater runoff, protecting property, preventing polluted waters from entering the city's water supply and other receiving waters, and establishing a viable and fair method of*

financing the construction, operation and maintenance of the storm sewer system. (Ord. 829, 12-18-2012):

Analysis: Review of Article B – Storm Drainage and other regulations found in Title 8 – Water and Sewer

Finding: This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 5. General review was conducted by the Riverdale City Public Works Director and the City’s consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant’s design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies**

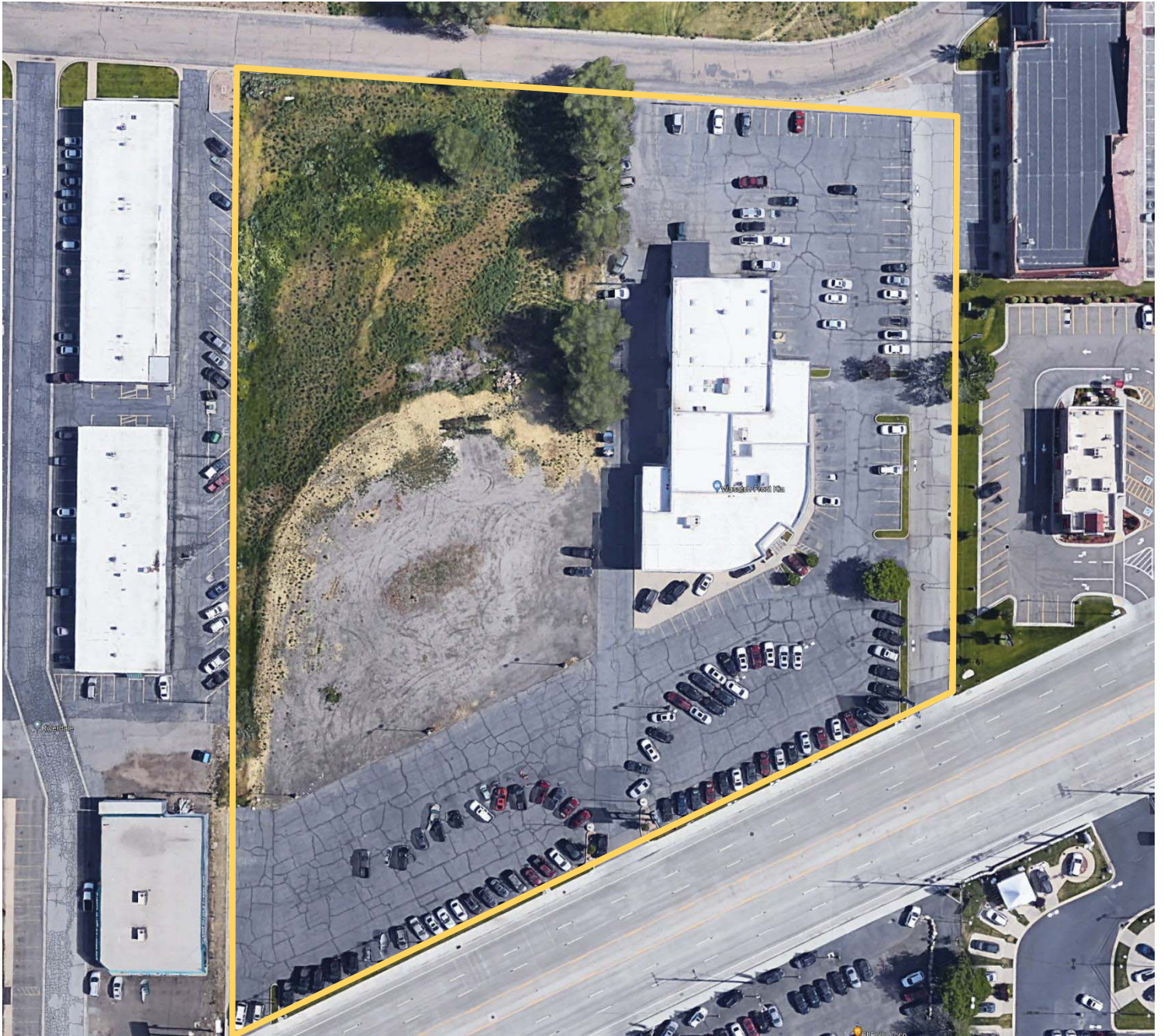
CONCLUSION

The applicants site plan proposal of an additional 3,380 sq. ft building on the north side of the existing Wasatch Kia dealership, including all associated site improvements and the north side sidewalk, has been determined to promote the health, safety, convenience, and general welfare of the inhabitants of the City in a manner that encourages the healthful growth of the city. The proposed development and its use is determined to be in the best interests of the public and is in harmony with the surrounding area and complies with associated local code requirements.

Staff recommends **APPROVAL** of the Wasatch Front Kia Amended Site Plan application dated March 26, 2024.



Site Photos





Area of new sidewalk – looking east along 4450 S



Area of new sidewalk – looking west along 4450 S



Area of new sidewalk – looking west along 4450 S



Retention Pond area - along 4450 S



Existing structure to be demolished and replaced with larger addition





Area along east side to be raised/bermed





City to add sidewalk here – not on applicant’s property but needed to connect

Attachments

- Staff Comments
- Engineer Letter
- Proposed Site Plan
- Drainage Conformance Letter
- Stormwater Maintenance Plan

17 April 2024

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Brandon Cooper, Community Development Director/RDA Deputy Executive Director
Proj: **H & P Investments – Cutrubus KIA Site Plan**
Subj: Site Plan Improvement Drawings - Approval

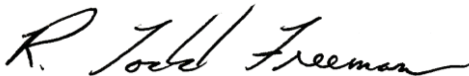
Dear Brandon,

I have completed my review of the recently submitted drawings and calculations from the Developer's Design Engineer. In my opinion the drawings and calculations now reflect the Standards of Riverdale City.

I herewith recommend approval of the drawings and calculations submitted.

Should you have any questions feel free to contact me at my office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



R. Todd Freeman, S.E., P.E.
City Engineer

Cc. Steve Brooks, City Administrator
Shawn Douglas, Public Works Director
Jeff Woody, Building Official



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H & P INVESTMENTS
CUTRUBUS AUTOMOTIVE

770 WEST RIVERDALE ROAD
RIVERDALE, UTAH 84405

#	Date	Issue / Description	Init.

Project No: _____
Drawn By: _____
Checked By: _____
Date: 04/24/2024
DRAINAGE MAP

EX-1

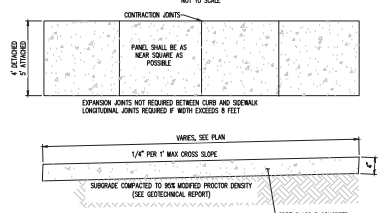
LANDSCAPE NOTES FOR POND:

1. THE ROCK USED IN FORMATION OF THE BASIN MUST BE EVENLY GRADED WITH SIDE BY HEIGHT LARGER THAN THE SPECIFIED NOMINAL ROCK SIZE AND HAVE SUFFICIENT SMALL ROCK TO FILL THE HOLES BETWEEN THE LARGER ROCK. 10% FINE AND SMALLER ROCK MUST NOT EXCEED 5% BY WEIGHT.
2. THE DIAMETER OF THE LARGEST ROCK SIZE SHOULD BE NO LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE NOMINAL ROCK SIZE SHALL BE 6". THE DEPTH OF THE ROCK LAYER SHALL BE NO LESS THAN 12".
3. THE COLOR OF THE ASPHALT SHALL BE APPROVED BY THE ENGINEER. ONCE APPROVED, THE COLOR SHALL BE KEPT CONSISTENT THROUGHOUT THE PROJECT.
4. THE ROCK MUST BE HARD, WEATHER RESISTANT AND DURABLE AGAINST DENATURATION UNDER CONDITIONS TO BE MET IN HANDING, PLACEMENT AND POSITION.

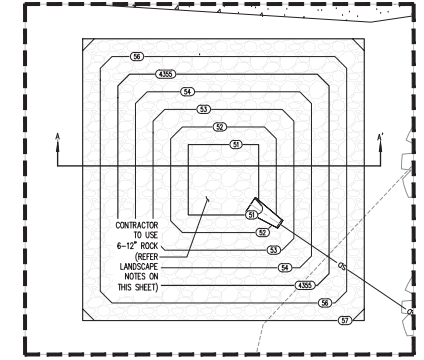
DRAINAGE LEGEND

- _____ PROPERTY LINE
- _____ ADJACENT PROPERTY BOUNDARY LINE
- _____ SECTION LINE
- EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- EXISTING STORM DRAIN
- EXISTING EDGE OF ASPHALT
- PROPOSED STORM DRAIN (LESS THAN 12")
- PROPOSED STORM DRAIN (LESS THAN 12")
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED GRAVEL IN POND
- PROPOSED SIDEWALK
- PROPOSED SOD

DETAIL 1: CONCRETE SIDEWALK DETAIL



- NOTES:**
1. CONSTRUCTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANELS AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 9' ON ANY SIDE. CONSTRUCTION JOINTS SHALL BE 5/16\"
 2. EXPANSION JOINTS OF 1/2\"
 3. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

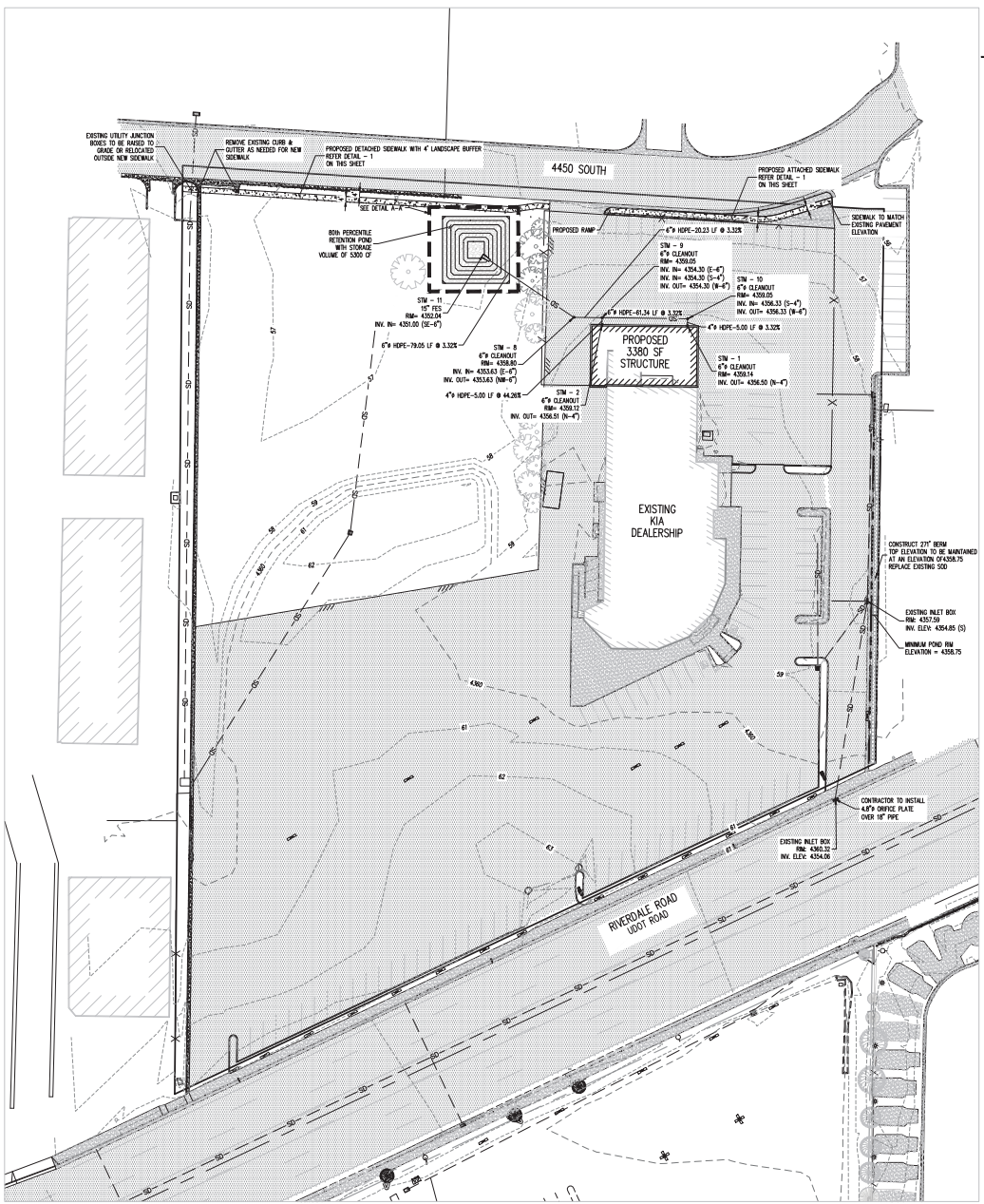
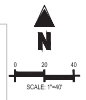


DETAIL A-A'
SCALE: 1" = 10'

RETENTION POND
CROSS SECTION A-A'
(NOT TO SCALE)

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. Call before you dig.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH PROBING OR ALTERNATE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.





DRAINAGE CONFORMANCE LETTER

**H & P Investments – Cutrubus Automotive
Team**

770 W Riverdale Road,
Ogden, UT - 84405

PREPARED FOR:
**H & P Investments
Cutrubus Automotive Team
770 W Riverdale Rd,
Ogden, UT 84405**

PREPARED BY:
Doug Staker, PE #11587123-2202
**Galloway & Company, Inc.
172 N. East Promontory, Suite 274
Farmington, UT 84025**

DATE: June 14, 2023

TABLE OF CONTENTS

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II. Historic Drainage.....	3
Overall Basin Description.....	3
III. Proposed Drainage System	4
Design Criteria	4
Granato Method	4
IV. Conclusions	4
Compliance with Standards	4
V. References	4
VI. Appendices	4

Appendices:

- A. Master Development Drainage Map
- B. Hydrologic Computations

I. Introduction

Location



Proposed Development

The proposed site improvements consist of a canopy on existing building on site. This drainage conformance letter is to demonstrate that the new proposed developments on site are in compliance with the Low Impact Development (LID) standards as required by the state of Utah.

II. Historic Drainage

Overall Basin Description

Existing within the project limits is a developed auto dealership with its associated landscape, parking lots and drive aisle areas. To the west of the building is undeveloped land with native shrubs and grasses. Storm water from the site under the existing conditions currently sheet flows un-detained to existing inlet boxes located on the east end of the site.

III. Proposed Drainage System

Design Criteria

As part of the 'Low Impact Development' (LID) standards required by the state of Utah and Riverdale, the 80th percentile storm volume will be retained on site. The pond is sized as per calculations using the Granato method.

The required retention volume has been calculated using the Granato method described below. The required retention volume has been calculated to be **5171** cf, and the volume available in the proposed retention pond is **5300** cf.

Granato Method

This runoff coefficient is calculated based on a two-line regression model of the runoff coefficient developed by the United States Geological Survey (USGS). This method of developing the runoff coefficient was developed to assist DOTs and contractors to estimate long-term volume reduction for highway projects and has been adopted for use by UDOT. Additional information relating to this runoff coefficient and its applicability can be found in NCHRP Report 792.

IV. Conclusions

Compliance with Standards

The proposed storm drainage system has been designed to maintain the original design of the existing drainage system while bringing the site into compliance with Utah state and Riverdale City standards. The design shows that the runoff from the proposed site improvements will be safely conveyed and discharged to the proposed retention pond with no adverse effects to the original design or to the downstream Riverdale City storm water system.

V. References

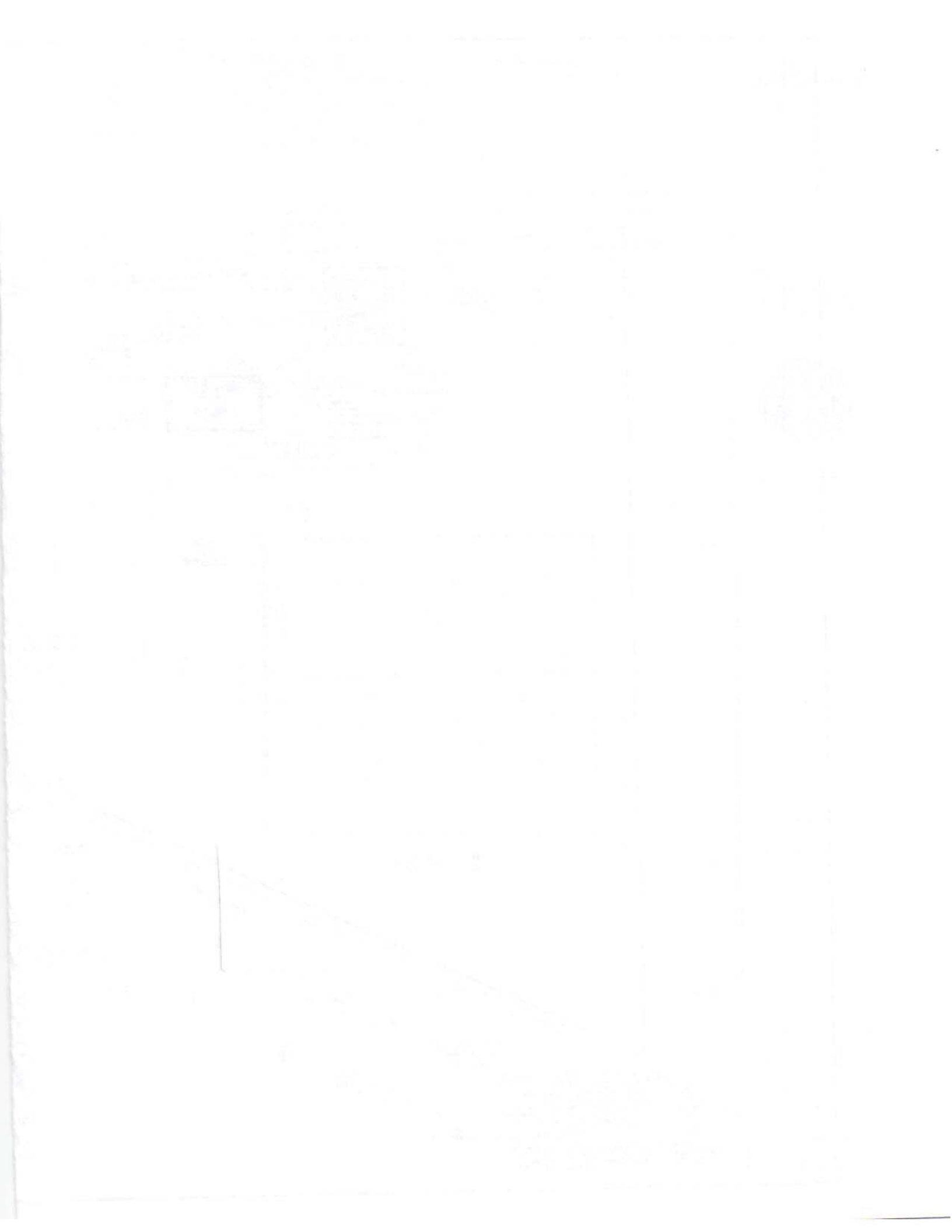
1. [A Guide to Low Impact Development within Utah - Dec 2018](#)

VI. Appendices

- A. Drainage Map
- B. Hydrologic Computations

Appendix A

Drainage Map



APPENDIX B

Hydrologic Computations

The parameters for the site considered are as follows:

i =	0.733
d =	0.50
A =	266866

$$R_v = 0.225i + 0.05; \text{ when } i < 0.55$$

$$R_v = 1.14i - 0.371; \text{ when } i \geq 0.55$$

80th Percentile Volume

$$V_{goal} = R_v d A$$

Where:

V_{goal} = 80th percentile volume, cf

R_v = Volumetric runoff coefficient, unitless

d = 80th percentile storm depth, ft (0.50 for Riverdale, UT)

A = Project area, sf

Using the parameters and formulae shown above, the required volume is estimated to be **5171** cf and the volume available in the proposed retention pond is **5300** cf.

Stormwater Maintenance Plan

for:

**Cutrubus KIA Phase 1
770 West Riverdale Rd.
Riverdale, Utah, 84405**

CONTENTS

SECTION 1: PURPOSE AND RESPONSIBILITY
SECTION 2: POLLUTANT SOURCES
SECTION 3: DESCRIPTION OF SITE SYSTEMS, OPERATIONS AND POLLUTION CONTROLS
SECTION 4: TRAINING
SECTION 5: RECORDKEEPING
SECTION 6 APPENDICES

SECTION 1: PURPOSE AND RESPONSIBILITY

As required by the Clean Water Act and associated local regulations, including Riverdale City's Municipal Separate Storm Sewer System (MS4) Permit, Riverdale City properties are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that discharges to waters of the State.

The purpose of this Stormwater Maintenance Plan (SMP) is to manage facility maintenance operations within the Cutrubus KIA Phase 1 site in order to minimize pollutants in both stormwater and non-stormwater runoff which ultimately drains to the Weber River. This SMP is also designed to minimize litter and debris blowing off of the site. This SMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish these purposes. Any other activities or site operations at this facility that might contaminate water entering the City's stormwater system must be prohibited unless SOPs are written to manage those activities or operations, and this SMP is amended to include those SOPs.

SECTION 2: POLLUTANT SOURCES

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other toxic Chemicals	Notes
Parking and other Paved Areas and Pavement Maintenance Operations	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Landscaping Maintenance Operations	✓	✓			✓		✓			
Stormwater System and Maintenance Operations	✓	✓	✓	✓	✓	✓	✓	✓	✓	

SECTION 3: DESCRIPTION OF SYSTEMS, OPERATIONS AND POLLUTION CONTROLS

This section defines how the storm water system at this Cutrubus KIA Phase 1 site has been designed to control the pollutant sources listed in Section 2, and how this system will be maintained in the future; thereby limiting any adverse impacts on the surrounding environment. This description is limited to those systems and operations exposed to the elements, and do not apply to any indoor operations. The proposed site construction drawings are included in Appendix A. The Standard Operating Procedures (SOP's) for the following outdoor system maintenance and stormwater pollution prevention operations are included in Appendix B. The facility manager and maintenance team will use good judgment and conduct all indoor and outdoor operations in an environmentally responsible manner.

Parking and Other Paved Areas and associated Maintenance Operations

The site, outside of the building footprint, primarily includes asphalt & concrete paving and concrete sidewalks (hereafter referred to as 'hardscape' areas). Storm run-off from within the project site drains across these hardscape areas and into storm water inlets located throughout the parking lot. Proper maintenance of these surfaces will ensure that the pollutants listed in Section 2, including sediments, trash, oil and grease, will not enter the ground water system. Maintenance includes regular sweeping, pavement washing when necessary. Maintenance also includes regular inspection and cleanout of the inlet

grates. In addition to this maintenance, all employees are to be strictly prohibited from dumping of any kind into the onsite inlets. The Sweeping and Pavement Washing SOP's are to be followed to manage storm water pollutant associated with the all of the hardscape areas on the site.

Landscape Maintenance Operations

Landscaped areas on site will require regular maintenance. The landscaping will primarily consists of rock mulch, shrubbery, trees, native seed and turf. During the landscaping maintenance operations, organic materials, herbicides, pesticides, and fertilizers, can be left behind or improperly applied. These pollutants will be carried by runoff if they are not picked up as part of the regular maintenance operation. The Landscaping Maintenance SOP (see Section 3, this report) is used to manage the pollutants associated with this operation.

Stormwater System and Maintenance Operations

The stormwater system consists of simple gravity sheet-flow / infall retention basin which collects runoff from the hardscape and landscape areas, and an inlet structure culminating the roof drain storm pipe system. The Retention/Wet Basin includes water quality capture volume (WQCV). The basin manages runoff for a 100-year storm event. The basin WQCV, facilitates infiltration and evaporation, captures low flow pollutants, and recharges groundwater. The WQCV helps to preserve some of the predevelopment hydrology of this property and provides primary treatment, trapping some of the pollutants contained within site runoff. The stormwater system must be maintained regularly to remove the accumulated pollutants before they will be flushed through the system during high-flow events. Effort must be made to reduce pollutants that collect in the WQCV of the basin to minimize the contamination of the soils and avoid increased maintenance costs in the future. No stormwater runoff will leave the site. Overflow from this basin will flow to the existing grass upland pasturine property owned by the same property owner surrounding the basin, as it has historically been. The Stormwater System Maintenance of this site is incorporated into the Stormwater System Maintenance SOP (see Section 3, this report) schedule.

Snow Removal and De-Icing Operations

Snow removal maintenance includes several different measures on this site. The parking lot will be plowed with a truck mounted with a front end plow. Sidewalks will be either shoveled by an associate or will be plowed by use of an ATV, or similar sized gas vehicle. The front entry way to the buildings will be shoveled by an associate and salt or a similar de-icer will be put down as necessary to avoid ice formation. De-icing measures will be minimal and should not cause any detriment to the environment.

General Site Up Keep

The building owner will be responsible to clean up after all operations as defined by the SOPs. However, loose debris will collect from outside and inside sources from normal use and by causes that cannot be practically controlled. General up keep is the responsibility of the Site Manager, and shall occur daily. The Site Manager shall also insure that all yard and landscaping upkeep is performed as necessary and all yard waste is disposed of responsibly.

SECTION 4: TRAINING

The building owner will be responsible for ensuring that both leases and property management employees on site know and understand the SOPs that are necessary for effective protection of all possible pollution prevention requirements. .

SECTION 5: RECORDKEEPING

This SMP includes an inspection element that is required to show performance but also to collect the information necessary to warrant updates and improvements. An inspection log for this site will be posted in the Stormwater Pollution Prevention Plan that will be kept on site. The site inspection record is kept at the site for a minimum of 5 years.

SECTION 6: APPENDICES

Appendix A- Site Drawings and Details

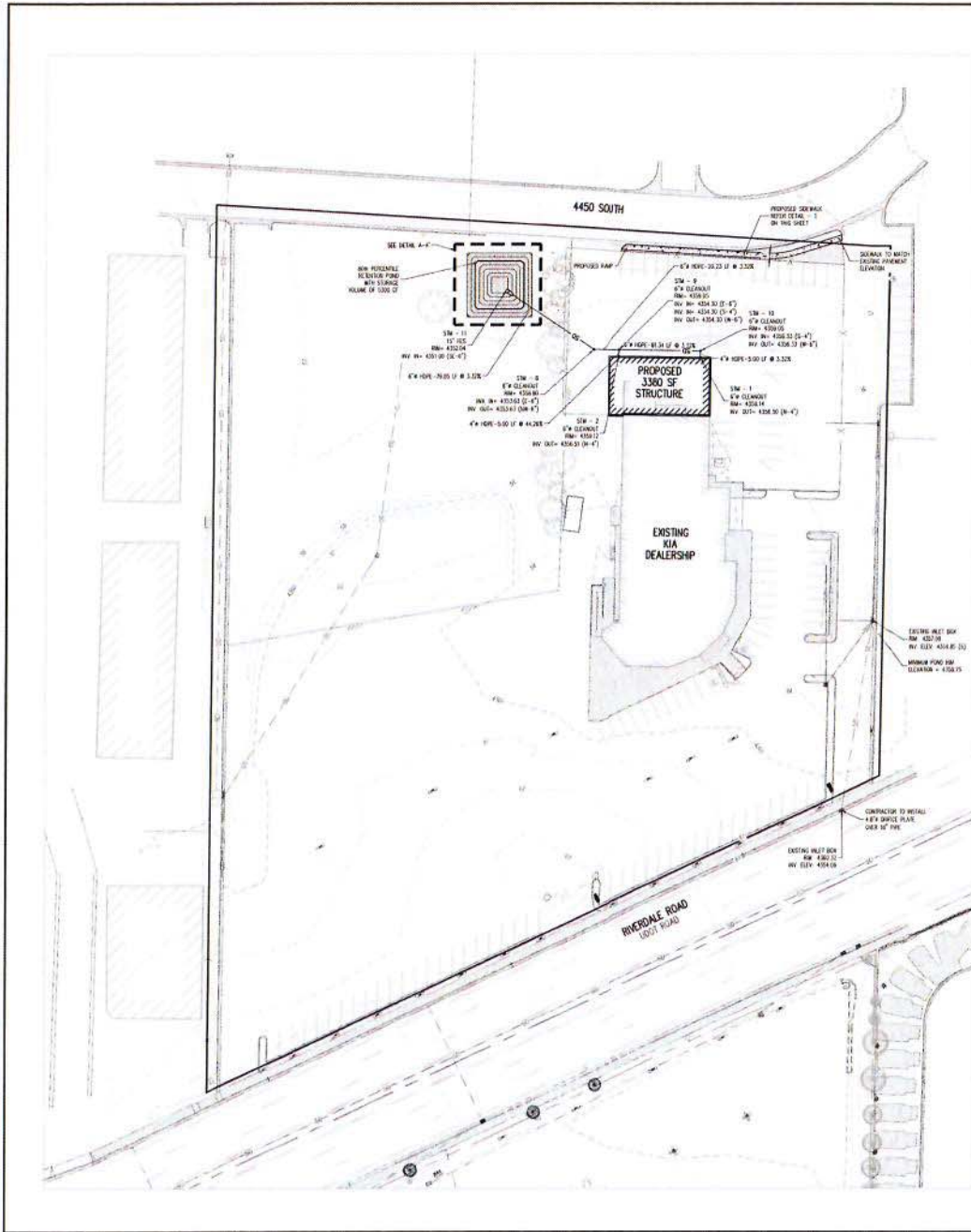
Appendix B- SOPs

Appendix C- Inspection Log & Form

Appendix D- Site Evaluations Form

APPENDIX A

SITE DRAWINGS AND DETAILS



LANDSCAPE NOTES FOR POND:

- THE ROCK USED IN FORMATION OF THE DRAIN MUST BE EVERY 10 INCHES WITH ONE TO BE NEARST LAYER WITH THE SPECIFIED NOMINAL ROCK SIZE AND HAVE SUFFICIENT SMALL ROCK TO FILL THE GAPS BETWEEN THE LARGER ROCK. FREE DRAINAGE AND GRADE ROCK MUST NOT EXCEED 5% BY WEIGHT.
- THE WEIGHT OF THE LARGEST ROCK SIZE SHOULD BE NOT LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE NOMINAL ROCK SIZE SHOULD BE 1/4" THE DEPTH OF THE ROCK LAYER SHALL BE NO LESS THAN 12"
- THE COLOR OF THE DRAINAGE SHALL BE APPROVED BY THE ENGINEER. ONCE APPROVED, THE COLOR SHALL BE KEPT CONSISTENT THROUGHOUT THE PROJECT.
- THE ROCK MUST BE WASHED, WEAR RESISTANT AND DURABLE AGAINST DEBRIS IMPACT UNDER CONDITIONS TO BE SET IN FINISHING, PLACEMENT AND PROTECTION.

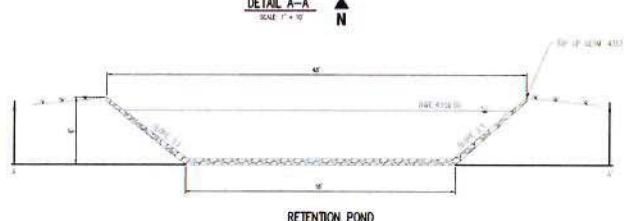
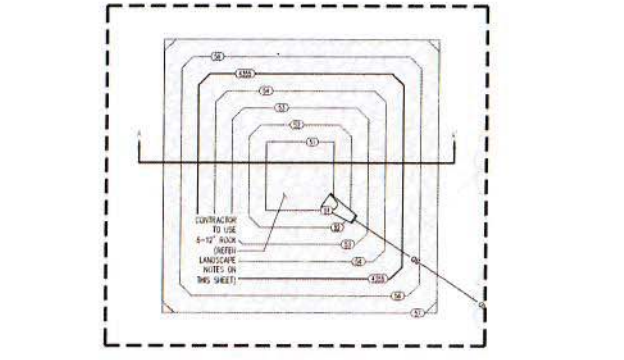


NOTES:

- CONSTRUCTION JOINTS SHALL BE SPACED 30' AS TO FORM AS NEAR SQUARE PANELS AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' IN ANY ONE DIRECTION. JOINTS SHALL BE 3/4" DEEP.
- EXPANSION JOINTS OF 1/2" GROUTING MATERIAL SHALL BE PLACED AT PITS AND PITS AT CORNERS. AT DRAIN INLETS, AT CORNERS, AND AT OTHER LOCATIONS AS SPECIFIED BY THE ENGINEER.
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO CHICAGO CITY AND STATE SPECIFICATION.

DRAINAGE LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	SECTIONLINE
	EXISTING GARMENT
	PROPOSED CASSEMENT
	EXISTING 15" PIPE DRAIN
	EXISTING EDGE OF ASPHALT
	PROPOSED STORM DRAIN LESS THAN 12"
	PROPOSED STORM DRAIN
	EXISTING CURB CONTOUR
	PROPOSED INFLAT CONTOUR
	PROPOSED HATCH CONTOUR
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED GRAVEL INFILLING
	PROPOSED SLOPEWAY



CAUTION - NOTICE TO CONTRACTOR

ALL BEST ESTIMATIONS, PERMITS AND EXISTING CONDITIONS SHALL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEYOR. EXISTENCE AT THE TIME OF INSTALLATION IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES. POINTS OF INTEREST, MARKED SPOTS OR FLAG IN, BUT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

CAUTION - NOTICE TO CONTRACTOR

IF A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE ORIGINAL AND NEWER LOCATION OF SUCH EXISTING UTILITY. EITHER THROUGH FIELDWORK OR A TRIMLINE. METALS: REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

CAUTION - NOTICE TO CONTRACTOR

CONTRACTOR TO VERIFY ALL DIMENSIONS TO THE ENGINEER PRIOR TO CONSTRUCTION.

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#	Date	Issue Description	By
1			
2			
3			
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5			
6			
7			
8			
9			
10			

Drawn by:	AA
Checked by:	SLB
Date:	08-11-2023

DRAINAGE MAP

APPENDIX B

SITE OPERATING PROCEDURES (SOPs)

Cutrubus KIA Phase 1	Stormwater Systems Maintenance	
	SOP #03	
Riverdale, Utah	Issue Date:	Sept. 11, 2023
	Approval Date	

Standard Operating Procedure

1. Purpose

This SOP is intended outline maintenance of the site storm water system in order to facilitate its ability to limit transference of pollutants into the surrounding water systems. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

2. Procedure

1. All stormwater ponds, ditches, swales, pipes, inlets, catch basins, manholes, flumes, pond inflow and outfall structures (including oil skimmers), discharge pipes and all other components of the stormwater management system should be inspected as identified in the approved maintenance schedule. Inspection report should be completed and a copy filed in the *Stormwater Maintenance and Inspections Reports* binder, and a copy submitted, attached to your invoice to the Environmental Manager.
2. Remove trash, litter, and debris from inlets, outlets, culverts, pipes, banks, water, catch basins, pond or swale beds, trash racks, skimmers and all other components of the stormwater system.
3. Remove any sediment or silt that may inhibit flow. Make minor repairs as needed. If major repairs are needed Contractor should report damage or failure to the Environmental Manager.
4. Mow or weed-eat banks and pond, ditch or swale bottom to maintain vegetative growth not to exceed 12 inches in height. Clippings may not be left on banks or in bed. Herbicide is not to be used to control growth of vegetation on banks or pond bottom except at inlet and outlet structures and to control exotic or nuisance vegetation.
5. Ensure that banks, slopes and pond bottom are vegetated with approved grasses. Bare spots, if they exist, should be sodded or reseeded using approved seed mixture as specified by design plan or approved local D.O.T. mixture with fertilizers and soil amendments. Newly seeded areas should be covered with erosion control fabric. Mulch or straw should not be used.
6. Erosion in vegetated areas should be repaired immediately by filling with soil, compacting new soil and sodding or seeding using approved seed mixture as specified by design plan or approved local D.O.T. mixture with fertilizers and soil amendments. Newly seeded areas should be covered with erosion control fabric. Mulch or straw should not be used.
7. Erosion at inlets or outlets should be repaired by back filling to grade, installation of erosion mat and granite rip rap of at least 6 inches in diameter or as specified by design plan or local regulation. Rip rap should only be used to dissipate flow of water, and must never be installed without erosion mat.

Cutrubus KIA Phase 1	Stormwater Systems Maintenance	
	SOP #03	
Riverdale, Utah	Issue Date:	Sept. 11, 2023
	Approval Date	

8. Inspect all applicable inlets, outfalls, trash racks, structures, piping, oil skimmers, hydrodynamic separators, catch basins and curb inlets. Remove trash, debris, accumulated silt and sediment that may obstruct flow. Make minor repairs as needed. If major repairs are needed Contractor should report damage or failure to the Environmental Manager. Minor repairs are defined as repairs that can be made during a regular maintenance event.

a) Catch basins and curb inlets sumps and truck well drains must be cleaned by vacuum truck as needed or as required by local regulation and site conditions. Debris removed from catch basins must be disposed of in accordance with Federal, State and local regulations at an approved disposal facility. If an insert or filter media is used in the catch basin, consult the manufacturer for maintenance specifications and provide maintenance according to manufacturer's recommendations.

9. Detention/Wet Pond: In general maintenance of Retention Ponds shall occur on a monthly basis during the growing season and shall include the following activities:

a) Remove sediment and debris from orifice and trash rack on overflow structure. If "draw down" from the orifice does not occur in 2-5 days following a rain event, there may be a clog in the system. The source of the clogging should be located and removed.

b) Nuisance aquatic vegetation such as woody vegetation cattail, duckweed, algae and other invasive or nuisance growth must be removed and controlled. Growth over 24 inches tall must be manually cut. Approved aquatic herbicide may be used after manual removal has been done. **All cut and dead vegetation must be removed from ponds and banks.**

c) Maintain, rather than remove, wetland or littoral zone vegetation that was planted or naturally recruited at water's edge. Do not cut, remove, mow, use herbicide or stock grass carp in the wetland or littoral zone without prior approval from the jurisdictional agency.

10. Ditches and Swales: In general, maintenance of Ditches and Swales should occur on a monthly basis during the growing season and shall include the following activities:

a) Most ditches and swales should not retain water; however, some ditches and swales are designed to store run-off for short periods of time utilizing ditch blocks or raised inlets. These structures should not be removed or altered.

b) Remove excess accumulation of sediment annually or as needed to maintain original contours and grading.

c) Remove trash, sediment, and debris from check dams as needed.

11. Avoid Erosion or Siltation to Areas Beyond the Permitted Project Area:

During any repair or maintenance activity, Contractor must utilize Best Management Practices to avoid causing erosion or siltation to areas beyond the permitted project area. Contractor is required to sweep all areas of the parking lot and streets where "track out" has occurred as a result of maintenance or repair work conducted by the contractor.

Cutrubus KIA Phase 1	Stormwater Systems Maintenance	
	SOP #03	
Riverdale, Utah	Issue Date:	Sept. 11, 2023
	Approval Date	

12. Verification of State/Local Maintenance Requirements: Contractors performing work or repairs are responsible for verifying State and Local maintenance requirements. If State or Local requirements differ from the Scope of Work contained in this agreement, the Contractor should notify the Environmental Manager by e-mail and provide the Environmental Manager with a copy of the requirements. It is necessary to contact local jurisdictional agencies to obtain copies of operations and maintenance permits, as-built drawings, and to determine if additional restrictions, instructions and conditions apply. When possible, the building owner will provide contractors with these documents or information.

3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

4. Documentation.

Trash facility inspection and maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request. A copy of the any pretreatment device or structure Operations or Maintenance Guide is to remain attached to this SOP for reference and should be strictly adhered to when maintaining the on-site hydrodynamic separator.

Cutrubus KIA Phase 1	Sweeping and Pavement Washing	
	SOP #01	
Riverdale, Utah	Issue Date:	Sept. 11, 2023
	Approval Date	

Standard Operating Procedure

1. Purpose

This SOP is intended to limit the control the pollutants associated with the maintenance of all asphalt and concrete (hardscape) areas on this site. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

2. Procedure

- Schedule regular sweeping for all hardscape areas of this site
- When necessary, pollutants that may leach off the pavement and into the stormwater should be remove via washing. The area containing the pollutant shall be sealed off using absorbent materials & barriers to block the spread of liquids, and washed. Wash water shall be removed via a shop vac or similar, and under no circumstances be allowed to enter the storm drain system.
- Inspect gutters regularly for debris build up and clear away
- Inspect storm inlet grates regularly and clear of any trash or debris
- Dispose of all trash and debris gathered in the operations above in a responsible and secure manner via on site trash facilities.

3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

4. Documentation.

Sweeping schedule and inspection maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request.

Cutrubus KIA Phase 1	Landscaping Maintenance	
	SOP #02	
Riverdale, Utah	Issue Date:	Sept. 11, 2023
	Approval Date	

Standard Operating Procedure

1. Purpose

This SOP is intended to limit the control the pollutants associated with the maintenance landscape areas on this site. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

2. Procedure

- Remove paper, debris and trash from all landscaped areas and rake leaves and dispose of prior to mowing.
- After mowing, trimming & pulling, collect all green waste and take off site for disposal or dispose in onsite trash facilities securely.
- Ensure all correct procedures for use of fertilizers and other potential pollutants are followed,
- Clean up spills promptly, with DRY methods (rags, absorbents) if possible. Clean up is not complete until the absorbent used is disposed of properly. Have spill clean up materials available and ready to go in case of a spill.
- Dispose of all trash and debris gathered in the operations above in a responsible and secure manner via on site trash facilities.
- Only stormwater is allowed in the storm drain. Do not allow leaves, dirt, grass clippings, or chemicals to be disposed of into the drains.

3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

4. Documentation.

Lawn maintenance schedule and inspection maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request.

APPENDIX C

INSPECTION LOG & FORM

SMP INSPECTION FORM

Date of Inspection _____ Time _____ Duration _____

Description of Areas Inspected

Incidents noted? Yes No (if yes please describe below)

Action Taken (Note SOP's by # & any additional work required)

Parties involved (include name of supervisor incidents were reported to):

SMP INSPECTION LOG

Cutrubus KIA Phase 1
Riverdale, UT
770 West Riverdale Rd.

Inspection Date	Parties Involved	Duration of Inspection	Incident Noted (Y/N)

APPENDIX D
SITE EVALUATION FORM

UPDES STORM WATER EVALUATION FORM FOR POST CONSTRUCTION COMPLIANCE

Building ID: Date of Evaluation

Address:

Items Inspected	Checked		Maintenance		Inspector	Observations and Remarks
	Yes	No	Req'd	Not Req'd		
1. Dumping Evidence						
2. Spill Evidence						
3. General Site Exposure						
4. Other Pollution Sources						
5. General Maintenance Status						
Inlets						
Conveyance Systems						
Manholes						
Structural Devices						
Stormwater Storage						
Parking						
Waste Collection						
Landscaping						
6. Other Site SOP Items						

Notes:

Cutrbus Inspector/Supervisor:

Signature
Title
Date