



RIVERDALE CITY PLANNING COMMISSION AGENDA

AMENDED

CIVIC CENTER - 4600 S. WEBER RIVER DR.

TUESDAY – JUNE 9, 2015

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

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items

- Planning Commission Training *to be determined*

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

A. Welcome & Roll Call

B. Open Communications

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

C. Presentations and Reports

D. Consent Items

1. Consideration of meeting minutes from:
May 12, 2015 Work Session
May 12, 2015 Planning Commission

E. Action Items

1. Consideration of recommendation to City Council for Good Foundations

Academy Site Plan Amendment located at 5101 South 1050 West

Petitioner: Good Foundations Academy (represented by Brett Ormsby – Peck Ormsby Construction)

2. Consideration of an infill lot development of property located at 4562 South 1150 West

Petitioner: Chet VanOrden

F. Discretionary Items

G. Adjournment

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

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 9, 2015**

AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes from:
May 12, 2015 Work Session
May 12, 2015 Planning Commission

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: See attached minutes as follows:

[May 12, 2015 Work Session](#)

[May 12, 2015 Planning Commission](#)

[BACK TO AGENDA](#)



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday **May 12, 2015** at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present:

Blair Jones, Chairman
David Gailey, Commissioner
Cody Hansen, Commissioner
Lori Fleming, Commissioner

Excused:

Steve Hilton
Michael Roubinet

Others Present:

Mike Eggett Community Development Director, Lynette Limburg
Administrative Assistant and no members of the public.

Chairman Jones welcomed those present to the work session stating for the record all were in attendance with the exception of Steve Hilton and Michael Roubinet who were excused. He asked for any changes or corrections to the previous meeting minutes and none were noted.

Mike Eggett stated that At-Home continues with demolition and is in the reconstruction process. A new front doorway will be put in with a roofline design. A thirty thousand foot portion on the south end of the building is in the process of being brokered for another tenant.

A design review was held for Advanced Auto which will replace Nickelcade, everything looks good and the process is moving along on that project. Advanced Auto is big in the east and central part of the country. They are now moving into northern Utah.

There is activity going on at the Crossing with a new tenant coming it. It will be a specialty retail business.

Chairman Jones asked if there were any changes or corrections to the consent items on the agenda. None were noted. He stated that the action item this evening is a public hearing and recommendation for a rezone request to R-1, R-2 or R-3 from Agricultural, A-1 for a parcel of land located at 4829 S. 1700 W. The applicants are Cole Eskelson and Jason Bickley who have an option to buy this parcel of land. It is currently zoned A-1, which with the size of the property (.52 acres) will not allow any development. The request is for R-2, R-3, or R-4, those sections of the code with the restrictions for each zone have been provided to the planning commission.

He noted that there is a duplex and several two family homes that are all owner occupied. The only larger multi family residence is the four-plex on the north corner of the area.

This makes most of the homes on the street non-conforming to the A-1 zone. He has received a letter from UDOT basically stating that no sound wall would be considered for the area. That letter is in the commissioners packets.

Commissioner Fleming stated that she found on a county web site that there are some parcels in the area zoned R-4. Mr. Eggett stated that he is sure they are all A-1. The city zoning map shows A-1, but he will look into it. He also noted that the discrepancies in zones would not affect the request and recommendation made tonight.

The public hearing has been noticed as required by state statute.

Discretionary

Commissioner Fleming has had a resident approach her with concerns about the Bravo Arts Academy opening and the traffic it may generate on Ritter Dr. Commissioner Fleming told the resident that this concern is really not one the Planning Commission can do anything with and suggested that they talk to a Councilmember about their concerns. Commissioner Hansen noted that Bravo will not have traffic like Good Foundations School does. It is a day care and people come and go at different times of the day. Mr. Eggett noted that the city is aware that having Bravo and Harley Davidson in the area will be somewhat of an impact and possible solutions to alleviate any traffic problems are being discussed.

Mr. Eggett made the commissioners aware that that city has received a letter of resignation from the city recorder, Ember Herrick.

There being no further business the planning commission work session adjourned at 6:20



Riverdale City

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday **May 12, 2015 at 6:30** p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present:

Blair Jones, Chairman
David Gailey, Commissioner
Cody Hansen, Commissioner
Lori Fleming, Commissioner
Kathy Eskelsen, Commissioner

Excused:

Steve Hilton, Commissioner
Michael Roubinet, Commissioner

Others Present:

Mike Eggett Community Development Director, Lynette Limburg Administrative Assistant and members of the public: John Cypers, Jason Bickley, Jason Stimpson, Tia Stimpson, Stephen Peterson, Ember Herrick, Heidi Herrick, David Ivie, Richard Ivie, Alvin Kunau, Loren Kunau, Charles Roberts, Joseph Gracey

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record that all of the Planning Commission members were present with the exception of commissioners Michael Roubinet and Steve Hilton who were excused.

B. Open Communications

Chairman Jones asked for any open communications. There were none.

C. Presentations & Reports

Mr. Eggett stated that:

AtHome continues to progress in their renovation.

Advanced Auto Parts is moving forward in the process to move into the building currently occupied by Niclecade.

Bravo Arts Academy is also progressing as is the Riverdale business Park.

D. Consent Items

- 1. Consideration of meeting minutes**
April 14, 2015 Work Session
April 14, 2015 Planning Commission

Chairman Jones asked for any additions or corrections to the minutes and none were noted.

Motion: Commissioner Eskelsen moved to approve the consent items.

Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

D. Action Items

1. **a. Public hearing to receive and consider public comment on a proposed Rezone request from A-1 to R-2, R-3, or R-4 for a parcel of land located at 4829 S. 1700 W.**
- b. Consideration of a proposed Rezone request from A-1 to R-2, R-3, or R-4 for a parcel of land located at 4829 S. 1700 W**

Chairman Jones asked Mr. Eggett to review briefly the property to be discussed this evening. Mr. Eggett stated that the property is currently under the ownership of Cecil and Sheila Roberts. It is located at 4829 S 1700 W. which is currently zoned Agricultural A-1. Under its current zone it does not have the acreage to be developed. The property to the south at some point was separated from this property. He noted that a rezone was not in agreement with the general plan as it is in a residential-low density section. He noted that any future development plans would require a subdivision process as noted in City Code 10-21, 10-24, & 10-25.

He noted that R-2 would allow a single family with a rental or a duplex but it would need to look like a traditional home and be owner occupied.

He stated that R3 zoning would allow up to 24 units and requires 40% open green space and 40% building area leaving 20% for hardscape (parking).

He stated that R4 zoning would also allow up to 24 units that can be a bit smaller than in R-3. There is a change in the coverage percent with the building area at 50%, open space at 30% and 20% hard scape.

He stated that any R-2 use on the property for rental use of a residence would also be a conditional use and would have to follow that process for approval of a rental unit in a residence built on this property.

Mr. Eggett then noted that tonight's public hearing was properly posted and noticed in accordance with state law and Chairman Jones opened the public meeting.

The following members of the public spoke:

John Cypers 4875 S 1700 W stated that he had lived there for 43 years. He noted that there are three homes on the street that are multi-family, his being one of them. He also state that they are all owner occupied. He stated that this is an agricultural area and there has been no new construction for years and he likes it that way. He said that he has heard that the property won't sell unless it is rezoned for more than one home. In his opinion the property hasn't sold because the Roberts are asking too much for the property. He personally knows of several people interested in buying but the price was too high. He feels that there is no compromise either the neighborhood interest or the applicant interests are going to be met. It can't go both ways. He realizes that you can't stop the clock but he hopes the city will take this opportunity to cater to or go with the wishes of

those on the street who have lived there a long time rather than go with the new people wanting to make changes.

Charles Roberts, lawyer for the Roberts family, he is also their son and grew up on this street. He noted that this lot is right next to the freeway with railroad behind the lot, the airport to the north and HAFB to the south. There is also a warehouse which houses a church just to the north. He also stated that there has been no new building on the street for years and the location may contribute to that. He counts 4 multi-family units and cannot see the impact of one more. He states that there is no interest in the property unless it is rezoned to allow development of some kind. He would ask the commission to recommend a rezone.

Ember Herrick 4931 S. 1700 W. stated that she and her sister Heidi bought her grandmother's house and orchard several years ago and they have focused on improving the north end of the property, they will work on the south end in the future. The freeway does not bother them they love where they are. She feels that if there is a multifamily dwelling it should be owner occupied in order to maintain the property. When she bought her property they cleaned up the orchard cutting down all the weeds and discovered that they had problems with vagrants littering and loitering on her property. She also stated that children from the apartments to the west have no place to play so they come across the tracks and play on her property. When they would chase them off she said that they headed across the tracks toward the apartments in Roy. She also noted that the four-plex down the street was cleaned up and the front yard looks better but they don't maintain the back yard. She provided pictures of the area which included the warehouse with four tenants. One of the tenants is a church and when they have any activities it creates litter and traffic congestion on her street. She would prefer to see a single family dwelling on the street rather than multi-unit housing. She hopes that that the commission will consider the needs of the community.

Heidi Herrick 4931 S 1700 S noted that the current zone is A-1 and she would like to see the zone stay the same. She has seen many problems with multi-family housing and in her opinion this is not a good fit for the area. She states that currently she has numerous problems on her property from litter to stealing fruit that has cost her 1000's of dollars. Her property has been in the family for 75 years and she does not want any changes that may negatively affect the neighborhood. All the neighbors on the street are friends and she wants to keep the area the way it is with no changes.

Joe Gracey 4984 S 1700 W moved in 10 years ago and he likes the freeway. He likes driving down the street seeing people taking care of their property. Please keep it the way it is and sell the property for a single family dwelling

Jason Bickley, applicant for Rezone, stated that he and his partner Cole Eskelson are looking in Riverdale to own rental properties. They are not developers but have chosen to invest their money in rentals. They own a few properties and they take pride in the appearance of what they own. He realizes that there are apartments to the west and children that may wander should not have a bearing on the decision to rezone the

property or not. He would recommend a rezone of the property so that it can be developed in one way or another.

Jason Stimpson 4891 S 1700 W. stated that his grandfather built the house he lives in and he love the neighborhood, keep it the way it is.

Brent Ellis 4804 S 1500 W. spoke about it being interesting that when the four-plex was built on the corner the strongest opponent was Cecil Roberts. Now Mr. Roberts wants a rezone so he can sell his property. Mr. Ellis thinks that a single family dwelling would be best.

Richard Ivie 4851 S 1700 W stated that he lives next door to John Cypers and the neighbors are like family. It is an ideal place to live and he does not want it changed. He has watched people come across the tracks from Roy and just wander around. He asked that everything be kept as it is.

David Ivey stated that his father owns the duplex on the street. Several years ago when he (David) asked Mr. Roberts what he wanted for his property he was told \$70,000. He wants to see it left alone, leave it A-1

There were no other members of the audience requesting to speak.

Motion: Commissioner Eskelsen moved to close the public hearing.
Commissioner Fleming seconded the motion

There was no discussion on the motion

Call the Question: The motion passed unanimously

Mr. Eggett stated again that the property as currently zoned has no potential of development. With an R-2 zone there would be the possibility of a single family dwelling or single family with apartment or a duplex. A two family dwelling would become a conditional use and have to qualify with certain criteria one being that it is owner occupied.

Mr. Hansen asked about the zone discrepancy mentioned in the work session that shows a parcel in the area being R-4. Mr. Eggett stated that he is sure that is an error and he will check with the county on that. He also stated that the discrepancy should not have an effect on any decisions made this evening. He is certain that the area in question along 1700 West, per City records, is A-1.

Commissioner Fleming clarified that if nothing is done with the zone the city is basically tying the hands of the owner to do anything with his property. Mr. Eggett concurred with that statement.

Mr. Hansen said that based comments this evening and the General Plan and respect to the wishes of the land owner he would be comfortable with an R-2 zone recommendation.

Mr. Bickley, the applicant, was asked what his intention was for developing this parcel. Mr. Bickley stated that neither he nor Mr. Eskelson planned to live in the area. They both have their own homes and their intention was not to occupy a residence built on this property.

Chairman Jones noted that there are a lot of rental properties in Riverdale and he is inclined to recommend an R-2 Zone. Commissioner Eskelsen agreed with the R-2 recommendation.

Motion: Commissioner Hansen moved to send a favorable recommendation to the City Council of a proposed Rezone request from A-1 to R-2, for a parcel of land located at 4829 S. 1700 W. Commissioner Fleming seconded the motion.

There was no discussion on the motion

Call the Question: The motion passed unanimously

E. Discretionary Items

Commissioner Hansen wanted to publicly thank Councilor Staten and his family for the work they did on putting the new bike park together. They did a really nice job.

Commissioner Gailey thanked those who came to express their feelings on the matter at hand this evening.

F. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 7:10 p.m.

Approved: May 26, 2015

Attest:

Blair Jones, Chairman

Lynette Limburg
Administrative Assistant

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 9, 2015**

AGENDA ITEM: E1

SUBJECT: Consideration of recommendation to City Council for Good Foundations Academy Site Plan Amendment located at 5101 South 1050 West

PETITIONER: Good Foundations Academy (represented by Brett Ormsby – Peck Ormsby Construction)

INFORMATION:

[Executive Summary](#)

[USC 10-9a-305 Charter Schools](#)

[Departmental Staff Reports – GFA Site Amended](#)

[GFA Site Amended Application](#)

[GFA Site Amended Plans](#)

[GFA Elevations Amended](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 6-9-2015

Petitioner: Good Foundations Academy (represented by Brett Ormsby - Peck Ormsby Construction)

Summary of Proposed Action

Petitioner Good Foundations Academy has requested a site plan amendment to their property located at approximately 5101 South 1050 West. The property contains approximately 4.31 acres of land in an Agricultural A-1 Zone. Some demolition and preparatory work has taken place on the site in anticipation of progressing forward with the site plan amendment. A public hearing is not required for this request. Following discussion of the request, the Planning Commission may make act accordingly to recommend City Council approve of the request as submitted, recommend City Council approval of the request with any additional conditions and requirements, or not recommend City Council approval of the site plan development request with sufficient findings of fact to support the action.

Title 10 Ordinance Guidelines (Code Reference)

This site plan amendment request is regulated under City Code 10-8 "Agricultural Zones (A-1, A-2)", 10-14 "Regulations Applicable to All Zones", and 10-25 "Development in All Zones" in addition to Fire Codes noted in the attached Departmental Staff report document by the Fire Department. Additionally, Charter School construction is regulated in the Utah State Code in sections 53A-20-108 and 10-9a-305 respectively (see attached Utah State Code section 10-9a-305 for use by the Planning Commission). These sections of Utah State Code outline the amount of local jurisdiction involvement allowed in a site plan and development review of any charter school development project. The review for these types of projects is significantly scaled back in comparison to other site plan development reviews.

The development lot is currently owned by Good Foundations Academy and went through a subdivision process a few months ago in order to accommodate the currently requested additions to the facilities. There also has occurred a miscommunication situation and, as a result, some demolition and preparatory work has commenced on the site.

The appropriate supporting documentation has been submitted and provided to the Planning Commission for your review (please see attached proposal documentation and reports for more). Comments reflecting departmental concerns, requested conditions, and other comments are attached on the document entitled "Departmental Staff Reports". Due to the concise nature of the review, there was an abbreviated review completed by the Community Development Report, as included on the "Departmental Staff Reports" page.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend City Council approve of the request as submitted, recommend City Council approval of the request with any additional conditions and requirements, or not recommend City Council approval of the site plan development request with sufficient findings of fact to support the action.

Below are excerpts from City Codes (as listed above) that have direct application to this rezone request:

Title 10 Chapter 8:

Chapter 8
AGRICULTURAL ZONES (A-1, A-2)

10-8-1: PURPOSE AND INTENT:

The purpose of the agricultural zones is to designate land areas that are currently used for farming or as a temporary holding zone that may undergo the possibility of a more intensive urban type of development and to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment. (Ord. 762, 7-6-2010)

10-8-2: PERMITTED USES IN THE A-1 ZONE:

Accessory building for nonconforming lots and lots having less than two (2) acres shall comply with subsection [10-14-5B](#) of this title. For all lots with more than two (2) acres: Accessory buildings that are greater than one thousand (1,000) square feet and higher than twenty feet (20') but shall not occupy more than twenty five percent (25%) of the total lot area.

Agriculture.

Animals or fowl kept for family food production.

Cemetery.

Church, synagogue or similar permanent building used for regular religious worship.

Cluster subdivision in accordance with chapter 23 of this title.

Corral, stable or building for keeping animals or fowl, provided such use shall be located not less than one hundred feet (100') from a public street and any such building shall be located not less than twenty five feet (25') from any side or rear lot line.

Educational institution.

Fruit or vegetable stand for fruit or vegetables produced only on the premises.

Golf course, except miniature golf course.

Home occupation.

Horses for private use only; and provided, that not more than two (2) horses may be kept for each one acre within any lot.

Household pets. If any individual property owner or renter requests more than two (2) dogs, a regulatory permit provided by animal control services must be obtained.

Parking lot accessory to uses permitted in this zone.

Private park, playground or recreation area, but not including privately owned commercial amusement business.

Public building, public park, recreation grounds and associated buildings.

Single-family dwellings and guest homes.

Temporary buildings or use incidental to construction work. Such building shall be removed upon

completion or abandonment of the construction work. (Ord. 762, 7-6-2010)

10-8-5: SITE DEVELOPMENT STANDARDS:

	<u>Permitted Uses</u>	<u>Permitted And Conditional Uses Requiring 2 Acres Minimum</u>
Minimum lot area	40,000 square feet	2 acres
Minimum lot width	150 feet	150 feet
Minimum yard setbacks:		
Front	30 feet	30 feet
Side dwelling	10 feet with total width of 2 side yards not less than 24 feet	
Other main building	20 feet each side	20 feet each side
Accessory building side setback	10 feet from side property line except 1 foot if located at least 6 feet in rear of main building and shall be at least 20 feet from main building on adjacent lots	
Side; facing street on corner lot	20 feet	20 feet
Rear main building	30 feet	30 feet
Accessory building rear setback	10 feet where accessory building rears on side yard of adjacent corner lot or 1 foot from rear property line if located 6 feet from rear of main building provided that the structure be at least 20 feet from main building on adjacent lot	
	If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access	
Building height:		
Minimum	1 story	1 story
Maximum	2 ¹ / ₂ stories or 35 feet	2 ¹ / ₂ stories or 35 feet

(Ord. 762, 7-6-2010)

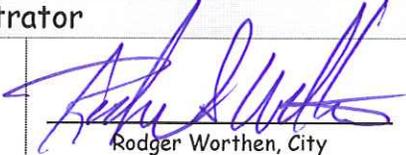
General Plan Guidance (Section Reference)

Listed as "Institutional" use on the Land Use Master Plan.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator



Rodger Worthen, City
Administrator

10-9a-305 Other entities required to conform to municipality's land use ordinances -- Exceptions -- School districts and charter schools -- Submission of development plan and schedule.

(1)

- (a) Each county, municipality, school district, charter school, local district, special service district, and political subdivision of the state shall conform to any applicable land use ordinance of any municipality when installing, constructing, operating, or otherwise using any area, land, or building situated within that municipality.
- (b) In addition to any other remedies provided by law, when a municipality's land use ordinance is violated or about to be violated by another political subdivision, that municipality may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove the improper installation, improvement, or use.

(2)

(a) Except as provided in Subsection (3), a school district or charter school is subject to a municipality's land use ordinances.

(b)

(i) Notwithstanding Subsection (3), a municipality may:

(A) subject a charter school to standards within each zone pertaining to setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging; and

(B) impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety, as provided in Subsection (3)(f).

(ii) The standards to which a municipality may subject a charter school under Subsection (2)(b)(i) shall be objective standards only and may not be subjective.

(iii) Except as provided in Subsection (7)(d), the only basis upon which a municipality may deny or withhold approval of a charter school's land use application is the charter school's failure to comply with a standard imposed under Subsection (2)(b)(i).

(iv) Nothing in Subsection (2)(b)(iii) may be construed to relieve a charter school of an obligation to comply with a requirement of an applicable building or safety code to which it is otherwise obligated to comply.

(3) A municipality may not:

(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;

(b) except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;

(c) require a district or charter school to pay fees not authorized by this section;

(d) provide for inspection of school construction or assess a fee or other charges for inspection, unless the school district or charter school is unable to provide for inspection by an inspector, other than the project architect or contractor, who is qualified under criteria established by the state superintendent;

(e) require a school district or charter school to pay any impact fee for an improvement project unless the impact fee is imposed as provided in Title 11, Chapter 36a, Impact Fees Act;

- (f) impose regulations upon the location of an educational facility except as necessary to avoid unreasonable risks to health or safety; or
 - (g) for a land use or a structure owned or operated by a school district or charter school that is not an educational facility but is used in support of providing instruction to pupils, impose a regulation that:
 - (i) is not imposed on a similar land use or structure in the zone in which the land use or structure is approved; or
 - (ii) uses the tax exempt status of the school district or charter school as criteria for prohibiting or regulating the land use or location of the structure.
- (4) Subject to Section 53A-20-108, a school district or charter school shall coordinate the siting of a new school with the municipality in which the school is to be located, to:
- (a) avoid or mitigate existing and potential traffic hazards, including consideration of the impacts between the new school and future highways; and
 - (b) maximize school, student, and site safety.
- (5) Notwithstanding Subsection (3)(d), a municipality may, at its discretion:
- (a) provide a walk-through of school construction at no cost and at a time convenient to the district or charter school; and
 - (b) provide recommendations based upon the walk-through.
- (6)
- (a) Notwithstanding Subsection (3)(d), a school district or charter school shall use:
 - (i) a municipal building inspector;
 - (ii)
 - (A) for a school district, a school district building inspector from that school district; or
 - (B) for a charter school, a school district building inspector from the school district in which the charter school is located; or
 - (iii) an independent, certified building inspector who is:
 - (A) not an employee of the contractor;
 - (B) approved by:
 - (I) a municipal building inspector; or
 - (II)
 - (Aa) for a school district, a school district building inspector from that school district; or
 - (Bb) for a charter school, a school district building inspector from the school district in which the charter school is located; and
 - (C) licensed to perform the inspection that the inspector is requested to perform.
 - (b) The approval under Subsection (6)(a)(iii)(B) may not be unreasonably withheld.
 - (c) If a school district or charter school uses a school district or independent building inspector under Subsection (6)(a)(ii) or (iii), the school district or charter school shall submit to the state superintendent of public instruction and municipal building official, on a monthly basis during construction of the school building, a copy of each inspection certificate regarding the school building.
- (7)
- (a) A charter school shall be considered a permitted use in all zoning districts within a municipality.
 - (b) Each land use application for any approval required for a charter school, including an application for a building permit, shall be processed on a first priority basis.
 - (c) Parking requirements for a charter school may not exceed the minimum parking requirements for schools or other institutional public uses throughout the municipality.

- (d) If a municipality has designated zones for a sexually oriented business, or a business which sells alcohol, a charter school may be prohibited from a location which would otherwise defeat the purpose for the zone unless the charter school provides a waiver.
- (e)
 - (i) A school district or a charter school may seek a certificate authorizing permanent occupancy of a school building from:
 - (A) the state superintendent of public instruction, as provided in Subsection 53A-20-104(3), if the school district or charter school used an independent building inspector for inspection of the school building; or
 - (B) a municipal official with authority to issue the certificate, if the school district or charter school used a municipal building inspector for inspection of the school building.
 - (ii) A school district may issue its own certificate authorizing permanent occupancy of a school building if it used its own building inspector for inspection of the school building, subject to the notification requirement of Subsection 53A-20-104(3)(a)(ii).
 - (iii) A charter school may seek a certificate authorizing permanent occupancy of a school building from a school district official with authority to issue the certificate, if the charter school used a school district building inspector for inspection of the school building.
 - (iv) A certificate authorizing permanent occupancy issued by the state superintendent of public instruction under Subsection 53A-20-104(3) or a school district official with authority to issue the certificate shall be considered to satisfy any municipal requirement for an inspection or a certificate of occupancy.
- (8)
 - (a) A specified public agency intending to develop its land shall submit to the land use authority a development plan and schedule:
 - (i) as early as practicable in the development process, but no later than the commencement of construction; and
 - (ii) with sufficient detail to enable the land use authority to assess:
 - (A) the specified public agency's compliance with applicable land use ordinances;
 - (B) the demand for public facilities listed in Subsections 11-36a-102(16)(a), (b), (c), (d), (e), and (g) caused by the development;
 - (C) the amount of any applicable fee described in Section 10-9a-510;
 - (D) any credit against an impact fee; and
 - (E) the potential for waiving an impact fee.
 - (b) The land use authority shall respond to a specified public agency's submission under Subsection (8)(a) with reasonable promptness in order to allow the specified public agency to consider information the municipality provides under Subsection (8)(a)(ii) in the process of preparing the budget for the development.
- (9) Nothing in this section may be construed to:
 - (a) modify or supersede Section 10-9a-304; or
 - (b) authorize a municipality to enforce an ordinance in a way, or enact an ordinance, that fails to comply with Title 57, Chapter 21, Utah Fair Housing Act, the federal Fair Housing Amendments Act of 1988, 42 U.S.C. Sec. 3601 et seq., the Americans with Disabilities Act of 1990, 42 U.S.C. 12102, or any other provision of federal law.

Amended by Chapter 200, 2013 General Session

DEPARTMENTAL STAFF REPORTS – 6/5/2015 to 6/8/2015

From: Shawn Douglas
Sent: Mon 6/8/2015 2:55 PM
To: Mike Eggett
Subject: Good Foundations

Mike, I still have a concern on how the storm water on this redevelopment will be handled. I would be okay with the planning commission approving it, with the stipulation they satisfy the requirements in the storm water ordinance. Thanks. sd

From: Shawn Douglas
Sent: Fri 6/5/2015 9:27 AM and 10:28 AM
To: Mike Eggett
Subject: RE: Good Foundations Addition Plans and Specifications

Mike, I don't see anything on the plans that shows they would be upgrading their storm water system which is required by our ordinance during a redevelopment. I also haven't see them put in the items shown in their storm water prevention plan.

Mike, they should probably be looking at some type of oil water separator and detention on the storm water. Thanks. sd

Shawn Douglas

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



From: Matt Hennessy – Fire Department
Sent: Sun 6/7/2015 10:52 PM
To: Mike Eggett
Cc: Randy Koger
Subject: RE: 4562 S 1150 W Lot

Mike,
I have spoken with Randy Koger about the remodel and I echo Randy's concerns with the turning radius. I believe this can be corrected by removing a parking stall or two if needed. Randy is aware of our needs and can make the recommendation regarding this issue so this process can be expedited if needed as he is in the office a little more than I am. Let me know if you need anything further, Thanks.

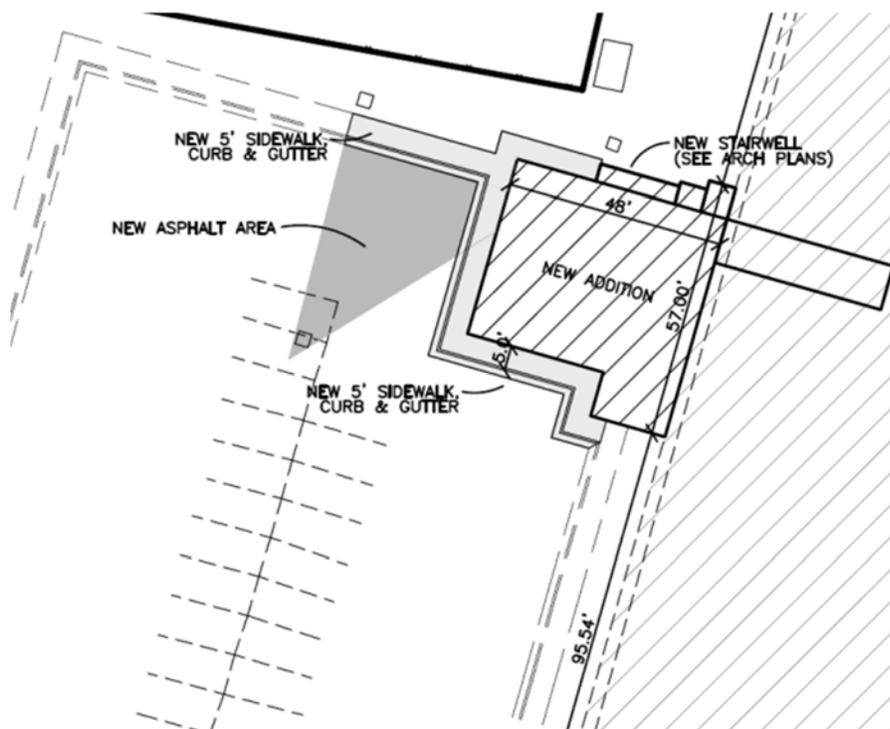
Matthew Hennessy

Training Officer
Riverdale Fire Department
Office: 801-394-7481
Cell: 801-791-6402

From: Randy Koger
Sent: Friday, June 05, 2015 11:53 AM
To: Mike Eggett
Cc: Matt Hennessy
Subject: RE: Good Foundation Addition Plans and Specifications

Mike

Below is the area that Chief Hennessy and myself are most concerned about on the site plan. I would also ask that we require that this area be marked as fire lane so we do not have people parking past the stalls. I know that if it not marked they will park there.



503.1.2 Additional access.

The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.2 Specifications.

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority.

The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.4 Obstruction of fire apparatus access roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

Randy S. Koger

Fire Inspector/Code Enforcement Officer

Riverdale City

801-436-1241

rkoger@riverdalecity.com

From: Casey Warren – Police Department Lieutenant

Sent: Fri 6/5/2015 11:14 AM

To: Mike Eggett

Subject: RE: Good Foundations Addition Plans and Specifications

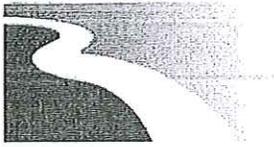
I reviewed the plans on behalf of the police department and I do not see any concerns.

Sergeant Casey Warren

Sent from my iPhone

Mike Eggett Comments – Community Development Review of Zoning

- Lot size requirement of 40,000 square feet is met
- Frontage requirement of 150 feet is met
- Setbacks for main structure:
 - o 30 foot front appears to be met, no change to front of current building
 - o 20 foot side is met on south side; 20 foot side on north side appears to not be met in back northwestern corner of addition footprint; this has been shared with contractor and working on an as built solution to this setback issue in the northwestern most corner; distance numbers not shown on drawings
 - o 30 foot rear appears to be met but distance number not shown
- Height maximum for main structure is 2½ stories or 35 feet; proposed building height of addition structure is 28 feet



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL ~~SUBDIVISION~~ SITE PLAN APPROVAL AMENDMENT

CASE NO: 2015-02 DATE SUBMITTED: 6-5-2015
 APPLICANT'S NAME: GOOD FOUNDATIONS ACADEMY
 ADDRESS: 5101 S. 1050 WEST
 PHONE: 801-393-2950 TAX I.D. NO: 36-4664197
 ADDRESS OF SITE: 5101 S. 1050 WEST
 APPLICANT'S INTEREST: CONSTRUCTION / REMODEL

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial ^{site plan amendment} subdivision consisting of 1 ^{amended} lots be approved on 15,000 sf of property in the A-1 Agricultural zone in accordance with the attached site plan.

Brend Petersen
Signature of Applicant

Brent Petersen
Signature of Property Owner

I authorize PECK/ORMSBY to act as my representative in all matters relating to this application.

Brent Petersen
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$50 per lot/unit
 Fee: \$ 50.00 Date paid: 6-5-2015

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

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

Date: _____ Decision of Commission: _____

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

Date: _____ Decision of Council: _____



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

XBP Confirmation Number: 9069149

Transaction detail for payment to Riverdale City.		Date: 06/05/2015 - 10:45:31 AM	
Transaction Number: 37773030PT Visa — XXXX-XXXX-XXXX-7899 Status: <i>Successful</i>			
Account #	Item	Quantity	Item Amount
GOOD FOUNDATIONS	PlanDev Review	1	\$50.00

TOTAL: \$50.00

Billing Information
KRAIG B STEFFENSEN
, 84003

Transaction taken by: rboman

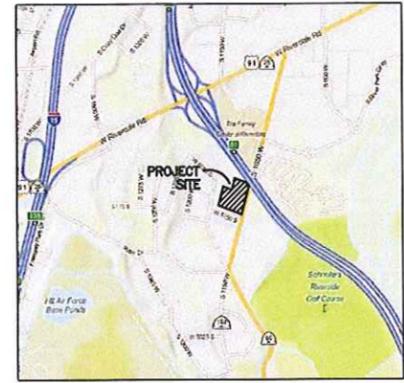
Project Narrative/Notes/Revisions

1) 3/25/15 TH - COMPLETED DESIGN FOR CLIENT REVIEW.

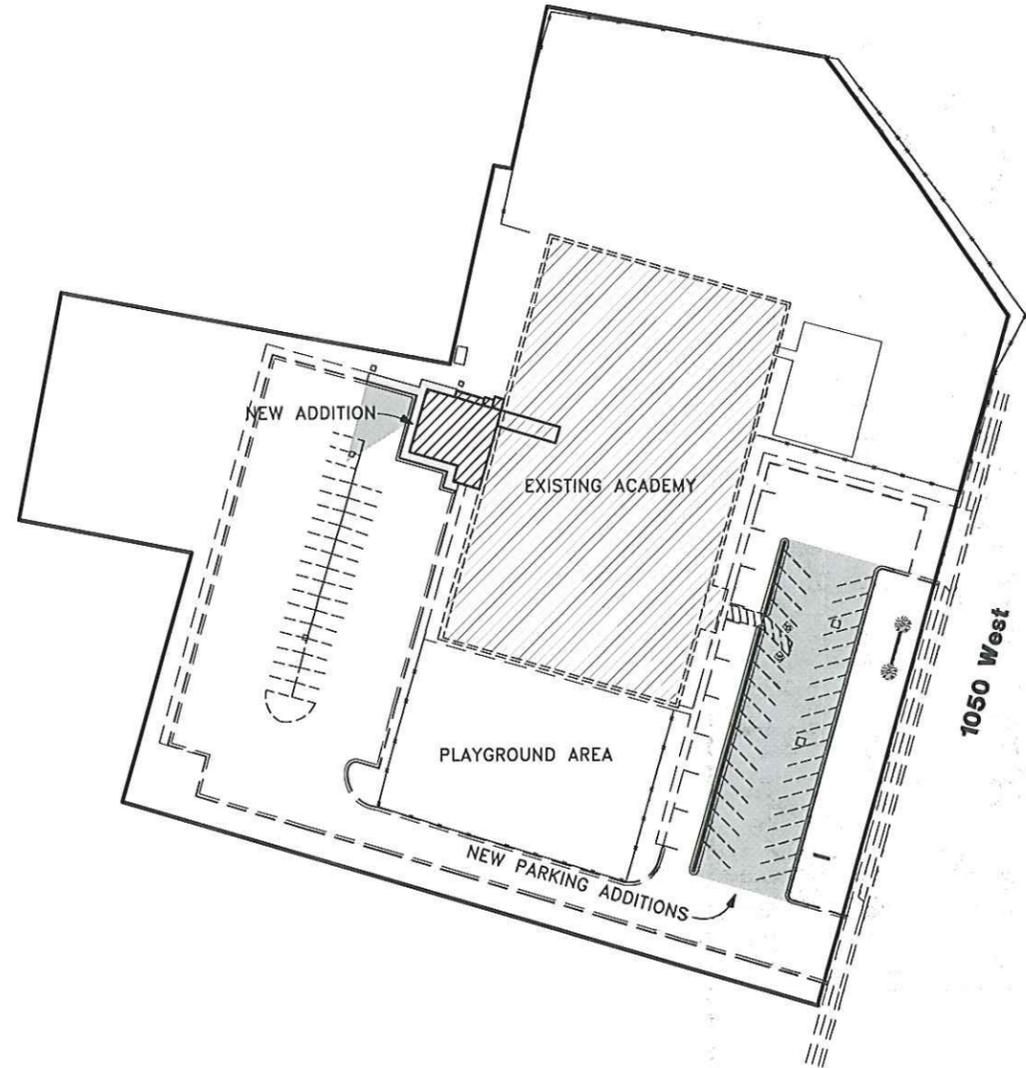
GOOD FOUNDATIONS ACADEMY

Improvement Plans

CITY OF RIVERDALE, WEBER COUNTY, UT.
MARCH 2015

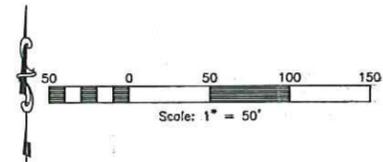


Vicinity Map
NOT TO SCALE



Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Existing Site/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 7 - Storm Water Pollution Prevention Plan Details

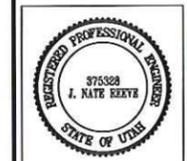


Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-3266 WWW.REEVE-ASSOCIATES.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION

GOOD FOUNDATIONS ACADEMY
 RIVERDALE, WEBER COUNTY, UTAH

Cover/Index Sheet



Engineer's Notice To Contractors
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
 Steve Peterson
 Case, Lowe & Hart Inc.
 2484 Washington Blvd. Ste. 510
 Ogden, UT 84401
 PH: (801) 399-5821

Blue Stokes Location Center
Call Toll Free 1-800-662-4111
 Two Working Days Before You Dig

Project Info.
 Engineer: T.HUNT
 Drafter: T.PRIDEMORE
 Begin Date: 3-24-15
 Name: GOOD FOUNDATIONS ACADEMY
 Number: 6528-01

Sheet **7**
1 Sheets

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PROJECT MANIFESTATIONS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDBLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 a) Spraying DISTURBED AREAS WITH A TACKLIFIER VIA HYDROSEED
 b) TRACKING STRAW PERPENDICULAR TO SLOPES
 c) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

—W—	= PROPOSED CULINARY WATER LINE	FC	= FENCE CORNER
—EX.W—	= EXISTING CULINARY WATER LINE	FF	= FINISH FLOOR
—SS—	= PROPOSED SANITARY SEWER LINE	FFE	= FINISH FLOOR ELEVATION
—EX.SS—	= EXISTING SANITARY SEWER LINE	FG	= FINISHED GRADE
—SD—	= PROPOSED STORM DRAIN LINE	FH	= FIRE HYDRANT
—EX.SD—	= EXISTING STORM DRAIN LINE	FL	= FLOW LINE
—X—X—	= FENCE LINE	GB	= GRADE BREAK
⊕	= PROPOSED FIRE HYDRANT	INV	= INVERT
⊙	= EXISTING FIRE HYDRANT	L.F.	= LINEAR FEET
●	= PROPOSED MANHOLE	NG	= NATURAL GRADE
○	= EXISTING MANHOLE	PP	= POWER/UTILITY POLE
●	= PROPOSED SEWER CLEAN-OUT	P.U.E.	= PUBLIC UTILITY EASEMENT
X	= PROPOSED GATE VALVE	RCP	= REINFORCED CONCRETE PIPE
X	= EXISTING GATE VALVE	RIM	= RIM OF MANHOLE
⊞	= PROPOSED WATER METER	R.O.W.	= RIGHT-OF-WAY
⊞	= EXISTING WATER METER	SD	= STORM DRAIN
■	= PROPOSED CATCH BASIN	SS	= SANITARY SEWER
□	= EXISTING CATCH BASIN	TBC	= TOP BACK OF CURB
⊕	= PLUG W/ 2" BLOW-OFF	TOA	= TOP OF ASPHALT
⊕	= PLUG & BLOCK	TOC	= TOP OF CONCRETE
⊕	= STREET LIGHT	TOFF	= TOP OF FINISHED FLOOR
⊕	= SIGN	TOI	= TOP OF PUMP ISLAND
BLDG	= BUILDING	TSW	= TOP OF SIDEWALK
C&G	= CURB & GUTTER	W	= CULINARY WATER
CB	= CATCH BASIN	WM	= WATER METER
C.F.	= CUBIC FEET		= PROPOSED PAVEMENT
C.F.S.	= CUBIC FEET PER SECOND		= PROPOSED CONCRETE

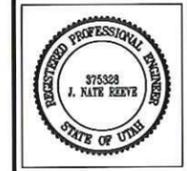
Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-3558 www.reeve.com
 UTAH LICENSE # CE-00000000 • ILLINOIS LICENSE # 000000000
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REVISIONS	DESCRIPTION
DATE	

GOOD FOUNDATIONS ACADEMY
 RIVERDALE, WEBER COUNTY, UTAH

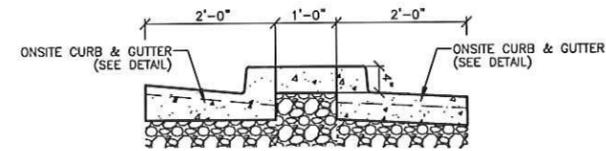
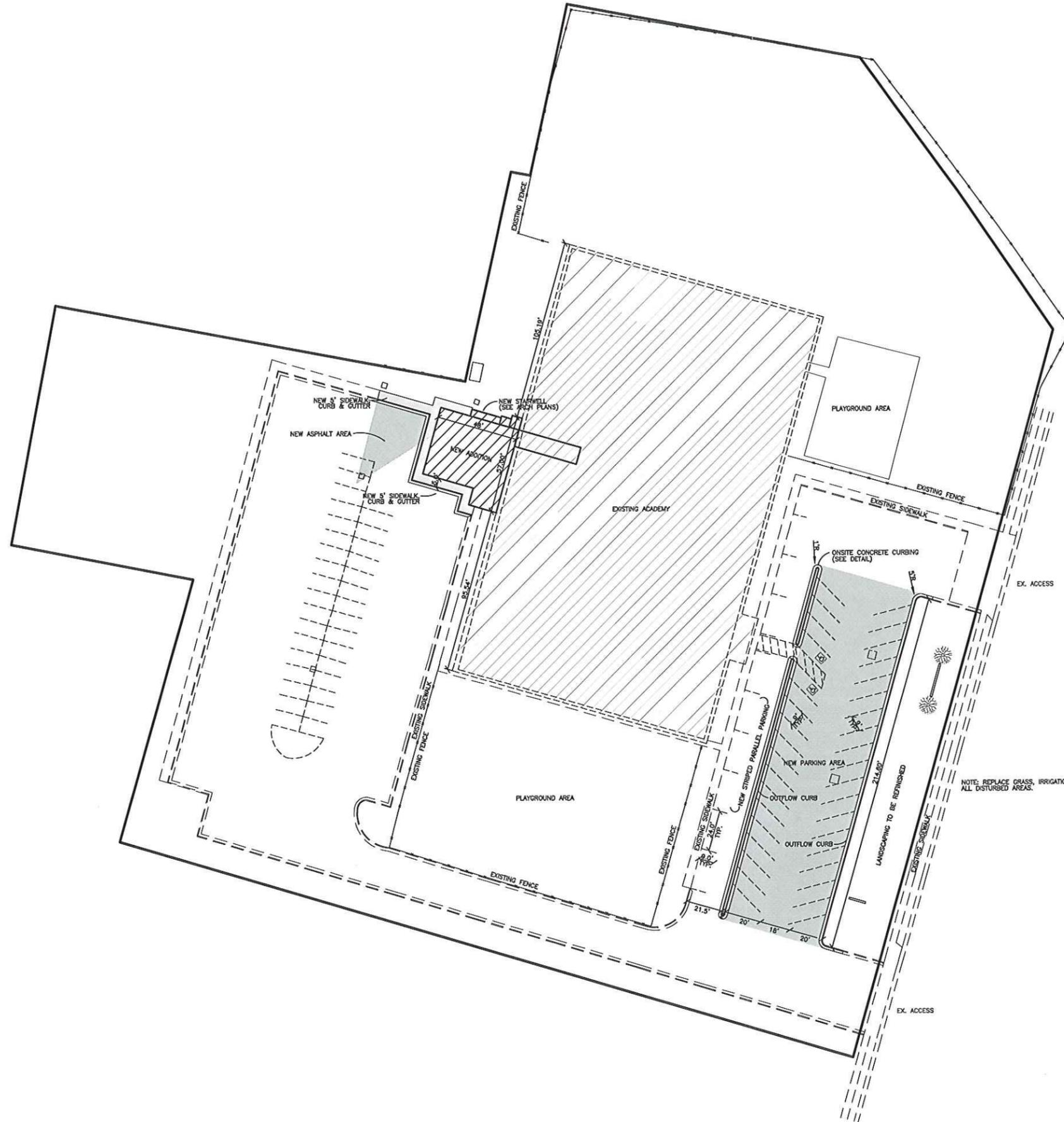
**Notes/Legend/
Street Cross-Section**



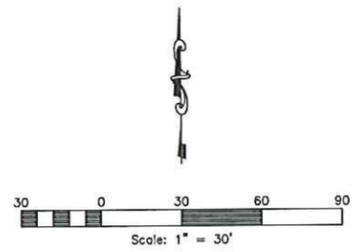
Project Info:

Engineer:	T.HUNT
Drafter:	T.PRIDEMORE
Begin Date:	3-24-15
Name:	GOOD FOUNDATIONS ACADEMY
Number:	6528-01

Sheet	7
2	Sheets



On-Site Concrete Curbing
 SCALE: NONE
 (REFER TO SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



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IRA
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-3006 WWW.REEVE-ASSOCIATES.COM
 LAND SURVEYING - CIVIL ENGINEERING - ARCHITECTURE - INTERIOR ARCHITECTURE

REVISIONS	DATE	DESCRIPTION

GOOD FOUNDATIONS ACADEMY
 RIVERDALE, WEBER COUNTY, UTAH
Proposed Site Plan

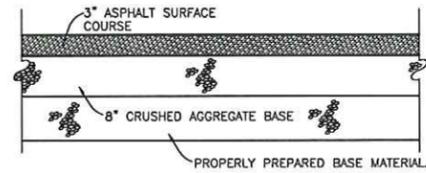


Project Info.

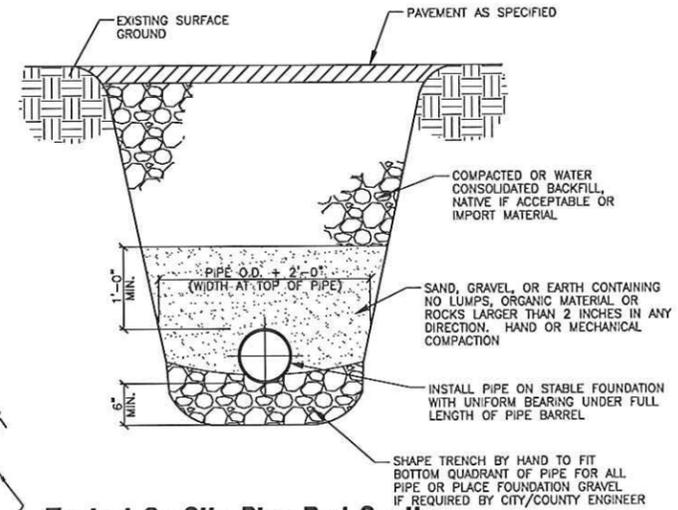
Engineer:	T. HUNT
Drafter:	T. PRIDEMORE
Begin Date:	3-24-15
Name:	GOOD FOUNDATIONS ACADEMY
Number:	6528-01

Sheet	7
4	Sheets

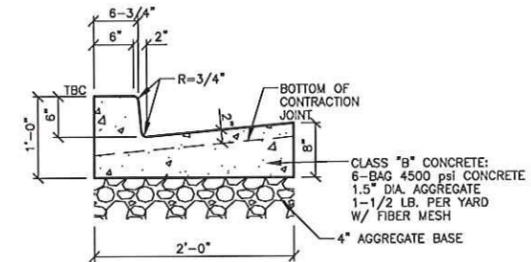
Blue Stokes Location Center
Call: Toll Free 1-800-662-4111
 Two Working Days Before You Dig



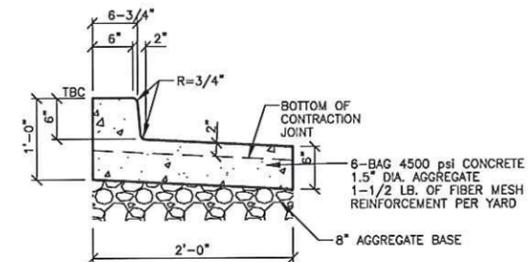
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SCALE: NONE
(REFER TO SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



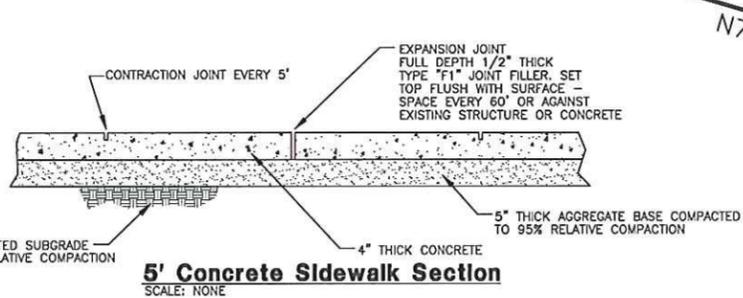
Typical On-Site Pipe Bed Section
SCALE: NONE
(REFER TO SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



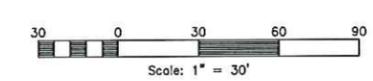
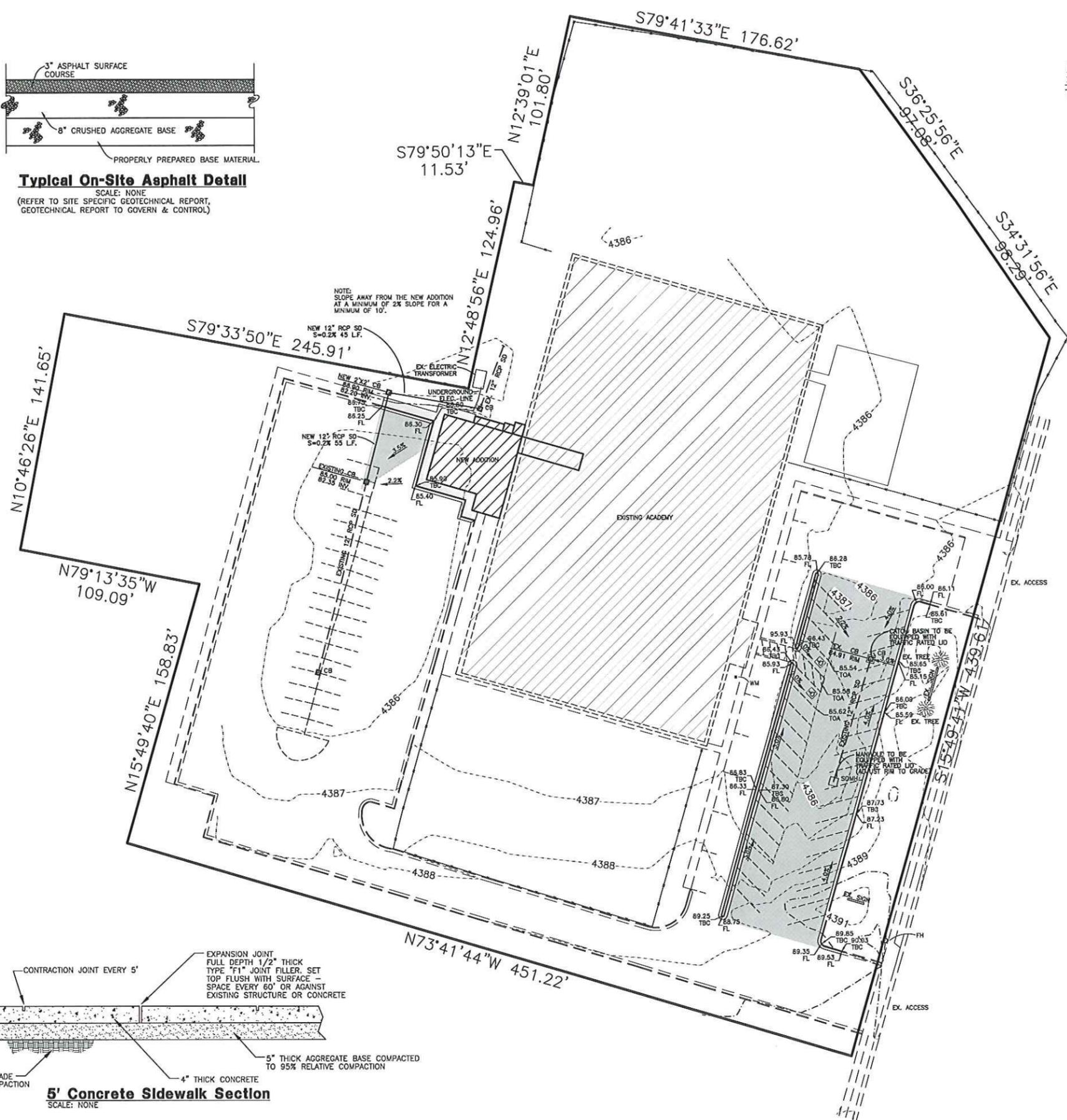
On-Site Curb & Gutter Detail
SCALE: NONE
(REFER TO SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



On-Site Outflow Curb & Gutter Detail
SCALE: NONE
(REFER TO SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



5' Concrete Sidewalk Section
SCALE: NONE



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REVISIONS	DESCRIPTION

GOOD FOUNDATIONS ACADEMY
RIVERDALE, WEBER COUNTY, UTAH

Grading/Utility Plan

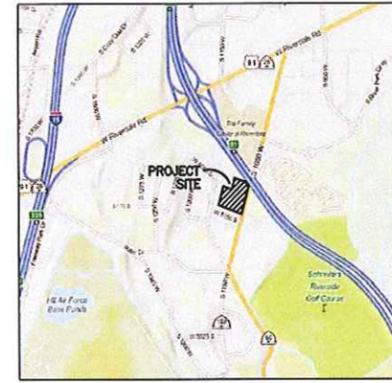
REGISTERED PROFESSIONAL ENGINEER
975328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: T.HUNT
Drafter: T.PRIDEMORE
Begin Date: 3-24-15
Name: GOOD FOUNDATIONS ACADEMY
Number: 6528-01

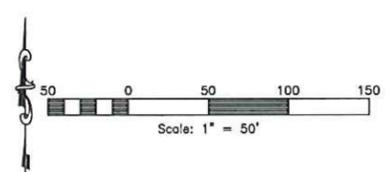
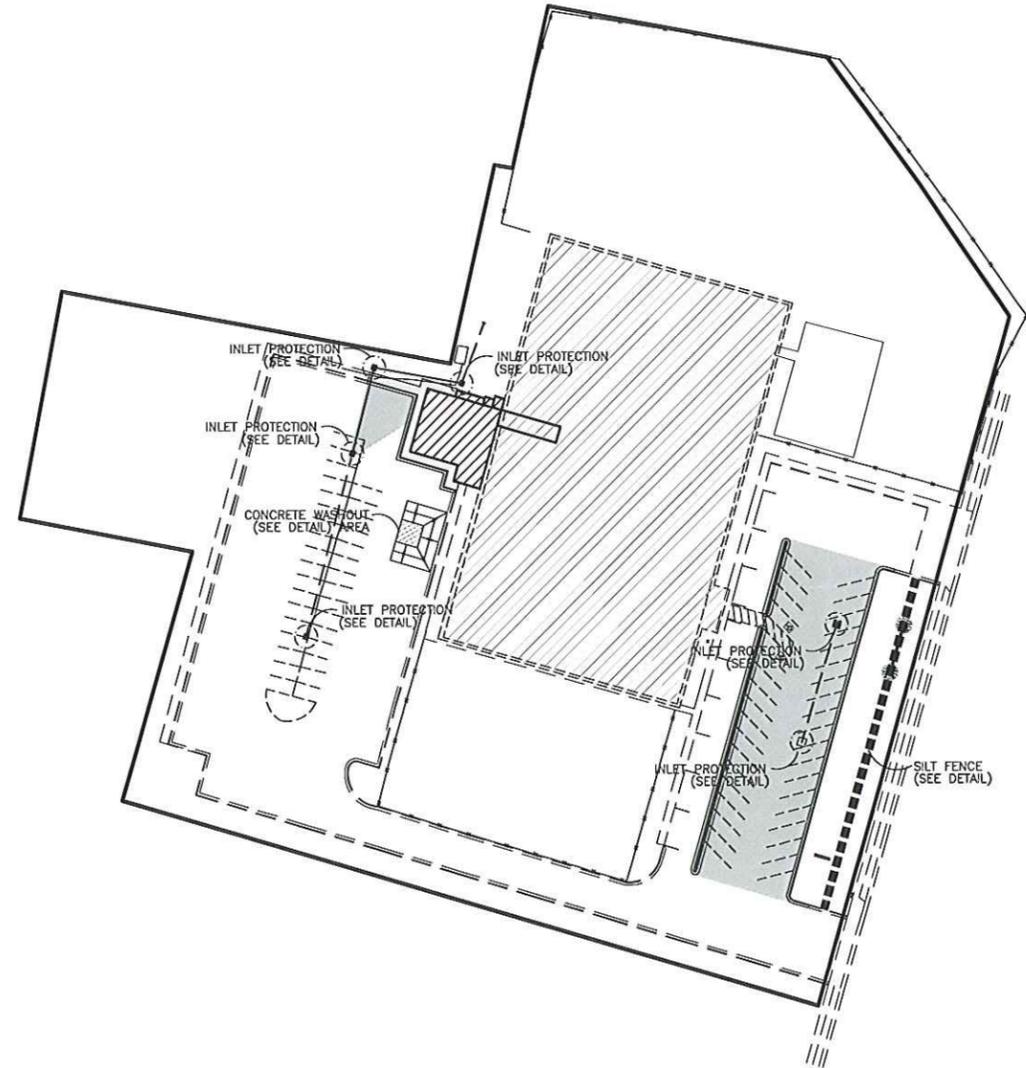
Sheet	7
5	Sheets

GOOD FOUNDATIONS ACADEMY Storm Water Pollution Prevention Plan Exhibit

CITY OF RIVERDALE, WEBER COUNTY, UT
MARCH 2015



Vicinity Map
NOT TO SCALE



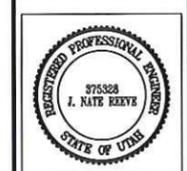
Construction Activity Schedule	
- PROJECT LOCATION.....	RIVERDALE CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....	MARCH 2015
- BMP'S DEPLOYMENT DATE.....	MARCH 2015
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	STEVE PETERSON (801) 399-5821 UNTIL GENERAL CONTRACTOR IS HIRED
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

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200 CHAMBERS STREET, SUITE 114, OGDEN, UTAH 84403
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REVISIONS	DESCRIPTION
DATE	

GOOD FOUNDATIONS ACADEMY
RIVERDALE, WEBER COUNTY, UTAH

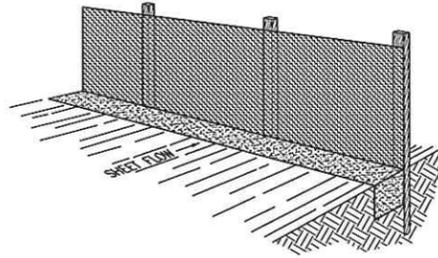
Storm Water Pollution Prevention Plan Exhibit



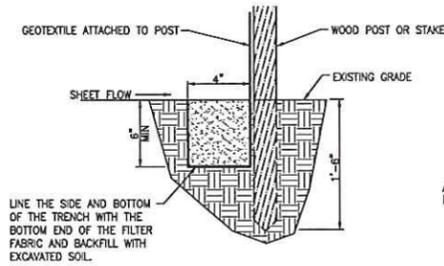
Project Info.	
Engineer:	T. HUNT
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Begin Date:	3-24-15
Name:	GOOD FOUNDATIONS ACADEMY
Number:	6528-01

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Keep all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up property dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events.
 - Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part III.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View



Section

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation whenever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)	
Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Unroll the silt fence, positioning the post against the downstream wall of the trench.
- Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

should generally be less than three (3) times the height of the fence.
If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL

Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

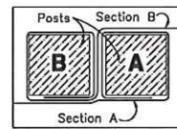
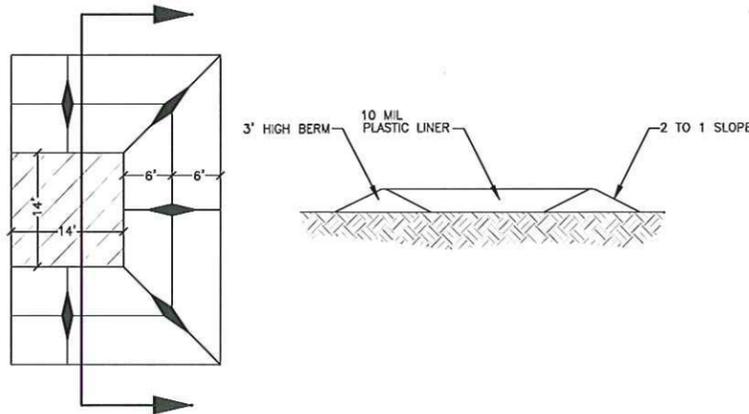


Figure 1:
Top View of
Roll-to-Roll Connection

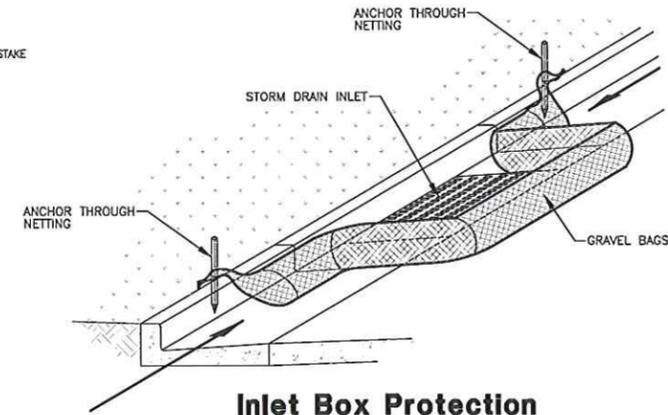
Silt Fence Detail

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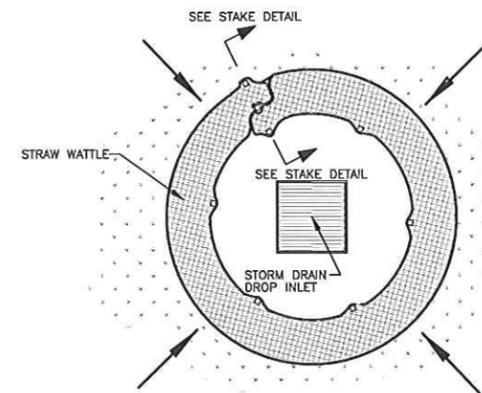


**Concrete Washout Area
w/ 10 mil Plastic Liner**

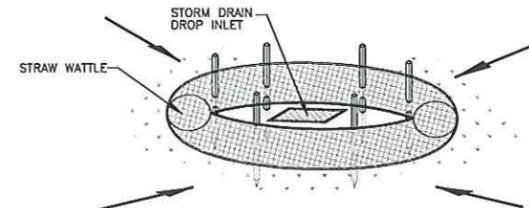
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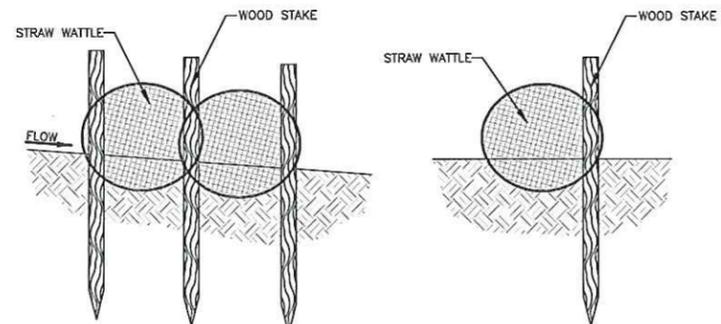
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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REVISIONS	DESCRIPTION
DATE	

GOOD FOUNDATIONS ACADEMY
RIVERDALE, WEBER COUNTY, UTAH
**Storm Water Pollution
Prevention Plan Details**

REGISTERED PROFESSIONAL ENGINEER
753328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: T.HUNT
Drafter: T.PRIDEMORE
Begin Date: 3-24-15
Name: GOOD FOUNDATIONS ACADEMY
Number: 6528-01

Sheet **7**
7 Sheets



**GOOD
FOUNDATIONS
ACADEMY**

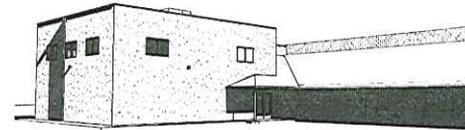
BUILDING ADDITION

5101 South 1050 West, Riverdale, Utah

Architect, Mechanical, Electrical:
Case, Lowe and Hart, Inc.
2484 Washington Blvd. Ste 510
Ogden, Utah 84401

Structural:
ARW Engineers
Ogden, Utah

Civil:
Reeve & Associates
Ogden, Utah



C4 EXTERIOR VIEW

DRAWING INDEX

G001	TITLE SHEET
05002	CODE REVIEW & LIFE SAFETY
D101	GROUND FLOOR DEMOLITION
D102	GROUND FLOOR CEILING DEMO PLAN
D103	SECOND FLOOR DEMOLITION
D104	SECOND FLOOR CEILING DEMO PLAN
PD100	PLUMBING DEMOLITION PLAN
FE101	ELECTRICAL DEMOLITION PLAN
FE211	ELECTRICAL DEMOLITION PLAN - SECOND FLOOR
C1	COVER INDEX SHEET
C2	NOTICE TO ORDER STREET CLOSURE SECTION
C3	EXISTING SITE DEMOLITION PLAN
G4	PROPOSED SITE PLAN
C5	GRADING UTILITY PLAN
C6	STORM WATER POLLUTION PREVENTION PLAN EXHIBIT
C7	STORM WATER POLLUTION PREVENTION PLAN DETAILS
S001	STRUCTURAL NOTES
S002	SCHEDULES
S003	SCHEDULES
S101	FOOTING AND FOUNDATION PLAN
S102	FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S201	DETAILS
S202	DETAILS
S203	DETAILS
S204	DETAILS
S301	MECHANICAL REQUIREMENTS
A001	ARCHITECTURAL NOTES
A100	OVERALL GROUND FLOOR PLAN
A101	GROUND FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	GROUND FLOOR REFLECTED CEILING PLAN
A104	SECOND FLOOR REFLECTED CEILING PLAN
A105	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A201	BUILDING SECTIONS
A202	BUILDING SECTIONS
A401	ENLARGED PLAN
A402	INTERIOR ELEVATIONS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A604	DETAILS
A603	DOOR SCHEDULE
A602	GROUND FLOOR FINISH PLAN
A603	SECOND FLOOR FINISH PLAN
A701	WALL TYPES
P001	PLUMBING LEGEND, NOTES, AND SCHEDULES
P101	PLUMBING PLANS
P401	ENLARGED GROUND FLOOR PLUMBING PLAN
P402	ENLARGED SECOND FLOOR PLUMBING PLAN
P501	PLUMBING DETAILS
M001	MECHANICAL LEGEND AND SCHEDULES
M100	OVERALL MECHANICAL PLAN
M101	ENLARGED GROUND FLOOR MECHANICAL PLAN
M102	SECOND FLOOR MECHANICAL PLAN
M103	PARTIAL ROOF MECHANICAL PLAN
M201	MECHANICAL SECTIONS
M201	MECHANICAL DETAILS
EE01	ELECTRICAL LEGEND
EL101	ELECTRICAL LIGHTING PLAN - MAIN FLOOR
EL111	ELECTRICAL LIGHTING PLAN - SECOND FLOOR
EP100	OVERALL ELECTRICAL SITE PLAN
EP101	ELECTRICAL POWER PLAN - MAIN FLOOR
EP110	OVERALL ELECTRICAL PLAN - SECOND FLOOR
EP111	ELECTRICAL POWER PLAN - SECOND FLOOR & ROOF
EP501	ELECTRICAL SWITCHES & SCHEDULES
EP502	ELECTRICAL DETAILS
EP601	ELECTRICAL SCHEDULES
EP602	COMMUNICATIONS DIAGRAM
EP701	ELECTRICAL PANEL SCHEDULES
EP702	ELECTRICAL PANEL SCHEDULES



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Suite 510 • Ogden, Utah • 84401
801.339.5121 • Fax 801.339.0733 • www.clhaz.com

CONSULTANT

STAMP



Building Addition

5101 S. 1050 W., Riverdale, Utah

MARK DATE DESCRIPTION

ISSUE DATE: APRIL 17, 2015
PROJECT NO: 14370
CADD DWG FILE:
DRAWN BY: Author
CHECK BY: Checker

PLAN REVIEW

APRIL 17, 2015

SHEET TITLE

TITLE SHEET

SHEET NO:

G001

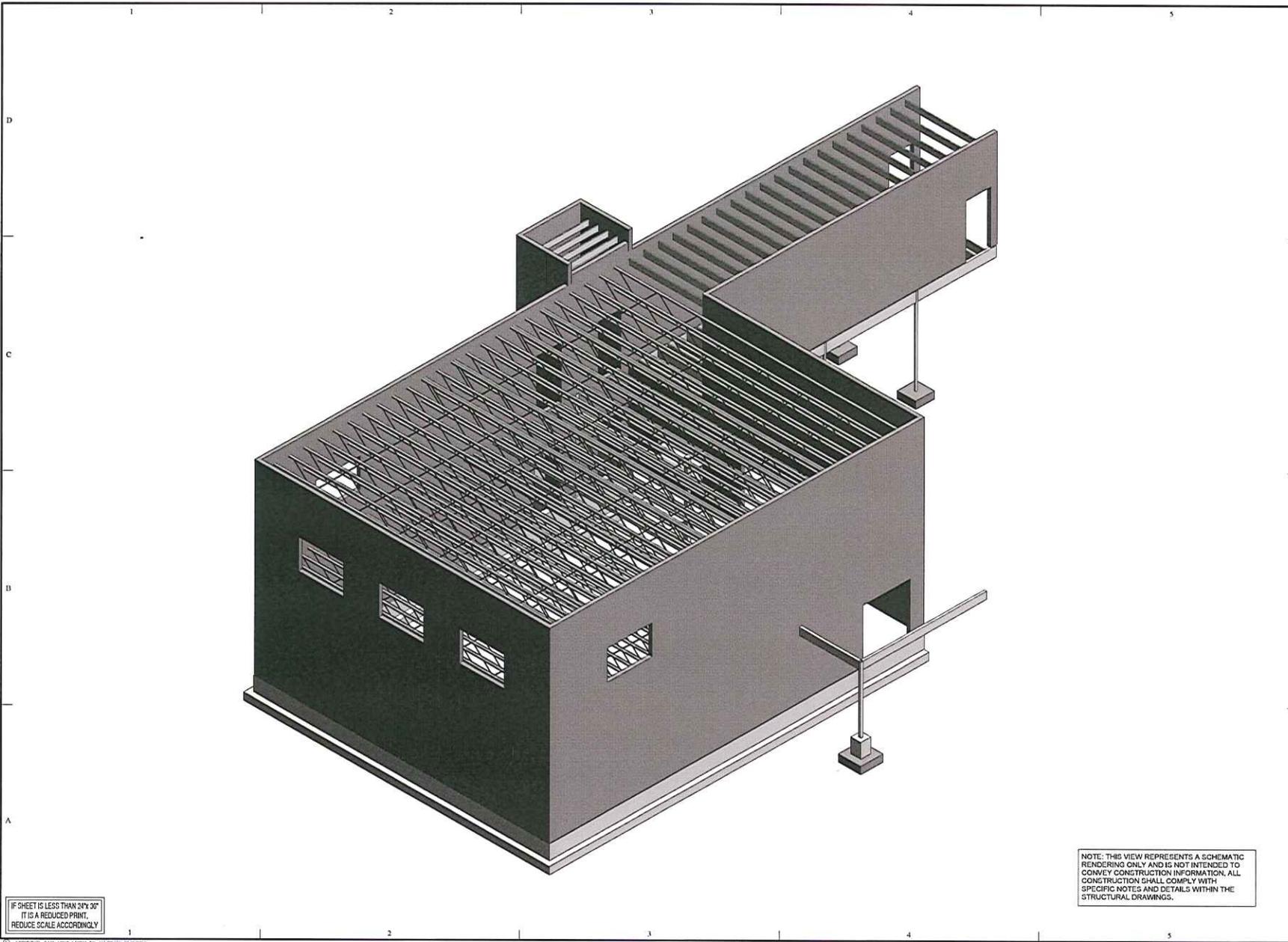
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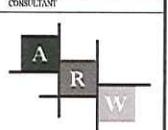


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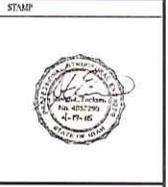
NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE STRUCTURAL DRAWINGS.



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ENGINEERS
structural consultants
1004 W Park Dr. Ogden, Utah 84404
PH: 801.780.8000 or 801.780.4000



Building Addition

5101 S. 1050 W., Riverton, Utah

DATE	DESCRIPTION

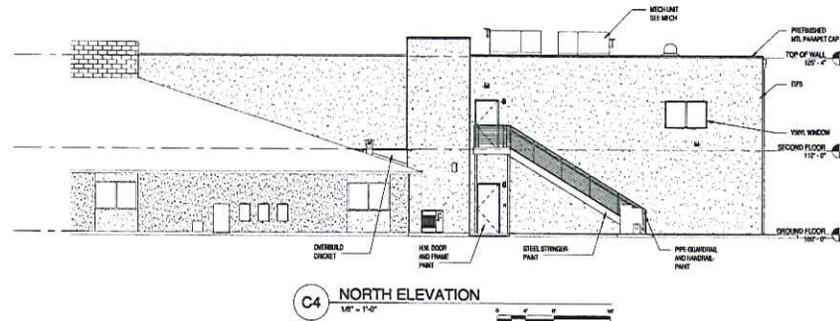
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PRODUCT NO:	14378
ARW PRODUCT NO:	14362
CAD DRAWER:	
DRAWN BY:	Author
CHECKED BY:	Checker

REVIEW SUBMITTAL

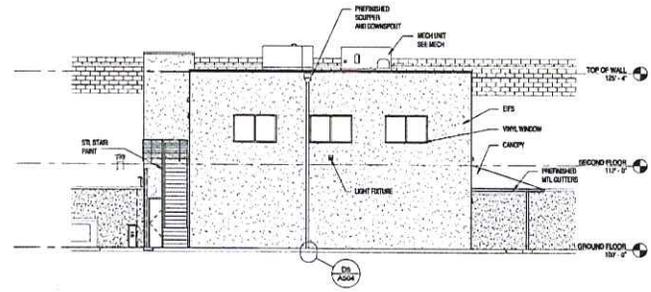
APRIL 02, 2013

SUBJECT TITLE
SCHEMATIC REFERENCE

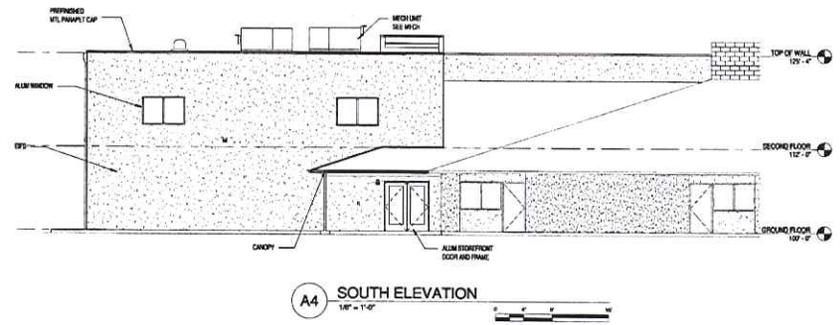
SUBJECT NO
S401



C4 NORTH ELEVATION
1/8" = 1'-0"



B4 WEST ELEVATION
1/8" = 1'-0"



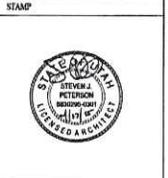
A4 SOUTH ELEVATION
1/8" = 1'-0"

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Building Addition

5101 S. 1050 W., Riverdale, Utah

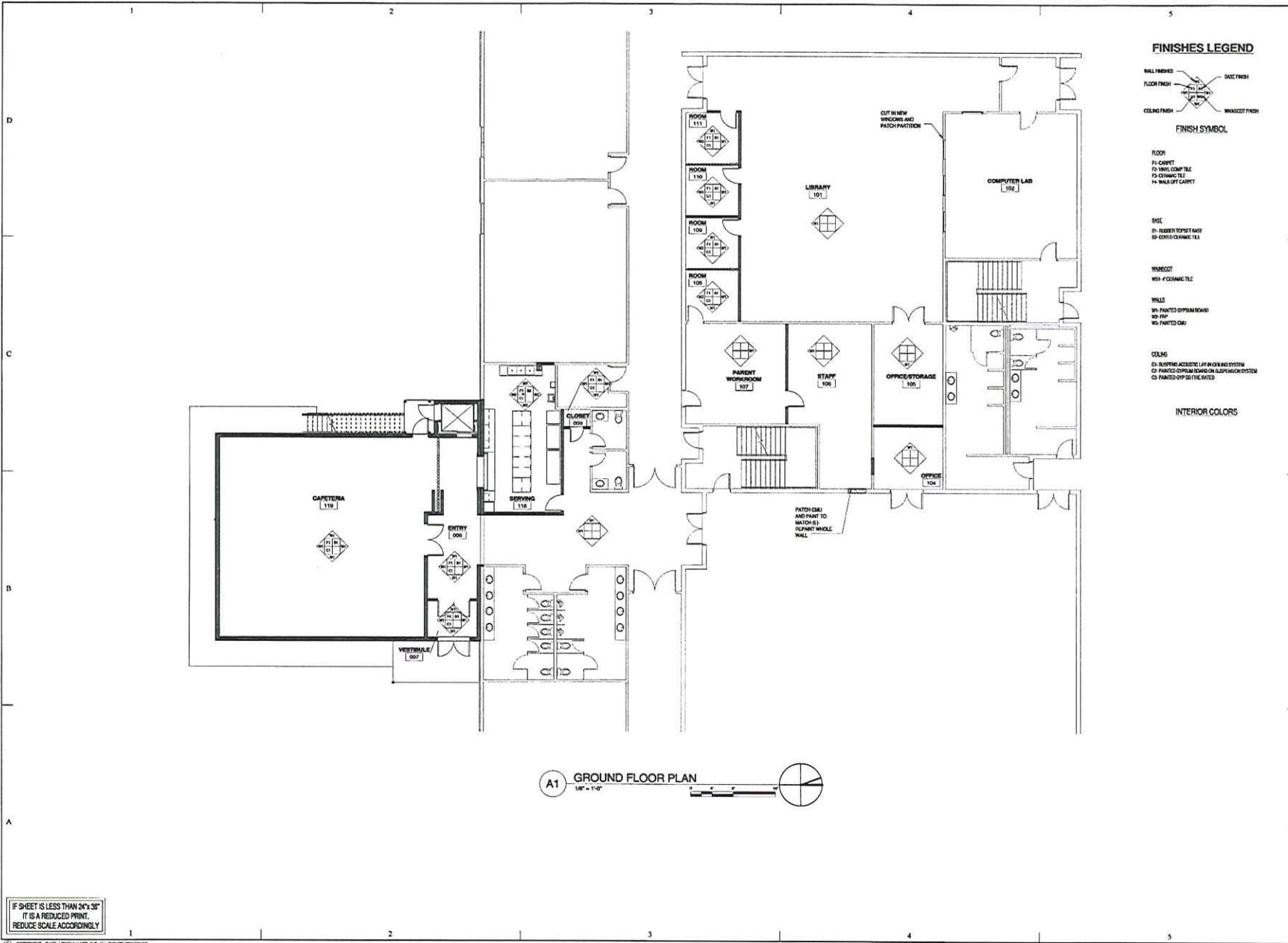
MARK	GATE	DESCRIPTION

ISSUE DATE:	APRIL 17, 2015
PROJECT NO.:	14370
CAD DRAW FILE:	Author
DRAWN BY:	Author
CHECK BY:	Checker

PLAN REVIEW
APRIL 17, 2015

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A201



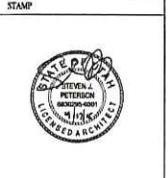
FINISHES LEGEND

- WALL FINISHES**
- FLOR FRESH
 - CEILING FRESH
 - WOODCOAT FINISH
 - WINDCOAT FINISH
- FINISH SYMBOL**
- FLOOR**
- F1-CARPET
 - F2-WHOLE CARPET
 - F3-CERAMIC TILE
 - F4-WHOLE CARPET
- WALL**
- W1-RUBBER TOYNET PAINT
 - W2-CONCRETE
- WINDCOAT**
- W3-4-CERAMIC TILE
- WALLS**
- W4-PAINTED OPPER BOARD
 - W5-POP
 - W6-PAINTED GAB
- CEILING**
- C1-SUSPENDED ACUSTIC LAY IN GRAB SYSTEM
 - C2-PAINTED CONCRETE
 - C3-PAINTED GYP BOARD
 - C4-PAINTED GYP BOARD
- INTERIOR COLORS**

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GOOD FOUNDATIONS ACADEMY

Building Addition

5101 S. 1050 W., Riverdale, Utah

MARK	DATE	DESCRIPTION

ISSUE DATE:	APRIL 17, 2015
PROJECT NO:	14370
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

PLAN REVIEW
APRIL 17, 2015

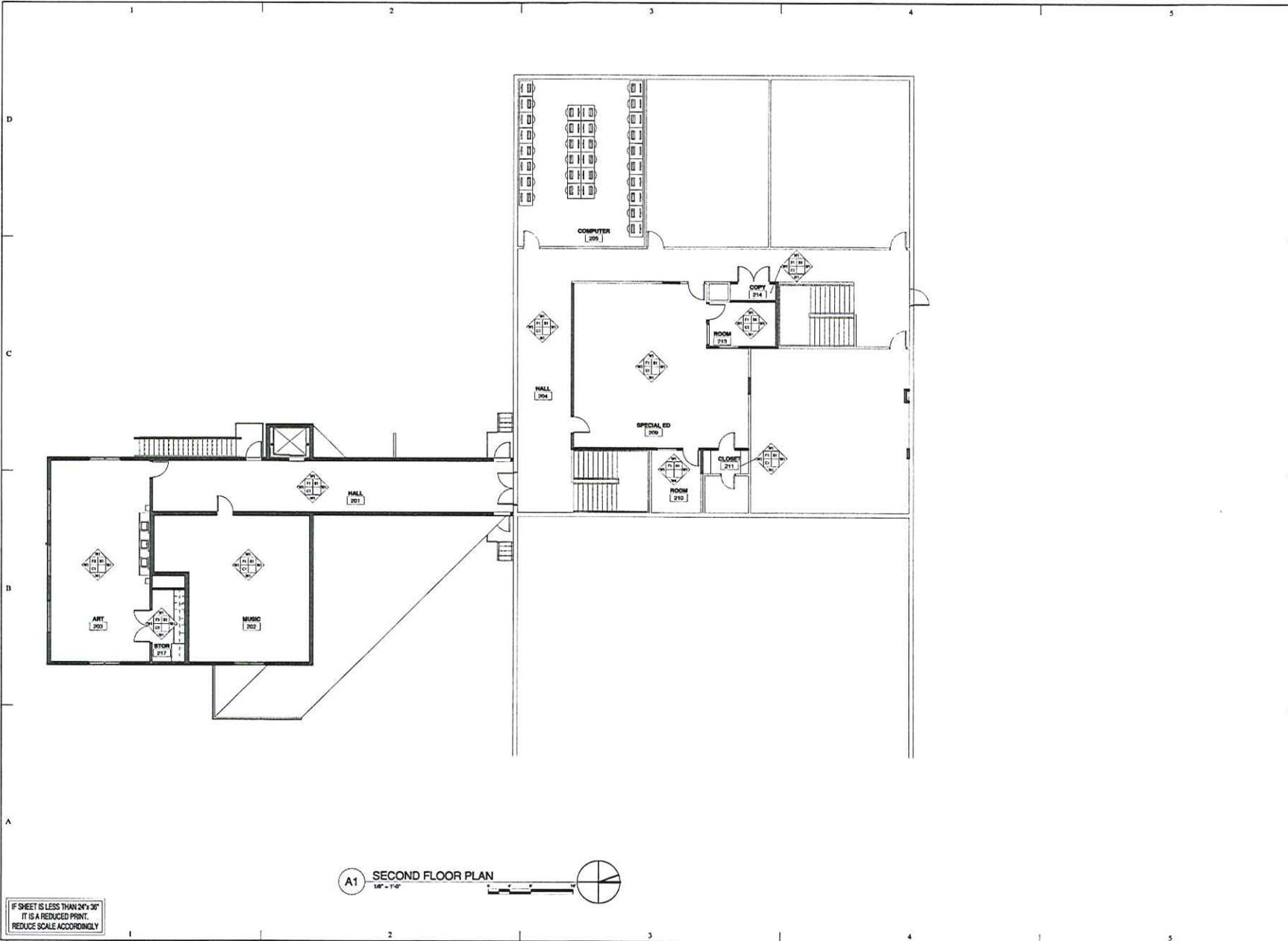
GROUND FLOOR FINISH PLAN

SHEET NO:
A602

A1 GROUND FLOOR PLAN
1/4" = 1'-0"

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A1 SECOND FLOOR PLAN
1/8" = 1'-0"

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STAMP



Building Addition

5101 S. 1050 W., Riverdale, Utah

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ISSUE DATE:	APRIL 17, 2015
PROJECT NO.:	14770
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DRAWN BY:	Author
CHECK BY:	Checker

PLAN REVIEW
APRIL 17, 2015

SHEET TITLE
**SECOND FLOOR
FINISH PLAN**

SHEET NO.:

A603

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 9, 2015**

AGENDA ITEM: E2

SUBJECT: 1. Consideration of an infill lot development of property located at 4562 South 1150 West

PETITIONER: Chet VanOrden

INFORMATION:

[Executive Summary](#)

[Letter from Petitioner](#)

[Plat Maps and Conceptual Drawings](#)

[Departmental Staff Reports](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 6-9-2015

Petitioner: Chet VanOrden

Summary of Proposed Action

Petitioners Chet VanOrden has requested development of an infill lot (like a flag lot) in a Single-Family and Single-Family with Rental Unit Residential R-2 zone located at approximately 4562 South 1150 West. The property contains approximately 0.49 acres of land and has a 45 foot frontage connection to 1150 West; this frontage connection necks down to about 25 or so feet at its narrowest point which could accommodate the driveway to the majority of the lot (see the attached proposal documentation for more information). A public hearing is not required for this request and the Planning Commission, subject to Title 10, Chapter 12 "Infill Lots", are the land use authority for this request. Following discussion of the request, the Planning Commission may make act accordingly to approve the request as submitted, approve the request with the imposition of additional conditions and requirements to grant the request, or deny the infill lot development request with sufficient findings of fact to support the action.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-12 "Infill Lots", and 10-14 "Regulations Applicable to All Zones" in addition to Fire Codes noted in the attached Departmental Staff report document by the Fire Department.

The infill lot development is currently owned by Wayne K and WF Lawanna Brown. Historically, this property was once part of the adjacent northwesterly property located at 4560 South 1150 West and currently owned by Robert D. Hill. At some point, these properties were subdivided and the lot in question was established with insufficient frontage for development purposes. Therefore, this infill lot development request is before the Planning Commission for review and consideration.

The appropriate supporting documentation has been submitted and provided to the Planning Commission for your review (please see attached proposal documentation and reports for more). The infill lot development consideration does require that specific requirements and conditions may be imposed upon the property "development as outlined by the Planning Commission, Department of Community Development, Fire Department, Department of Public Works, City Attorney, and City Administration" (Riv City Code 10-12-3(A).(9.). Comments reflecting departmental concerns, requested conditions, and other comments are attached on the document entitled "Departmental Staff Reports".

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to approve the request as submitted, approve the request with the imposition of additional conditions and requirements to grant the request, or deny the infill lot development request with sufficient findings of fact to support the action.

Below are excerpts from City Codes (as listed above) that have direct application to this rezone request:

Title 10 Chapter 9 Article C:

ARTICLE C. SINGLE-FAMILY & SINGLE-FAMILY WITH RENTAL UNIT RESIDENTIAL ZONE (R-2)

10-9C-1: PURPOSE AND INTENT:

The purpose of the R-2 zone classification is to accommodate a need for low density residential districts incorporating both single-family dwelling units and single-family dwelling units with a residential rental unit. (1985 Code § 19-18-1; amd. 2001 Code)

10-9C-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agriculture.

Church, synagogue or similar permanent building used for regular religious worship.

Educational institution.

Golf course, except miniature golf course.

Greenhouse, noncommercial only.

Household pets.

Parking lot accessory to uses permitted in this zone.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwelling.

Temporary building and use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work. (1985 Code § 19-18-2; amd. Ord. 784, 4-19-2011)

10-9C-3: CONDITIONAL USES:

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

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Home occupation.

Private park, playground or recreation area, but not including privately owned commercial amusement business.

Public utility substation or water storage reservoir developed by a public agency.

Single rental unit created only by owner occupied homes, located within, underneath or above the primary single-family dwelling unit. Any conditionally permitted rental unit shall be incidental to the primary residential use and shall meet the following minimum standards:

The square footage of the rental unit shall not exceed fifty percent (50%) of the overall square footage of the dwelling structure;

The rental unit shall be designed with a secondary entrance in a manner that the primary dwelling appears visually and functionally as if it were a single-family dwelling without a rental unit;

The rental unit shall have its own off street parking provided on the primary dwelling premises. Exiting units

will be grandfathered until the property is sold and the new owner must be a residence of one of the units. (Ord. 655, 4-4-2006)

10-9C-4: SITE DEVELOPMENT STANDARDS:

Minimum lot area:		
	One-family dwelling	8,000 square feet
	One-family dwelling with rental unit	10,000 square feet
Minimum lot width:		
	One-family dwelling	70 feet
	One-family dwelling with rental unit	80 feet
Minimum yard setbacks:		
	Front	25 feet except average of existing dwellings where 50 percent frontage is developed but not less than 20 feet
	Side:	
	Main building	8 feet, with total width of 2 side yards of not less than 18 feet and 20 feet each side for other main buildings
	Accessory building	8 feet, except 1 foot if located at least 6 feet in rear of main building; but not closer than 9 feet to dwelling on adjacent lot
	Zero side yards	In accordance with subsection 10-14-4J of this title
	Side; facing street on corner	20 feet, except average where 50 percent frontage is developed, but not less than 15 feet
	Rear:	
	Main building	25 feet
	Accessory building	When the accessory building is attached to the main building, in any manner whatsoever, then the minimum rear setback is 20 feet from the property line. When an accessory building is detached from the main building, and the accessory building is located at least 6 feet behind the main building, then the rear setback for the accessory building may be no less than 1 foot from the property line. If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear

		yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access
Building height:		
	Minimum	1 story
	Maximum	2 ¹ / ₂ stories or 35 feet

Title 10 Chapter 12:

INFILL LOTS

10-12-1: PURPOSE:

To set forth the criteria, conditions and requirements necessary to allow for development of unique type lots that otherwise do not qualify for development under existing ordinances in their current location or condition. (Ord. 759, 6-1-2010)

10-12-2: DEFINITIONS:

FLAG LOT: Property that has no less than sixteen feet (16') of frontage on a street and meets the area requirement of the zone.

RESIDENTIAL INFILL: The development of residential dwelling units on vacant property or underutilized land located in various areas of the city. Infill lots shall include flag lots that are not part of an approved and recorded subdivision.

ZERO LOT LINE/ZERO SIDE YARD: A form of housing development in which individual dwelling units are placed on separate, individually owned, platted and recorded lots. They may be attached to one another or directly abutting a separately owned lot. (Ord. 730, 3-17-2009)

10-12-3: REVIEW CRITERIA:

A. **Compatibility With Existing Neighborhood:** The proposed use and site plan for a residential infill development shall be compatible with and complementary to the character of the site, existing adjacent properties and surrounding neighborhood. (Ord. 741, 7-21-2009)

1. In determining the compatibility of the proposal for development of an infill lot, the planning commission shall consider: the density of the surrounding neighborhood; proposed number of dwelling units; and setbacks from property lines and existing structures.

2. In determining the compatibility of the site plan and building plan, the planning commission shall consider: compatibility with surrounding neighborhood; and the relationship of landscaping, screening, architectural style, parking location and height of all structures. It is the goal of Riverdale City in reviewing and approving any request for infill lot development that each development improves and enhances the residential area with a higher quality development than is currently present on properties abutting the proposed infill development.

3. If the proposal for development of an infill lot includes the demolition of a residential structure, the planning commission shall consider the effect such demolition has on the adjacent property and surrounding neighborhood.

4. If development of an infill lot is proposed on property that exists at the time of the adoption hereof and it

does not meet the minimum lot width or area requirements of the zone, the planning commission may approve the development of the lot as long as the required setbacks of the zone are maintained.

5. The zero lot line/zero side yard development concept is allowed on infill lots as a conditional use that is reviewed by the planning commission and complies with all aspects of this chapter.

6. Wider frontage on a flag lot may be required if the fire department review for access deems it is necessary.

7. This chapter is separate and distinct from [chapter 14](#), "Regulations Applicable To All Zones", of this title and specifically subsection [10-14-4J](#) of this title which pertains to zero side yard development in residential zones.

8. Infill lot development shall comply with all city adopted regulatory codes.

9. Each infill lot developer shall enter into a residential development agreement with Riverdale City that lists specific requirements and conditions for each development as outlined by the planning commission, department of community development, fire department, department of public works, city attorney and city administration. (Ord. 730, 3-17-2009)

General Plan Guidance (Section Reference)

Listed as Residential-Low Density use.

Legal Comments - City Attorney

This statute was adopted for this exact reason, unique or odd type lots. Follow the criteria set in 10-12-3 and we will be fine —



Steve Brooks, Attorney

Administrative Comments - City Administrator

10-12-3 REC

— ADEQUATE FIRE ACCESS PROVIDED.

— I SUPPORT THE REQUEST AS PER CITY INFILL REGULATIONS —



Rodger Worthen, City Administrator

Mike Eggett

From: Chet VanOrden <chetvo@msn.com>
Sent: Friday, May 22, 2015 1:43 PM
To: Mike Eggett
Subject: 4562 S 1150 W Lot
Attachments: Riverdale Plat-Plans.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Reply to this Person, Urgent - To Do, To Keep

Dear Mike,

Here is the information you requested regarding our preliminary home plans to take before the planning commission. I talked with Shawn Douglas with public works and we discussed the utility requirements. Is there anything else you needed and do you think we can get on the planning commission agenda for January 9th?

Thank you for your time and consideration.
Chet VanOrden
801-540-6580

S 055° E

JAMES R LOWE

0.37 AC±

47.63

S 87°56'W

080960018

292.37'

168.37±

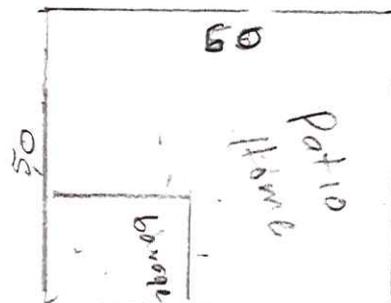
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ROBERT D HILL

080960062

97.72'±

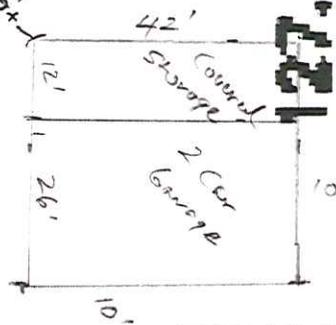
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127.47'



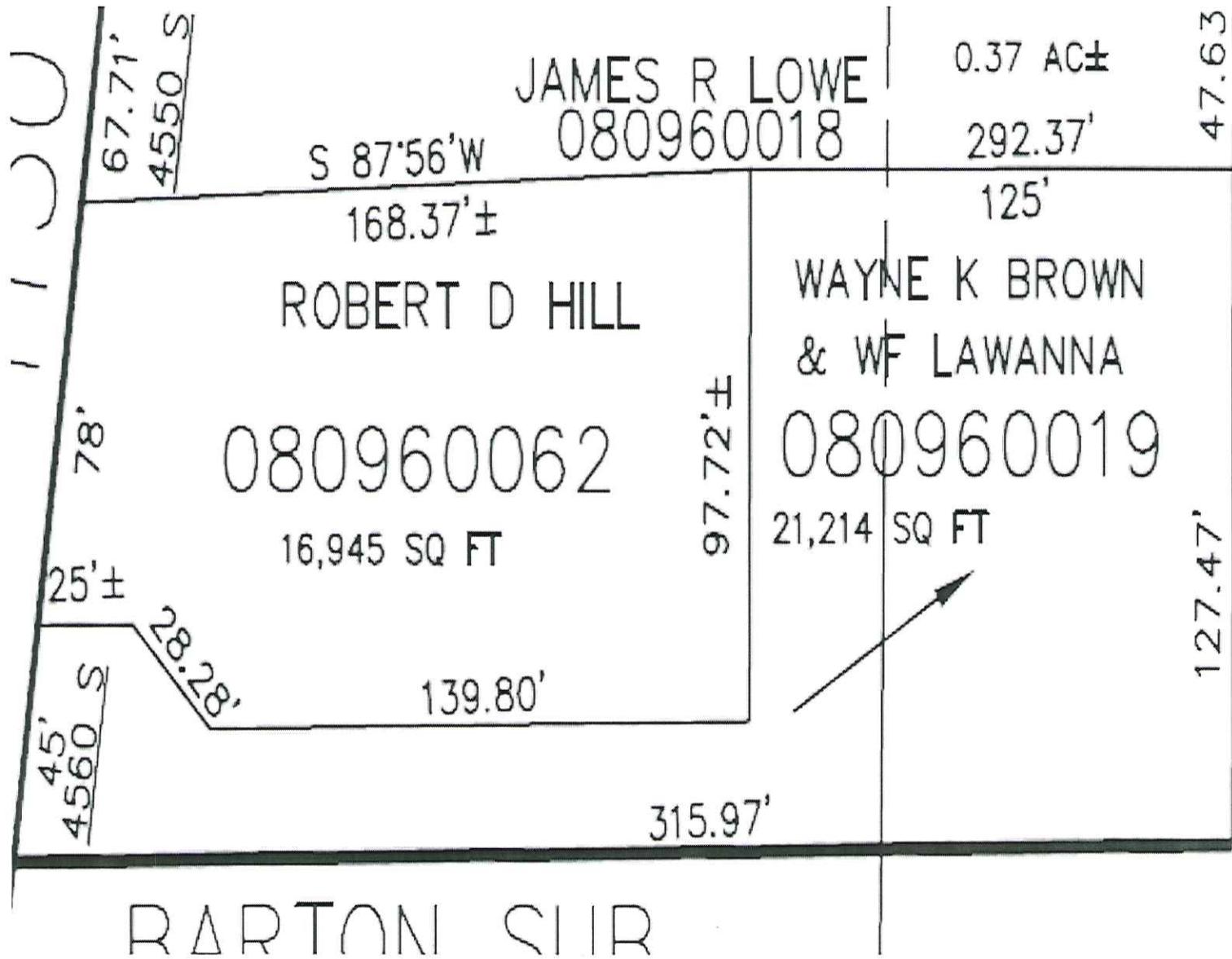
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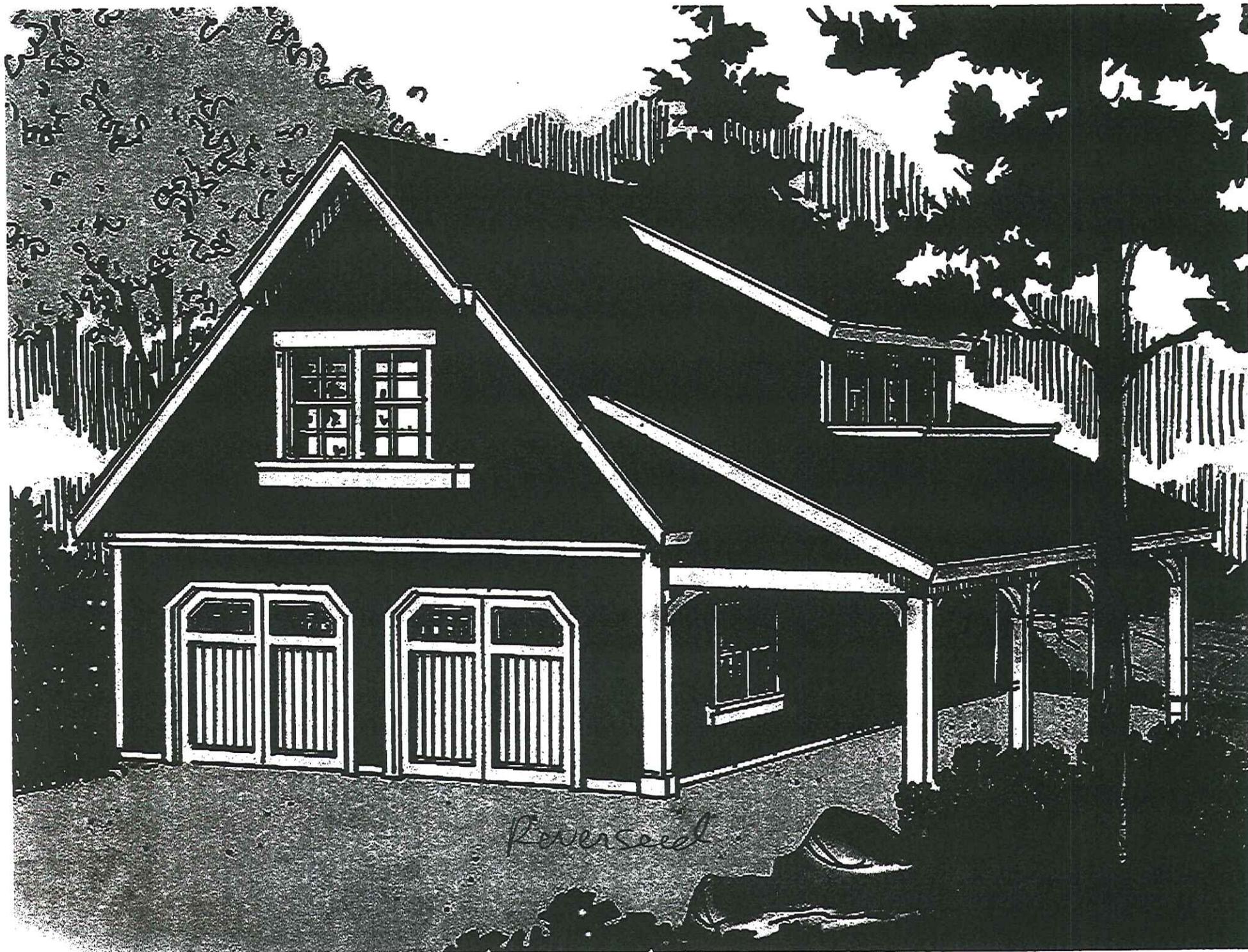
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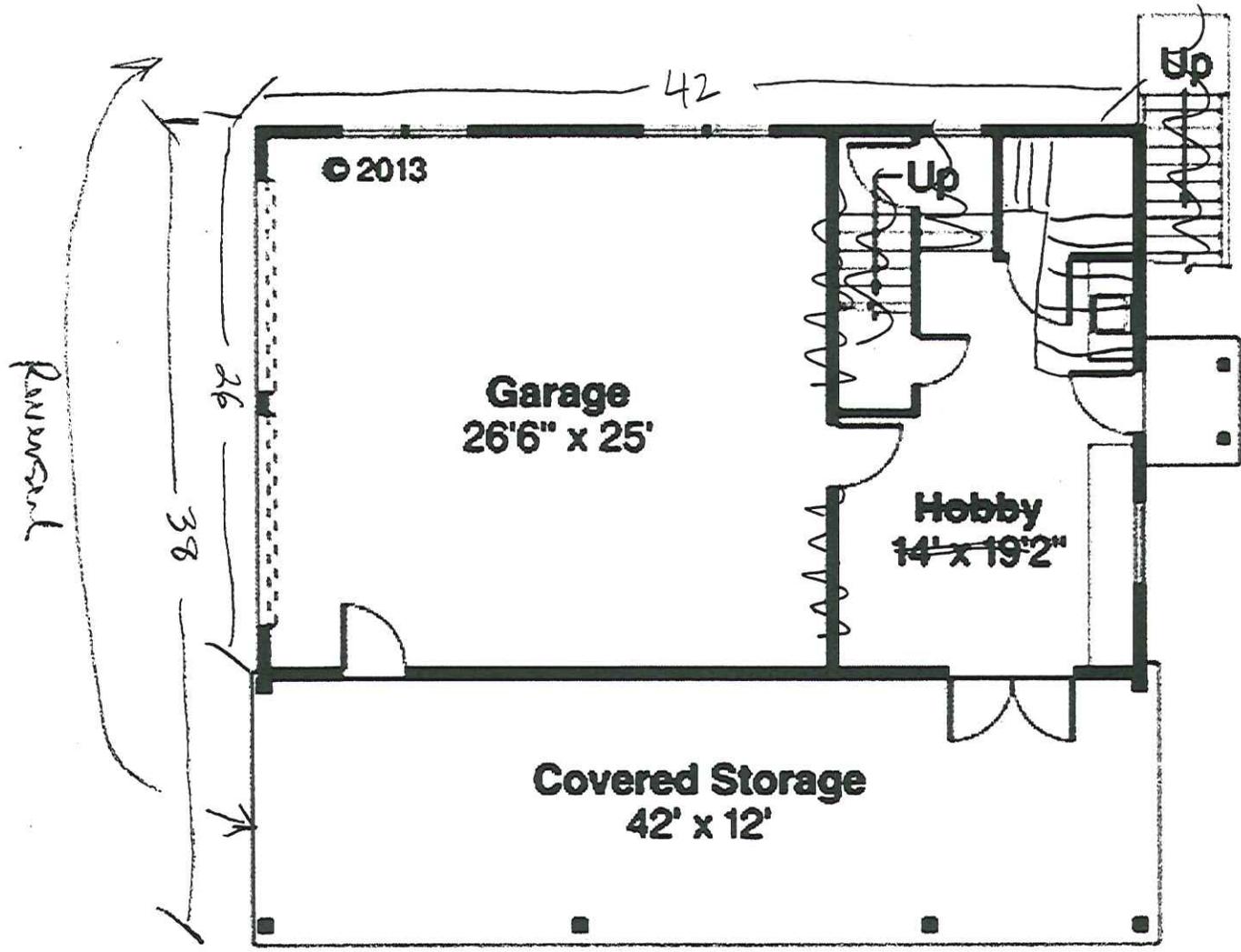
To 155W

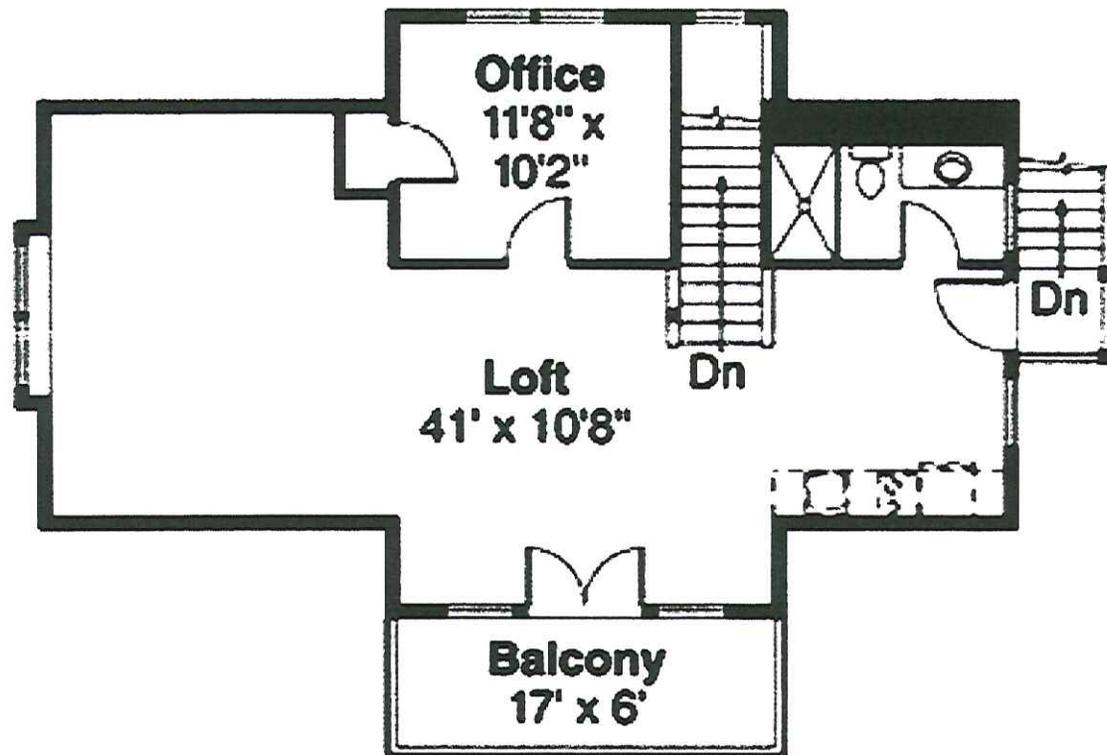






Reverse





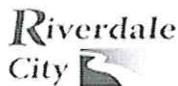
DEPARTMENTAL STAFF REPORTS – 5/29/2015 through 6/4/2015

From: Shawn Douglas
Sent: Fri 5/29/2015 11:50 AM
To: Mike Eggett
Subject: RE: 4562 S 1150 W Lot

Mike, as you know there are no utilities at this lot. My concerns would be with how he is going to install the utilities. There is a canal that runs under the sidewalk that will also be in his way as he brings the utilities in. Thanks

Shawn Douglas

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



From: Matt Hennessy – Fire Department
Sent: Thu 6/4/2015 9:36 AM
To: Mike Eggett
Subject: RE: 4562 S 1150 W Lot

Mike,
I met with R. Koger this morning and we discussed the concern with fire apparatus access due to the long driveway.

The plans do not clearly outline the construction of the access and we would request driveway access specifications prior to approval.

Randy and I recommend that the driveway comply with the following Utah Fire Code Subsections

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

In the event of a fire emergency, in order to reach the house with our hose lines we would need to pull on the access road to perform fire suppression activity.
Let me know if you have any concerns or questions.

Matthew Hennessy

Training Officer
Riverdale Fire Department
Office: 801-394-7481
Cell: 801-791-6402

From: Jeff Woody – Building Official
Sent: Wed 6/3/2015 9:05 AM
To: Mike Eggett
Subject: RE: 4562 S 1150 W Lot

Mike, the accessory building is over the 1000 sq ft maximum and can only be 20 ft in height.

Thanks Jeff

From: Dave Hansen
Sent: Wed 6/3/2015 9:29 AM
To: Mike Eggett
Subject: RE: 4562 S 1150 W Lot

Mike, the Police Department has no issues in regards to the building of this structure.

Sincerely,



*Chief David Hansen
Riverdale Police Department
4500 S. Weber River Drive
Riverdale, Utah 84405
(801) 394-6616*

Mike Eggett Comments – Community Development Review of Zoning

- Lot size requirement of 8,000 square feet is met
- Frontage requirement of 70 feet cannot be met on this lot, hence this request; 45 foot frontage established along 1150 West
- Setbacks for main structure:
 - o 25 foot front appears to be met but distance number not shown
 - o 8 foot side with total of 18 for side is met, west side yard is 13 feet and east is more than enough distance

- 25 foot rear appears to be met but distance number not shown
- Height maximum for main structure is 2½ stories or 35 feet; proposed residence appears to be lower than this as the plan is a patio home; maximum height for structure has not been identified
- Setbacks for accessory building:
 - Accessory building is technically located in the front yard of the home, however an infill lot development approval from the Planning Commission does afford some flexibility for site planning approval of buildings on flag lot style lots, subject to the impositions of any requirements or conditions on the development of the lot and buildings
 - Front setback of accessory building appears adequate
 - Side setback requirement of 8 feet with other criteria is met, closest side yard distance of accessory building is 10 feet to south property line
 - Rear setback for one foot with other criteria is met, rear yard distance of accessory building is 10 feet to east property line
 - Minimum distance between main building and accessory building is 6 foot minimum; there is 10 feet distance between buildings shown on attached plans
- Height maximum allowed for accessory building is 20 feet; proposed accessory building appears will be taller than code allows, no height number has been provided
- Accessory building maximum allowable size is 1,000 square feet; proposed building is 1,596 sf
- Accessory building does not appear to cover more than 25% of rear yard availability, although this number is hard to calculate at this time without some other setback numbers
- Development of lot will be subject to landscaping standards of the City Code and Riverdale City