



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – NOVEMBER 24, 2015**

6:00 p.m. – Planning Commission Work Session Meeting (City Offices)

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

Planning Commission Work Session Items

Planning Commission Training *to be determined*

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

A. Welcome & Roll Call

B. 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:
September 22, 2015 Regular Meeting
September 22, 2015 Work Session

E. Action Items

1. Consideration for recommendation regarding the proposed Pinecrest Subdivision (Small Subdivision) located at approximately 5445 S 600 W.

F. Discretionary Items

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 20th day of November, 2015 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on November 20, 2015.

Jackie Manning
Riverdale City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
November 24, 2015**

AGENDA ITEM: D

SUBJECT: Meeting Minutes for previous Planning Commission Meeting.

PETITIONER: Jackie Manning, City Recorder

ACTION REQUESTED: Review/Edit Meeting Minutes for the September 22, 2015
Planning Commission Meeting.

INFORMATION:

[September 22, 2015 Work Session](#)

[September 22, 2015 Regular Meeting](#)

[BACK TO AGENDA](#)

1 Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, September 22, 2015, at 6:00 PM, at
2 the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.
3
4

5 **Present:** Commissioners: Blair Jones, Chairman
6 Steve Hilton, Commissioner
7 Kathy Eskelsen, Commissioner
8 David Gailey, Commissioner
9 Michael Roubinet, Commissioner
10 Cody Hansen, Commissioner

11
12
13 **Excused:** Lori Fleming, Commissioner

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15
16 **City Employees:** Mike Eggett, Community Development Director
17 Jackie Manning, City Recorder

18
19 **Others Present:** Nate Reeve
20

21 Chairman Jones welcomed the Planning Commission members to the Work Session and stated for the record that all
22 were in attendance, with the exception of Commissioner Fleming.
23

24 **Reports:** Chairman Jones turned the time over to Mr. Eggett. Mr. Eggett reported the following:
25

- 26 • The Riverdale Business Park Phase 2 project is finalized.
- 27 • The Reeve Office Building is in progression.
- 28 • The McDonalds build your own sandwich remodel is complete.
- 29 • Bravo had their open house the prior week.
30

31 Chairman inquired about the empty space that was previously the restaurant called The Pelican. Mr. Eggett
32 responded of no known interest in that building as of yet.
33

34 **Consent Items:** Chairman Jones asked for any changes or corrections to the meeting minutes for the September 8, 2015
35 Regular and Work Session Planning Commission Meeting Minutes. There were no requested changes.
36

37 **Action Items:** Chairman Jones invited comments regarding the action items.
38

39 Mr. Eggett discussed the first action item, Consideration of Recommendation for Final Site Plan approval for
40 proposed Reeve Office Building. He noted this was a continuation of the previously approved preliminary site plan. All the
41 details for this project was included in the packet. Mr. Eggett reviewed the comments provided by the city staff. Mr. Eggett
42 stated the items listed on the initial report by the City Engineer have been addressed. The applicant recently submitted
43 updated plans that address all the outstanding items. Mr. Eggett had a physical copy available for review.
44

45 **Discretionary Items:** Chairman Jones asked if there were any discretionary items. There were none. Mr. Eggett
46 discussed the Utah League of Cities and Towns Conference that met on September 17, 2015. He reported all the
47 legislature topics, House Bills, and Senate Bills that are currently active.
48

49 **Adjourn:** Having no further business to discuss the Planning Commission adjourned at 6:16 PM to convene into their
50 Regular Planning Commission Meeting located in the Council Chambers.
51
52

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, September 22, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

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

Excused: Lori Fleming, Commissioner

Visitors: Nate Reeve

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Fleming. Nate Reeve, applicant for action items, was present as well.

B. Open Communications

Chairman Jones asked for any open communications and there were none.

C. Presentations and Reports

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

- The Riverdale Business Park Phase 2 project is finalized.
- The Reeve Office Building is in progression.
- The McDonalds build your own sandwich remodel is complete.
- Bravo had their open house the week prior and was attended the public, City Staff, and the Mayor.

D. Consent Items

Chairman Jones asked for changes or corrections to the September 8, 2015 Planning Commission Meeting for the Regular and Work Session meeting minutes. There were not any corrections requested.

MOTION: Commissioner Eskelson moved to approve the Meeting Minutes for the September 8, 2015 Regular and Work Session Planning Commission Meeting Minutes, as written. Commissioner Roubinet seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of Recommendation for Final Site Plan approval for proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 S 1500 W Riverdale, UT, 84405.

Mr. Eggett summarized an executive summary which explained: Reeve and Associates, Inc., as represented by Nate Reeve, have applied for a Site Plan review of the Reeve Office Building as a proposed professional office building development located at approximately 5175 South 1500 West in a Planned Regional Commercial (CP-3) zone. This site plan is being proposed for development on Lot 2 of the previously approved Hayward Subdivision. A public hearing is not required to consider this Site Plan proposal. Following the previous preliminary review of the Site Plan, the Planning Commission provided a favorable approval of the Preliminary Site Plan, subject to providing elevation renderings and resolving outstanding City Staff and Engineering concerns. Following the presentation and discussion of the Final Site Plan proposal, the Planning Commission may make a motion to recommend City Council approval of the Reeve Office Building site plan proposal, approval of the proposed site plan with any requested modifications, or not provide a recommendation to City Council for approval of the Reeve Office Building site plan. If this recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approval for the proposed Final Site Plan.

69 Mr. Eggett discussed the department reports which were provided in the packet. All outstanding concerns have been
70 addressed and any discussion items have been underlined. There was a general consensus to support this project.

71
72 **MOTION:** Commissioner Roubinet moved to recommend approval of the Final Site Plan for
73 the proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 W
74 1500 W, Riverdale, UT, 84405 Meeting the conditions of the storm drain. Commissioner
75 Gailey seconded the motion.

76
77 There was no discussion regarding this motion.

78
79 **CALL THE QUESTION:** The motion passed unanimously.

80
81 **F. Discretionary Items**

82
83 Chairman Jones invited discussion. No items were discussed.

84
85 **G. Adjournment**

86
87
88 **MOTION:** There being no further business to come before the Planning Commission, Commissioner
89 Hansen moved to adjourn the meeting. Commissioner Eskelson seconded the motion; all
90 voted in favor.

91
92 The meeting adjourned at 6:38 PM.

93
94
95
96
97 _____
98 Blair Jones
99 Planning Commission Chair

100 _____
101 Jackie Manning
City Recorder

Date Approved: **November 24, 2015**

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
November 24, 2015**

AGENDA ITEM: E

SUBJECT: 1. Consideration for recommendation regarding the proposed Pinecrest Subdivision (Small Subdivision) located at approximately 5445 S 600 W.

PETITIONER: Mike Eggett, Community Development Director.

ACTION REQUESTED: A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a recommendation to the City Council for approval of the proposed Pinecrest Subdivision, recommendation to the City Council with additional comments and/or conditions, or not to recommend City Council approval of the proposed Pinecrest Subdivision with the supporting findings of fact.

INFORMATION:

[Executive Summary](#)

[PC Pinecrest Small Subdivision Review](#)

[Engineer Review Letter](#)

[Department Staff Reports](#)

[Application](#)

[Final Plat](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 11-24-2015

Petitioner: David Combe

Summary of Proposed Action

David Combe has applied for a Small Subdivision review and approval of the proposed Pinecrest two-lot subdivision located at approximately 5433 South and 5445 South 600 West in an Agricultural A-1 zone. Small subdivision applications are governed by City Code 10-21-12 "Small Subdivisions; Special Provisions" when certain criteria have been met as part of the application. A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a recommendation to the City Council for approval of the proposed Pinecrest Subdivision, recommendation to the City Council with additional comments and/or conditions, or not to recommend City Council approval of the proposed Pinecrest Subdivision with the supporting findings of fact.

Title 10 Ordinance Guidelines (Code Reference)

This Small Subdivision/Site Plan review is regulated under City Code 10-21 "Subdivisions", specifically 10-21-12 "Small Subdivisions; Special Provisions", and is affected by City Codes 10-9B "Single Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access" and 10-19 "Conditional Uses" (as it relates to the zero lot line placement request; refer to following agenda item and executive summary).

The Small Subdivisions section of the City Code states specifically:

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

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

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

The proposed subdivision parcels currently have an established residence built on Lot 1, whereas Lot 2 has remained vacant for many years as an agricultural pasture for livestock. The applicant desires to move

forward on building plans to build a new residence on Lot 2 and in order to do such has proposed this small subdivision. There are some outstanding easement concerns and other items noted in the City Engineer review that need to be clarified and resolved as part of this process. The petitioner is anxious to move forward with development of Lot 2, if the subdivision is granted, due to concerns associated with natural conditions during this time of the year and would like to proceed as quickly as possible.

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

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

General Plan Guidance (Section Reference)

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

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City Administrator



Small Subdivision Review – Pinecrest Subdivision 5433 South and 5445 South 600 West

Completed by Mike Eggett, Community Dev. Director on 11/18/2015

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

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	Nov. 6, 2015
Date Application Submitted to City:	Nov. 6, 2015
Date Fee Paid:	Paid on Nov. 6, 2015 (see receipt for detail)
Small Subdivision/Site Plan – Preliminary Requirements	Departmental Review Comments
<i>PLAT SHEET</i>	
Owner’s name, address, and phone number	Glenna and David Combe, 801-458-5541; address shown on application
Developer’s name, address, and phone number	David Combe, 801-458-5541; address shown on application
Approving agency’s name and address: Utility companies if applicable	None shown (if applicable)
Consulting Engineer’s name, address, and phone number	Reeve & Associates, 920 Chambers Street, Ste 14, Ogden, Utah 84403, 801-621-3100
Licensed Land Surveyor’s name, address, phone number, signature, and seal	Reeve & Associates, 920 Chambers Street, Ste 14, Ogden, Utah 84403, 801-621-3100; signature not shown at this point
Date	Yes – October 26, 2015
Revision block with date and initials	<u>Revision block not shown</u>
Sheet number and total sheets	No sheet number (only one sheet provided)
<u>General</u>	
Street names	Yes, shown on drawing

Layouts of lots with lot numbers	Yes, Lots 1 and 2 shown
Adjacent tract ownership and tax identification numbers	Tax identification numbers and ownership information not shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is showing
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Yes, shown on drawing; inquire about approval to cross or use adjacent easements, utilities, etc.
Space for notes	Yes, adequate space available
Contours	Contours not shown (as applicable)
Public areas	Location of sidewalks, right-of-way, curbing, and park strips along 600 W. not shown
<u>Vicinity Map</u>	
Street names	Yes, shown
Site location	Site location not identified on map
North arrow	Yes, shown
Scale	Yes, shown
<u>Layout</u>	
Street Names	Yes, shown on drawing
Layouts of lots with lot numbers	Yes, Lots 1 and 2 shown
Bearings and distances for all property lines and section ties	Yes, shown
Boundary and legal description	Yes, shown
Adjacent tract ownership and tax identification numbers	Tax identification numbers not shown; ownership information shown
Scale (minimum 1"=50')	Yes, scale is showing
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	Not shown, discuss with applicant, not major concern
Location of exterior lighting devices, signs, and outdoor advertising	Not applicable
Location of underground tanks, dumpsters, etc	Not applicable
<u>Additional Information</u>	
Benchmark	Yes

Basis of bearings	Yes
Legend	Yes
Center line stationing	Yes
Existing natural ground	<u>Not shown</u>
<u>New and Existing Buildings</u>	
Height and Size	New home: Height = around 26 feet; Building size approx. 3950 sq ft
Location, setbacks, and all dimensions	<u>Unknown, not shown on site plan page; may inquire regarding location of new home on lot two</u>
Type of construction	Appears to be rock, stucco, hardy plank, etc.
Type of occupancy and proposed uses	A-1 Agricultural uses and Residential home uses; R-2 Residential home uses
<u>New and Existing Walls and Fences</u>	
Location, design, and height	<u>Not identified (if applicable)</u>
Materials proposed for construction	None proposed at current time
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	Cannot identify off-street parking availability, but appear sufficient to meet code req of minimum of 2 spaces; refer to City 10-15 for more;
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	<u>Points of lot ingress/egress unknown; may inquire of location on current building lot and new building lot</u>
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	<u>Not shown</u>
Face of curb lines	<u>Not shown</u>
Centerline slope	Not applicable
Signing and striping	Not applicable
Light poles	Not applicable
Street lights	Not applicable
Street name signs	Not applicable

Stop signs	Not applicable
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Location not shown; developer will be responsible for replacing any damaged sidewalk facilities due to project
Planting Strip	Location not identified on plat
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Not applicable
Slope of gutter	Not applicable
Manholes	Not applicable
Invert elevations	Not applicable
Length, size, slope, and type of mains and laterals	Not applicable
Location of catch basins	Location not showing
Ditches, location and ownership	None nearby project
Approval to pipe, reroute or use	Not shown or noted, if approval is necessary
Calculations for retention system	<u>Discuss with developer to verify retention needs if any for project; defer to City Engineer</u>
<u>New and Existing Sanitary Sewers</u>	
Manholes	Not applicable
Invert elevations	Not applicable
Length, size, type, and slope of mains and laterals	<u>Will need to be installed in conformance to size, type, and slope standard of Riverdale City per note</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	<u>Will need to be installed in conformance to size, type, and slope standard of Riverdale City per note</u>
Location, size, and type of water meters, valves, and fire hydrants	<u>Water meter locations not identified; location of valves and existing fire hydrants not shown; will need to be installed in conformance to size, type, and slope standard of Riverdale City per note</u>
<u>New and Existing Gas Lines</u>	
Size and type	Location, size, and type not shown
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Location, size, and type not shown

Location of power poles	Location not shown
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	New (if any) and existing not currently shown
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Not currently shown
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Not applicable
Cross section of curb and gutter (standard 30" high back)	Not applicable
Gutter inlet box with bicycle safe grate	Not applicable
Cleanout box	Not applicable
Thrust blocking	Not applicable
Special energy dissipating or drop manholes	Not applicable
<i>ADDITIONAL INFORMATION</i>	
Soils report	Geotechnical report has been provided
Drainage and runoff calculations	<u>Discuss with developer to verify drainage needs if any for project; defer to City Engineer</u>
Water right transfer documentation	Not provided (not needed for this project)
Copy of protective covenants, codes, and regulations for development	Not applicable
8 ½" x 11" copy of plat	Hard copies and digital copy provided
<u>OTHER ITEMS</u>	
Building elevation renderings	Yes, provided plans to building official with non-colored elevation renderings
Zoning compliance	Yes, A-1 zone allows for a single home per 40,000 sq. ft., R-2 zone allows for a single home per 8,000 sq. ft.
Use compliance	Yes, A-1 zone allows for a single home per 40,000 sq. ft. and agricultural uses, R-2 zone allows for a single home per 8,000 sq. ft.
Engineering comments and letter of approval recommendation	Engineering comments, along with City Administrator comments have been provided
All Planning Commission and City Staff conditions for approval have been met	In process with the Planning Commission for recommendation review before advancing to review for approval by City Council

13 November 2015

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Pinecrest Subdivision**
Subj: Subdivision Plat Review

Dear Mike,

I have reviewed with Shawn Douglas the above referenced project drawings and submit the following review comments, which should to be considered:

General Comment:

1. An **electronic copy** of the completed Plat & Improvement Plan drawings must be submitted to the Public Work Department via our office for record keeping upon completion and approval of the subdivision drawings.

Plat:

The following corrections need to be made to the Plat:

1. The "Location Map" needs to indicate the location of the subdivision.
2. The "Point of Beginning" needs to be indicated on the Plat drawing.
3. The Section corner symbol is needed at the "Southeast Corner of Section 18".
4. The "Owner's Dedication" needs to be re-written to include what accurately is being dedicated and certified by the Owner. Example – since there are no irrigation canals on the property the statement regarding irrigation canals needs to be removed from the "Owner's Dedication", etc.
5. In the "Owner's Dedication and Certification" the "Name of the Owner(s)" signing the Plat should have his or their name(s) printed under their signature line.
6. In the "Boundary Description" the subdivision tie bearing is referenced 180° wrong.

Improvement Drawings – Need to be prepared & submitted to include:

1. The improvement drawings will need to show the existing contours of the hillside property.

2. The location of the home will need to be shown on the improvement drawings with the finish contours around the future home shown.
3. The 20' "Storm Drain Easement" needs to be labeled as a "Private Storm Drain Easement" and the private pipeline with all maintenance by the property owner.
4. The existing Sanitary Sewer Easement must be evaluated per the following:
 - The 20' sanitary sewer must be verified as an active sanitary sewer or an abandoned pipeline.
 - If there is no active flow of sewage in the existing pipeline then the 20' sewer easement needs to be abandoned.
 - The existing piping within the 20' sanitary sewer easement must have all manholes removed and the existing pipe filled with flowable fill and disconnected from any active sanitary sewer pipelines.
5. Type "K" copper is required on all water laterals from the City main waterline to the meter and the location of the meter and water service lateral needs to be shown on the improvement drawings.
6. The sanitary sewer lateral needs to be shown connecting onto an active sanitary sewer along with the plan & profile of the existing sanitary sewer which it will be connected onto. The plan & profile will need to be shown from an existing manhole to the next manhole down stream.
7. Add the City Standard details for construction of the water meter and connection to the waterline main, trench detail and others as required.
8. Notes need to be placed on the improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and along "Combe Way" (600 West Street) must be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, site lighting, concrete improvement, etc.
9. Several notes found on the geotechnical report, state that the Contractor shall follow the backfill requirements and maximum fill depths, per the Geotechnical Report. The maximum fill depths (lifts) should be stated in the improvement drawings for the Contractor and his men, so errors are avoided. Generally, the Contractor and his men do not have a copy of the Geotechnical Report on-site.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, P.E.

City Engineer

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

DEPARTMENTAL STAFF REPORTS – 5/18/2015 through 5/19/2015

From: Rodger Worthen
Sent: Wed 11/18/2015 3:25 PM
To: Mike Eggett
Subject: RE: Dave Combe/Pinecrest

Mike-

This newly proposed Combe plat cleans up a lot of past division of land issues. I like what has been proposed and see no concerns.

Rodger Worthen, MPA/AICP

City Administrator
Riverdale City Corp.
801-394-5541
www.riverdalecity.com



From: Shawn Douglas
Sent: Thu 11/19/2015 8:48 AM
To: Mike Eggett
Subject: RE: Dave Combe/Pinecrest

Mike, any concerns I have are addressed in Scotts review. Verification that the Sanitary Sewer is abandoned and proper termination of the existing line if abandoned would be my main concern.
Thanks

Shawn Douglas

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



From: Jared Sholley – Fire Department
Sent:
To:
Subject:

No comments/review report from the Fire Department provided.

From: Dave Hansen – Police Department

Sent:

To:

Subject:

No comments/review report from the Police Department provided.



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR RESIDENTIAL SUBDIVISION - *Small Subdivision* SITE PLAN APPROVAL

CASE NO: 2015-04 DATE SUBMITTED: Nov-6-15.

APPLICANT'S NAME: David Combe

ADDRESS: 5455 S 600W Riverdale ut 84405.

PHONE: 801-458-5541

ADDRESS OF SITE: 5445 S 600W Riverdale ut 84405.

APPLICANT'S INTEREST: Home Development.

Application is hereby made to the Riverdale City Planning Commission requesting that a

residential subdivision consisting of 2 lots be approved on 26.393 of
(number of lots) (sq. ft./acreage)

property in the A-1 zone in accordance with the attached site plan.

David Combe
Signature of Applicant

Glenna Combe
Signature of Property Owner

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

Glenna Combe
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$100 per lot/unit 200⁰⁰

Fee: \$ 200⁰⁰ Date paid: 11/6/2015

Planning Commission sets public hearing: Yes No Date of Public Hearing: N/A

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

Date: 11/24/2015 Decision of Commission: _____

City Council sets public hearing: Yes No Date of Public Hearing: _____

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

Date: _____ Decision of Council: _____



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

XBP Confirmation Number: 12602645

▶ Transaction detail for payment to Riverdale City.		Date: 11/06/2015 - 9:15:48 AM	
Transaction Number: 43634732PT Visa — XXXX-XXXX-XXXX-5113 Status: <i>Successful</i>			
Account #	Item	Quantity	Item Amount
	Zoning ampamp Subdiv. Fee	1	\$200.00

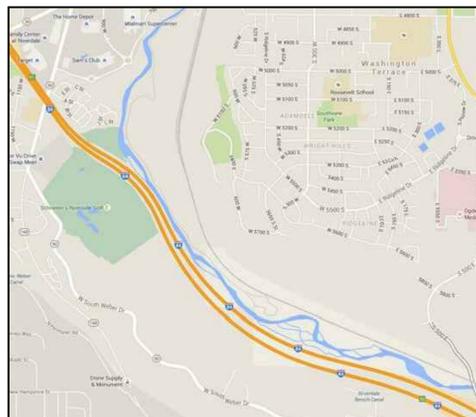
TOTAL: \$200.00

Billing Information
 GLENN C COMBE
 , 84405

Transaction taken by: ccolby

PINECREST SUBDIVISION

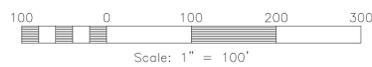
PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
NOVEMBER, 2015



VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = PUBLIC UTILITY EASEMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°42'52"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A TWO LOT SUBDIVISION. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

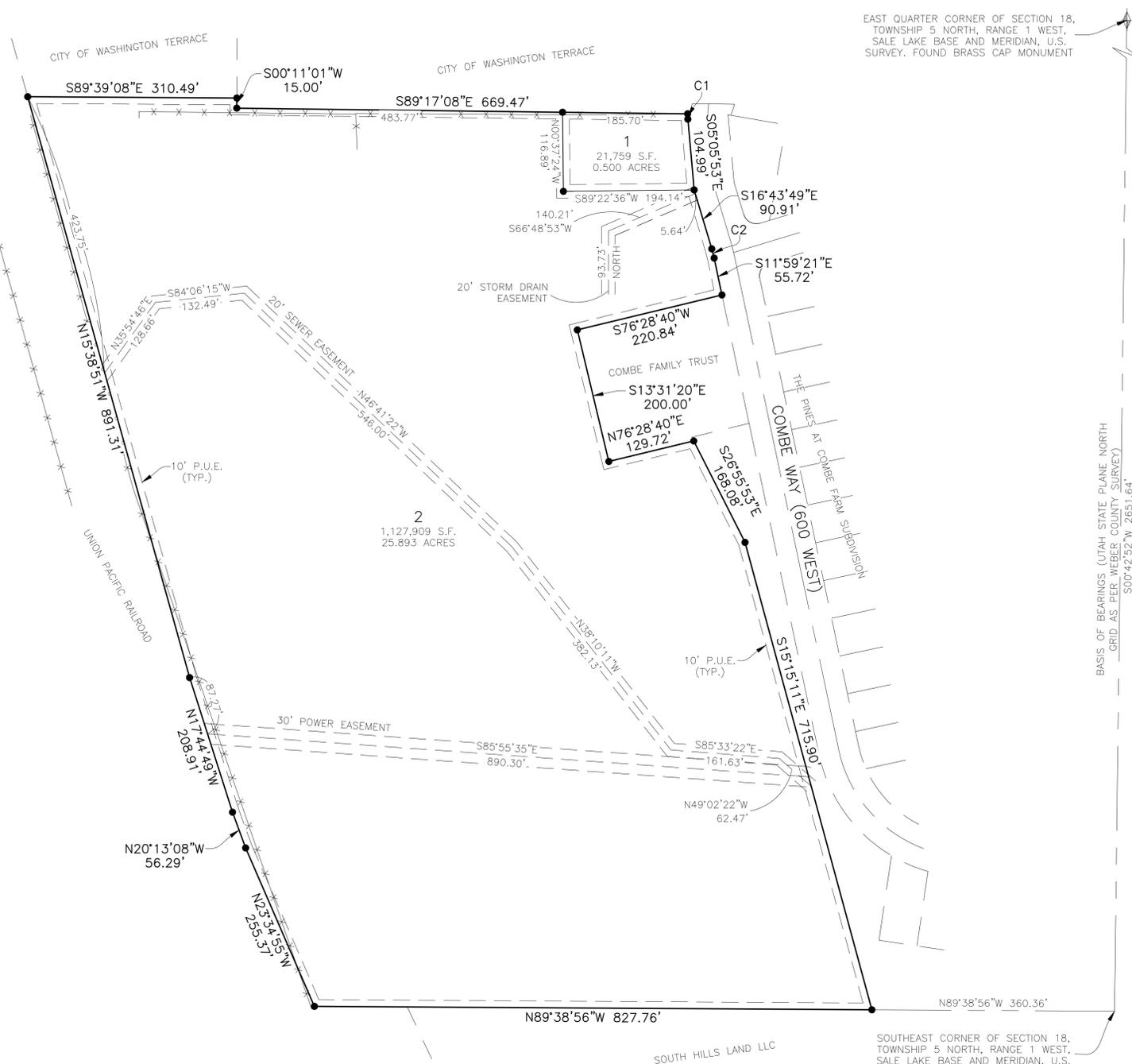
PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, SAID POINT BEING S89°38'56"E ALONG THE SECTION LINE, 360.36 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N89°38'56"W 827.76 FEET; THENCE N23°34'55"W 255.37 FEET; THENCE N20°13'08"W 56.29 FEET; THENCE N17°44'49"W 208.91 FEET; THENCE N15°38'51"W 891.31 FEET; THENCE S89°39'08"E 310.49 FEET; THENCE S00°11'01"W 15.00 FEET; THENCE S89°17'08"E 669.47 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.89 FEET, A RADIUS OF 99.98 FEET, A CHORD BEARING OF S02°50'15"E, AND A CHORD LENGTH OF 7.89 FEET; THENCE S05°05'53"E 104.99 FEET; THENCE S16°43'49"E 90.91 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.07 FEET, A RADIUS OF 170.00 FEET, A CHORD BEARING OF S14°21'35"E, AND A CHORD LENGTH OF 14.06 FEET; THENCE S11°59'21"E 55.72 FEET; THENCE S76°28'40"W 220.84 FEET; THENCE S13°31'20"E 200.00 FEET; THENCE N76°28'40"E 129.72 FEET; THENCE S26°55'53"E 168.08 FEET; THENCE S15°15'11"E 715.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,149,675 SQUARE FEET OR 26.393 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	99.98'	7.89'	7.89'	3.95'	S02°50'15"E	4°31'17"
C2	170.00'	14.07'	14.06'	7.04'	S14°21'35"E	4°44'28"



EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT

BASIS OF BEARINGS (UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY)
S00°42'52"W 2651.64'

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PINECREST SUBDIVISION** IN **RIVERDALE CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **RIVERDALE CITY, WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



UTAH LICENSE NUMBER **TREVOR J. HATCH**

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **PINECREST SUBDIVISION**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **10-26-15**
Name: **PINECREST SUBDIVISION**
Number: **6648-01**
Revision: _____
Scale: **1"=100'**
Checked: _____



RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ATTORNEY

RIVERDALE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE DEDICATION PLAT HAS BEEN DULY RECEIVED AND APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS HEREON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____.

MAYOR ATTEST

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED CITY PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE RIVERDALE CITY STANDARDS.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ENGINEER

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____ Filed For Record
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
_____ Deputy.