



**RIVERDALE CITY PLANNING COMMISSION AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – AUGUST 9, 2016**

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**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:**

June 28, 2016 Work Session

June 28, 2016 Regular Meeting

**E. Action Items**

**1. a. Consideration of preliminary site plan redevelopment proposal by H&P Investments for property located at approximately 845 North Riverdale Road, Riverdale, Utah 84405.**

*Presented by: Mike Eggett, Community Development*

**E. Discretionary Items**

**F. Adjournment**

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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 4<sup>th</sup> day of August, 2016 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/> as well as the Public Notice Website:

<http://www.utah.gov/pmn/index.html>. A copy was also provided to the Standard-examiner on August 4, 2016.

Jackie Manning  
Riverdale City Recorder

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
August 9, 2016**

**AGENDA ITEM: D1**

**SUBJECT:** Consideration of Meeting Minutes

**PRESENTER:** Jackie Manning, City Recorder

**ACTION REQUESTED:** Consideration of approval.

**INFORMATION:**

- a. [June 28, 2016 Planning Commission Work Session Minutes](#)
- b. [June 28, 2016 Planning Commission Regular Meeting Minutes](#)

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

1 Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, June 28, 2016, at 6:00 PM, at the  
2 Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.  
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4

5 **Present:** Commissioners: Blair Jones, Vice-Chair  
6 Kathy Eskelsen, Commissioner  
7 David Gailey, Commissioner  
8 Robert Wingfield, Commissioner  
9  
10 Excused: Steve Hilton, Chairman  
11 Michael Roubinet, Commissioner  
12 Lori Fleming, Commissioner  
13  
14 City Employees: Mike Eggett, Community Development  
15 Jackie Manning, City Recorder  
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17 Others Present: No members of the public were present  
18

19 Commissioner Jones welcomed the Planning Commissioners to the Work Session and stated for the record that all  
20 were in attendance except Commissioner Fleming and Commissioner Roubinet who were both excused. It was noted that  
21 Chairman Hilton may be present later in the meeting.  
22

23 **Presentations and Reports:** Commissioner Jones turned the time over to Mr. Eggett who reported the following:  
24

- 25 • The vacant Best Buy will have a new tenant shortly.
- 26 • At-Home may expand to their square footage to the empty office space within their building.
- 27 • Maverik will be at the next City Council Meeting.
- 28 • Assisted Living Center will be at the next City Council Meeting.
- 29 • Cutrbus flex building has begun construction.
- 30 • The Unity Property (78 acres bordered by the river) has discussed putting their property up for sale.
- 31 • Denny's construction has continued

32  
33 **Consent Items:**

34 Commissioner Jones asked for any changes or corrections to the meeting minutes for the Regular Session and Work  
35 Session Planning Commission Meeting, for the June 14, 2016 meeting. There were no corrections requested.  
36

37 **Action Items:**

38 Commissioner Jones invited discussion regarding the first action item, Public Hearing and Consideration to forward  
39 recommendations regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4  
40 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters). Mr.  
41 Eggett stated he provided updates to the Planning Commission. Mr. Eggett briefly reviewed the proposed changes and  
42 noted that the City Attorney expressed concerns which have since been addressed.  
43

44 Mr. Eggett briefly explained the executive summary. City Staff has been approached by interested parties, regarding  
45 various properties throughout the City in relation to the ordinances that impact those properties. This includes site plan  
46 approvals and subdivision approval timelines.  
47

48 In conjunction with these requested changes, there have been state legislature updates which require the City to  
49 update various codes pertaining to building and fire.  
50

51 Mr. Eggett discussed future development of schools in relation to parking and felt that the proposed changes would  
52 be more appropriate for any future schools built within Riverdale City.  
53

54 All the proposed changes have been reviewed by departments that would be impacted by its implementation, such as  
55 the Riverdale City Fire Chief, the Building Official, and the City Attorney. Mr. Eggett reviewed various city codes in drafting  
56 these proposed changes.  
57

58 Mr. Eggett explained there was a slight change in the wording in 10-9F-4: Site Development Standards, located in the  
59 paragraph pertaining to Rear: Main Building "30 feet if rear property line is adjacent to a residential zone; 10 feet if rear  
60 property line is adjacent to a commercial zone. Any structure located closer than 30 feet to the rear property line shall  
61 meet all requirements of the current Building and Fire Codes and receive construction approval from the Riverdale City  
62 Fire Chief."  
63

64 There were no additional questions or comments.  
65

66 **Discretionary Items:**

67 Commissioner Jones invited discussion regarding discretionary items and there were none.

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**Adjourn:**

Having no further business to discuss the Planning Commission adjourned at 6:22 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.

DRAFT

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 28, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Blair Jones, Vice-Chair  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner  
Robert Wingfield, Commissioner

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

Excused: Michael Roubinet, Commissioner  
Lori Fleming, Commissioner  
Steve Hilton, Chairman

Visitors: None

**A. Welcome & Roll Call**

Commissioner 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 Roubinet, Commissioner Fleming and Chairman Hilton, who were excused. No members of the public were present.

**B. Open Communications**

There were no members of the public present to comment.

**C. Presentations and Reports**

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

- The vacant Best Buy will have a new tenant shortly.
- At-Home may expand to their square footage to the empty office space within their building.
- Maverik will be at the next City Council Meeting.
- Assisted Living Center will be at the next City Council Meeting.
- Cutrbus flex building has begun construction.
- The Unity Property (78 acres bordered by the river) has discussed putting their property up for sale.
- Denny's construction continues

**D. Consent Items**

**1. Consideration of meeting minutes from the Planning Commission Meeting held on June 14, 2016.**

Commissioner Jones asked for changes or corrections to the Planning Commission meeting minutes for June 14, 2016 Work Session and Regular Meeting. There were no corrections requested.

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

There was no discussion regarding this motion.

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

**E. Action Items**

**1. a. Public Hearing: Consideration to receive and consider public comment regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters).**

Commissioner Jones opened the public hearing. No comments were made.

**MOTION:** Commissioner Wingfield made a motion to close the public hearing. Commissioner Gailey seconded. All in favor.

**b. Consideration to forward recommendations regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters).**

Mr. Eggett summarized an executive summary which explained:

Recently, City Staff has been approached by interests, regarding various properties throughout the City and City ordinances that are impacting those properties. In addition, the State Legislature has passed a bill updating the building codes for the State and, as a result, the City needs to update these building codes. Finally, there have been some issues in the past relative to site plan approvals and final subdivision approvals relative to the timing of the project's vesting rights/viability. As a result of these three above-noted matters, a packet of information has been provided to discuss suggested code revisions relative to the above-noted matters. In order to consider amending the City Code, Utah State Law requires that we hold a public hearing regarding proposed changes to the City Code. Therefore, a public hearing has been set for tonight to consider these proposed Code changes, and advertised accordingly to the public per State Law.

Following the public hearing, the Planning Commission should discuss the proposed language amendments and then determine how to proceed.

Title 10 Ordinance Guidelines (Code Reference)

Non-dwelling parking standards are regulated under City Code 10-15 "Parking, Loading Space; Vehicle Traffic and Access", specifically section 3. Site development standards for higher density residential areas (i.e. apartment complexes) are regulated under City Code 10-9F "Multiple-Family Residential Zone (R-5)", specifically section 4. All building codes are found within Title 9 "Building Regulations". Fire code regulations are found within City Code 4-2 "Fire Code". Subdivision review and approval is regulated under City Code 10-21 "Subdivisions". Site plan review and approval is regulated under City Code 10-25 "Development in All Zones".

Additionally, City Attorney Steve Brooks has provided his comments relative to the proposed City Code amendments and these comments have been included with this document for this discussion.

During the Work Session meeting Mr. Eggett brought a revision to 10-9F-4: Site Development Standards, located in the paragraph pertaining to Rear: Main Building "30 feet if rear property line is adjacent to a residential zone; 10 feet if rear property line is adjacent to a commercial zone. Any structure located closer than 30 feet to the rear property line shall meet all requirements of the current Building and Fire Codes and receive construction approval from the Riverdale City Fire Chief."

There were no further comments.

**MOTION:** Commissioner Wingfield moved to recommend approval to the City Council for the proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters) language as noted during the work session be included. The motion was seconded by Commissioner Gailey.

There was no discussion regarding this motion.

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

**F. Discretionary Items**

Commissioner Gailey thanked everyone for their concern regarding his health.

**G. Adjournment**

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

The meeting adjourned at 6:37 PM.

Blair Jones  
Planning Commission Vice Chair

Jackie Manning  
City Recorder

Date Approved: July 26, 2016

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
August 9, 2016**

**AGENDA ITEM: E**

**SUBJECT:** Consideration of Preliminary Site Plan Redevelopment proposal by H&P Investments for property located at approximately 845 North Riverdale Road, Riverdale, Utah 84405.

**PRESENTER:** Mike Eggett, Community Development

**ACTION REQUESTED:** Consideration of approval.

**INFORMATION:**

- a. Executive Summary
- b. Site Plan Review
- c. Engineer Review Letter
- d. Department Reports
- e. Application
- f. Sign Concept
- g. Project Drawings

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



## Planning Commission Executive Summary

For the Commission meeting on: 08-09-2016

Petitioner: *H&P Investments*,  
represented by Dave Pierson with *Galloway, Inc.*

### Summary of Proposed Action

H&P Investments, as represented by Dave Pierson, have applied for a Preliminary Site Plan review of a Redevelopment Master Site Plan that will operate as a commercial retail center located at approximately 845 North Riverdale Road, between 900 West and Tony Divino Toyota, in a Regional Commercial (C-3) zone. This site plan is being proposed for development on property currently owned by H&P Investments. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the H&P Investments redevelopment master site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the H&P Investments redevelopment master site plan. If preliminary approval was provided, then this matter could move forward to a future Final Site Plan review process with the Planning Commission.

### Title 10 Ordinance Guidelines (Code Reference)

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

The proposed development parcel is located on property currently owned by H&P Investments and is located directly west of the Tony Divino Toyota site up to 900 West. The property is in a C-3 zone and all uses listed in this zone (whether permitted or conditional) would be available for development and use on this lot. Per the applicant, the desired uses are commercial retail and food service type uses.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review - H&P Investments/Cutrubus Redevelopment Master Plan"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Preliminary Site Plan documentation, draft commercial signage drawings have been provided. It is anticipated that the applicant will set up a Design Review Committee meeting to discuss landscaping, building design, building materials, site signage and overall aesthetics of the proposed site for each building thereupon.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission may make a motion giving preliminary approval of the H&P Investments redevelopment master site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the H&P Investments redevelopment master site plan. If preliminary approval was provided, then this matter could move forward to a future Final Site Plan review process with the Planning Commission.

**General Plan Guidance (Section Reference)**

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

**Legal Comments - City Attorney**

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

**Administrative Comments - City Administrator**

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



## Preliminary Site Plan Review – H&P Investments/Cutrubus Redevelopment Master Plan, between 900 West-700 West along Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 8/1-3/2016

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this proposed preliminary site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to provide preliminary site plan approval or not provide approval for the proposed H&P Investments/Cutrubus Redevelopment master site plan with any additional comments or concerns to be addressed by the developer.

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	July 26, 2016
Date Application Submitted to City:	July 26, 2016
Date Fee Paid:	Paid on July 26, 2016 (see receipt for detail)
<b>Site Plan – Preliminary Requirements</b>	<b>Departmental Review Comments</b>
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and relative address location shown; building addressing is not shown and is needed
Property Owner’s name, address, and phone number	Shown on cover page: H&P Investments, 895 West Riverdale Rd., Riverdale, Utah 84405, 801-337-2257
Developer’s name, address, and phone number	Shown on cover page: H&P Investments, 895 West Riverdale Rd., Riverdale, Utah 84405, 801-337-2257
Approving agency’s name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; all other utility agencies affected are identified in the submittal
Consulting Engineer’s name, address, and phone number	Galloway & Company, Inc., 515 S. 700 E., Suite 3F, Salt Lake City, Utah 84102, 801-549-7563
Licensed Land Surveyor’s name, address, phone number, signature, and seal	Galloway & Company, Inc., 515 S. 700 E., Suite 3F, Salt Lake City, Utah 84102, 801-549-7563; signatures not shown at current

Date	Yes – June 2016
Revision block with date and initials	Revision block with date and initials shown
Sheet number and total sheets	Shown (41 total sheets); needs to be renumbered from 43 sheets to 41 sheets, unless sheets 3 and 4 added back to packet
<u>General</u>	
Street names	Shown – Riverdale Road and River Park Drive; <u>no “900 West” shown</u>
Layouts of lots with lot numbers	No lot numbering shown, may only be one large lot; lot configurations need to be cleaned up to reflect adjusted lot line for development pad(s)
Adjacent tract ownership and tax identification numbers	Tract ownership names shown; Tax ID numbers not shown
Scale (minimum 1”=50’ to 1”=10’)	Yes, scale is shown (1’=200’)
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements not identified; discussed on sheets C0.01 and C0.10 under applicable notes sections and as identified on sheets C0.10, C0.11, and C0.12; approvals provided to cross, use, relocate outlined in demo schedule on sheet C0.10
Space for notes	Yes, general notes sheets provided and plenty of other space available for notes in packet
Contours	Yes, shown on sheets C2.00, C2.10, C2.11, C2.30, C2.31, C2.80, C2.81, and C3.10
Public areas	Sidewalks and curb/gutter shown on sheets C1.00, C1.10, C1.11 and on various sheets in packet
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of “Not to Scale”
<i>PLAT SHEET</i>	No new platting necessary for this project (use cover sheet)
<u>Title Block</u>	
Project name and address	Project name and relative address location shown; building addressing is not shown and is needed
Approving Agency’s name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer’s name, address, and phone number	Galloway & Company, Inc., 515 S. 700 E., Suite 3F, Salt Lake City, Utah 84102, 801-549-7563

Date	Yes – June 2016
Names of approving agents with titles, stamps, signatures, and license expiration dates	<u>Names of approving agents, titles, stamps, signatures, and expiration dates anticipated if applicable to proposal</u>
Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Not applicable
Consulting Engineer's stamp, signature, and license expiration date	Yes – Engineer agency's logo and contact information showing, <b>stamp and signatures not shown at this time</b>
<u>Layout</u>	
Street Names	Shown – Riverdale Road and River Park Drive; <u>no "900 West" shown</u>
Layouts of lots with lot numbers	<b>No lot numbering shown, may only be one large lot; lot configurations need to be cleaned up to reflect adjusted lot line for development pad(s)</b>
Bearings and distances for all property lines and section ties	Shown in packet on multiple sheets; <u>Defer to City Engineer review</u>
Legal description	Shown; <u>Defer to City Engineer review</u>
Adjacent tract ownership and tax identification numbers	Tract ownership names shown; <b>Tax ID numbers not shown</b>
Scale (minimum 1"=50')	Yes, scale is shown (1'=200')
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Not applicable
Landscaping (location and type with area calculations)	Yes, provided on sheets L1.00, L1.10, L1.11, and L1.90
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting, signs, and outdoor advertising shown in packet; location of proposed lighting shown on C1.00, C1.10, and C1.11; <b>location of new signs/outdoor advertising unknown; may inquire more if desired</b>
Location of underground tanks, dumpsters, etc	Underground structures location identified on C1.00, C1.10, C1.11; dumpster and dumpster enclosure location shown in packet and in detail on sheet C1.92
<u>Additional Information</u>	
Benchmark	Shown in packet on multiple sheets
Basis of bearings	Shown in packet on multiple sheets
Legend	Shown in packet on multiple sheets
<i>PLAN AND PROFILE SHEETS</i>	Site Plan and supporting sheets provided

<u>Title Block</u>	
Project name and address	Project name and relative address location shown; <b>building addressing is not shown and is needed</b>
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Galloway & Company, Inc., 515 S. 700 E., Suite 3F, Salt Lake City, Utah 84102, 801-549-7563
Date	Yes – June 2016
Scale	Yes, scale is shown (1'=200')
Revision block with date and initials	Revision block with date and initials shown
Sheet number and total sheets	Shown (41 total sheets); <b>needs to be renumbered from 43 sheets to 41 sheets, unless sheets 3 and 4 added back to packet</b>
<u>General</u>	
North arrow	Yes
Street names	Shown – Riverdale Road and River Park Drive; <u>no "900 West" shown</u>
Lot numbers	<b>No lot numbering shown, may only be one large lot; lot configurations need to be cleaned up to reflect adjusted lot line for development pad(s)</b>
Reference to sheets showing adjacent areas	Yes, shown in packet where applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on C0.10, C0.11, C0.12, and other sheets
<u>Signage</u>	<u>Building and shopping center signage not shown and unknown; shopping center concept drawings are attached; <b>may inquire regarding future signage intent and location placement</b></u>
Height	See attached shopping center concept drawings
Size	See attached shopping center concept drawings
Locations	<i>Not available</i>
Colors	See attached shopping center concept drawings
Lighting	<i>Not available</i>
<u>New and Existing Buildings</u>	

Height and Size	New buildings - Height = unknown for each building pad; Buildings size = 55000 sf, 11300 sf, 3000 sf, 6300 sf, 5500 sf, 6200 sf, 5100 sf, and 6300 sf; Existing buildings and utility structures shown on sheets C0.10, C0.11, and C0.12
Location, setbacks, and all dimensions	Yes, location of buildings shown on proposed site plan (Sheets C1.00, C1.10, and C1.11); setback distances and dimensions for all of the buildings not shown – need to identify to verify setbacks for zoning area
Type of construction	Not currently identified or known at this point; this will need to be reviewed in future with Design Review Committee as well
Type of occupancy and proposed uses	Regional commercial retail stores and food service businesses
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown – detail shown on sheets C1.90 and C1.91
<u>New and Existing Landscaping &amp; Percentage</u>	Per sheet L1.00, percentage of landscaping for overall site is 20.0%, as required per City Code 10-14-12; “bark” symbol not shown on “seed and mulch” planting legend
Number of trees	114 trees provided (113 trees required), 354 shrubs and decorative grasses shown
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; some form of gentle berming along the road needs to be established and defined, as required in 10-14-12 (B.)(2.)(b.); irrigation plan identified on L1.90
Xeriscaping alternatives being considered	Yes, xeriscaping applied with rock mulch, stamped concrete, bark mulch and other decorative planting areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fences on south to be removed, existing fencing on east to remain; new fencing planned around retention pond – see note 32 on sheet C1.00 for more – detail shown on sheet C2.91
Materials proposed for construction	New fencing planned around retention pond – see note 32 on sheet C1.00 for more – detail shown on sheet C2.91
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	431 total dedicated stalls are represented on sheet C1.00; handicapped parking space provided and shown; size appears to meet city requirements; per code adequate parking for use (329 stalls req)

Location of employees' parking, customer parking, and handicapped parking	Location established as shown; <u>employee parking and customer parking not identified</u>
Internal circulation pattern	Yes, shown with arrows; <u>inquire more if desired</u>
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, shown with arrows; <u>inquire more if desired</u>
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	<b>Not shown and identified as r-o-w</b>
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous road development
Signing and striping	Shown on site plan; <u>signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable</u>
Light poles	Sites of proposed lighting shown on C1.00, C1.10, and C1.11, <u>building lighting unknown</u>
Street lights	<b>Street lighting plan update unknown at this time;</b> existing street lighting to remain as shown on C1.00, C1.10, and C1.11
Street name signs	<u>Signing installation should be coordinated with public works dept and paid for by applicant</u>
Stop signs	Shown on site plan; <u>signing installation should be coordinated with public works dept and paid for by applicant</u>
UDOT approval (if required for project)	<u>Applicant access along Riverdale Road is in process of formal review by UDOT; may inquire more regarding access plan and approvals from UDOT</u>
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheets C1.00-C1.11; shown in detail on C1.90 and reflected in packet
Planting Strip	<b>Not identified on drawings, where existing on site along roadways</b>
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on sheets C2.00-C2.11, C2.30-2.31, C2.80-C2.92, and detailed on sheet C1.90
Slope of gutter	Shown on sheets C2.00-C2.11, C2.30-2.31, C2.80-C2.92, and detailed on sheet C1.90

Manholes	Existing shown on multiple sheets; new manhole locations identified on multiple sheets and detailed on sheets C2.91 and C4.90
Invert elevations	Noted and shown in packet, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown in packet, <u>defer to City Engineer</u>
Location of catch basins	Shown on sheets C1.00, C1.10, and C1.11 and on other sheets in packet
Ditches, location and ownership	No ditches on site; concrete waterways and channel shown
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other UDOT approval required, defer to City Engineer</u>
Calculations for retention system	Retention system/storm drainage calculations shown on sheet 2.80
Method of storm water clean-up	Shown on sheets C3.00-C3.91
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new manhole locations identified on multiple sheets and detailed on sheets C2.91 and C4.90
Invert elevations	Noted and shown in packet, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on sheets C4.00-C4.93, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on sheets C4.00-C4.93, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	<b>No water meter locations shown, size of water meter not identified, type per public works;</b> Location of new and existing valves shown; Existing and new fire hydrants shown, <u>type and size unknown</u>
<u>New and Existing Gas Lines</u>	
Size and type	Shown on sheets C4.00-C4.93, <u>defer to City Engineer</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing and new power service locations shown, <u>size and type not shown;</u>
Location of power poles	Existing and new power poles and overhead lines location shown on sheets C4.00-C4.30
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility lines shown, <u>poles and associated manholes not shown if applicable</u>

<u>New and Existing Fiber Optic Lines</u>	
Location of lines (if applicable)	Existing fiber optics lines shown where available
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on sheets C1.90 and C2.90 relative to access connection to road right-of-way
Cross section of curb and gutter (standard 30" high back)	Shown on sheets C1.90 and C2.90, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Detail shown on sheets C2.91 and C4.90, locations identified on multiple sheets; <b>unknown if bicycle safe grates</b> ; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheet C4.92, locations identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	Detail shown on sheet C4.92, locations identified on multiple sheets; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	Existing shown on multiple sheets; new manhole locations identified on multiple sheets and detailed on sheets C2.91 and C4.90
<i>ADDITIONAL INFORMATION</i>	
Soils report	A geotechnical report previously provided for site;
Drainage and runoff calculations	Retention system/storm drainage calculations shown on sheet 2.80
Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	None provided or anticipated with this project
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	<b>None have been provided at this time; unknown</b>
Corp of Engineers approval (if required)	Not applicable or required; <b>please remove the "Floodplain Note" from cover sheet</b>
Zoning compliance	Yes, Regional Commercial (C-3) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, Regional Commercial (C-3) uses anticipated
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Dept, and Fire Dept provided
Traffic study	Not currently provided; <u>may have been required and requested by UDOT, if desire for information</u>
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Preliminary Submission being reviewed by Planning Commission</u>

2 August 2016

Riverdale City  
4600 South Weber River Drive  
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director  
Proj: **H & P Investments – Cutrubus Redevelopment – Main Site**  
Subj: Preliminary Plans - Review

Dear Mike,

Attached for consideration is my engineering review of the above referenced project. The following items will need to be considered and addressed.

**General Note:**

1. An **electronic copy** of the Site Plan drawings and details must be submitted to the Public Work Department via our office for record keeping upon design completion and prior to approval of the Site Plan drawings from our office.

**Site Plan – Improvement Drawings**

We understand the drawings submitted are preliminary and additional engineering will be accomplished prior to the final set of drawings. The following comments reflect upon our review of the preliminary drawings:

1. Notes need to be placed on the Site Plan improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, concrete improvement, etc.
2. A Geotechnical Report for the main site and buildings was submitted and it will need to be evaluated further when the more complete set of drawings are submitted for review.
3. The site Storm Water calculations and drawings will need submitted for reviewed by our office and Public Works for compliance with the new State of Utah storm water requirements.

- There are several basins shown on the preliminary drawings which need detail data and calculations presented for review.
  - Several storm water pipes shown on the site drawings appear to be discharging directly into the City storm water system with no storage taking place – this discharge method needs to be corrected.
  - The storm water basins should be considered as “Retention / Detention Basin” with the calculations submitted based upon a 24-hour, 100-year event and holding the 90<sup>th</sup> percentile storms on site.
  - A 12” freeboard berm needs to be shown in the site plan drawings on all storage basins.
  - Over flow spillways needs to be incorporated into the design.
  - The underground sumps will need to be dimensioned.
  - All storm water which is put under ground must be cleaned prior to storage. The percolation value must be calculated by the Geotechnical Engineer with test holes (correct percolation data) very near the underground basins. Where possible the City prefers to have above ground basins which are incorporated into the site landscape.
  - Any vertical walls in a retention / detention basin will need to have railings added to protect the public from a fall into the basin. The posts and railings and protection facilities need to be shown in detail. Details have been called out and are missing from the drawings.
  - The storm water outlet/orifice structure needs to be shown in detail. The orifice discharge structures (boxes) need to be designed in order for the orifice to be cleaned and checked without a maintenance person having to reach under water in the basin or structure to unplug debris from the orifice.
  - The roof rain gutters should be tied into the underground storm water collection system.
  - Storm water grates must be placed on all inlets & outlet piping into the basins to keep animals out of the storm water collection system.
  - The storm water vane grates will need to be bicycle safe grates and hooded boxes are recommended.
  - The Developer’s Engineer will be required to survey the constructed storm water retention / detention basins and verify the storm water storage is provided.
4. All dumpster(s) will require wall enclosures and need to be shown on the site drawings. All dumpster pads which have a waste water collection inlet must have a roof over the dumpster pad and a grease/silt vault prior to discharge into the sanitary sewer collection piping.
  5. All culinary water, sanitary sewer and storm water existing service connections and discharge pipes which are planned to be abandoned must be identified on the drawings and shown to be disconnected at the connection with the main utility lines.
  6. All pipelines and laterals, meter locations to individual buildings need to be shown with diameters and all construction details and notes. Will each building have a master culinary water meter or individual meters? Where are they planned for location?
  7. There are several drawings which need a map – “key/legend” to identify all the numbers and lines for items not specifically identified - confusing.
  8. Dimensions for the parking, traffic isles, buildings, islands and other are needed through-out the drawings.
  9. Existing and finish contour lines need to be refined and labeled. There are miscellaneous contour lines which are missing elevations.

10. The grading plans need to be completed (curbs & pavement slopes etc.) and submitted. Cross-sections for Riverdale Road where curb & gutter and sidewalk are being modified need to be shown.
11. All new and existing under ground utilities must be identified as to materials, slopes, pressure rating, diameters with plan & profile drawings presented for the contractor to construct.
12. The second driveway access from the East (from Riverdale Road) appears to show a type of driveway access-entrance with a waterway. This method will not work for large volumes of traffic. The entrance should be a re-considered to function as a paved roadway entrance and not a driveway approach.
13. After review of the various site access points (driveways/roads and possible traffic congestion on-site) it is our opinion that if the easterly access into and out of the Maverik Store from Riverdale Road (right-in-right-out) could remain with a center island in Riverdale Road that would be an good option to be evaluated by the Developer's "Traffic Engineer" and reviewed with Utah Department of Transportation.
14. Approval from Utah Department of Transportation is needed for all vehicle access points.
15. The location of the irrigation connection and backflow device (RP) will need to be shown on the drawings.
16. The Landscaping Plans with all landscape items (trees, rock, sod & bushes, etc.) needs to be completed and shown.
17. The location of all site lighting and business signs should be shown on the drawings.

We would be happy to meet with the Developer and/or his Engineer to review the above items should they have any questions.

Sincerely,

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

A handwritten signature in black ink, appearing to read "N. Scott Nelson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

N. Scott Nelson, PE.  
*City Engineer*

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

## DEPARTMENTAL STAFF REPORTS – 8/3/2016

**From:** Shawn Douglas

**Sent:** Wednesday, August 3, 2016 3:52 PM

**To:** Mike Eggett

**Subject:** RE: H&P Investments Redevelopment Master – Planning Commission Prelim

Mike, this is my initial review for H&P. Thanks

### Storm Water

- 1-Post construction system operation and maintenance plan provided and recorded with plat.
- 2-Orifice size, location and plan detail, free board on retention pond with emergency overflow.
- 3-BMPS or clean up device for storm water before leaving site or infiltrating ground water.
- 4-Site posting location and access control for site entrance.
- 5-Notice of intent filed with state
- 6-Note to certify retention pond size and elevation after construction.
- 7-Note requiring any existing storm water that is unused to be capped at mainline.
- 8-Delination for hardscape of each unit for utility billing purposes.

### Streets

- 1-All sidewalk though approaches will need to be 6" thick.
- 2-Verify there are no conflicts with street lighting and new approaches.

### Water

- 1-Show water meter size and location.
- 2-Show separate lines for fire service and water services.
- 3-Show fire line sizes.
- 4-Water service lines and meters need to be same size.
- 5-Show proposed irrigation meter size and location.
- 6-Provide Backflow preventer type, size and location.

7-Note requiring all unused water lines to be capped at main line.

8-Provide proposed water usage peak demand.

#### Sewer

1-Provide proposed peak sanitary sewer flows.

2-Location and method of sanitary sewer lateral connections to main line.

3-Note requiring unused sanitary sewer lines to be capped at property line.

4-Roof on dumpster enclosures and trap on sanitary sewer line.

#### Other

1-Note requiring all missing, nonfunctioning or damage surface improvements shall be replaced.

2-Show water lines, storm drains and sanitary sewer lines as private.

3-Provide a legend for utility sheets.

## Shawn Douglas

Public Works Director

801/394/5541 ext.1217

[Sdouglas@rivedalecity.com](mailto:Sdouglas@rivedalecity.com)

---

**From:** Jared Sholly

**Sent:** Wednesday, August 3, 2016 12:36 PM

**To:** Mike Eggett

**Subject:** RE: H&P Investments Redevelopment Master – Planning Commission Prelim

I have nothing to add.

Thanks,

*Jared Sholly*

*Fire Chief*

*Riverdale City Fire Department*

*Cell: 801-628-6562*

*Office: 801-394-7481*

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**From:** Scott Brenkman (Police Chief)

**Sent:** Wednesday, August 3, 2016 1:01 PM

**To:** Mike Eggett

**Subject:** RE: H&P Investments Redevelopment Master – Planning Commission Prelim

Great, thanks for the information, I have no other concerns at this point.

Scott



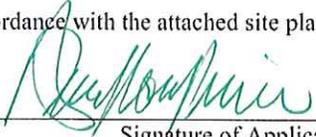
# Riverdale City

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

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

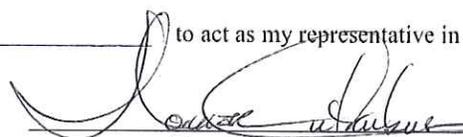
CASE NO: 2016-07 DATE SUBMITTED: 7/26/2016  
 APPLICANT'S NAME: DAVE PIERSON, GALLOWAY & CO (REPRESENTING OBO H:P)  
 ADDRESS: 515 S. 700 E. STE 3-F SALT LAKE CITY 84102  
 PHONE: 801-549-7563  
 ADDRESS OF SITE: 783, 801, 809, 821, 839, 861, 883 W. RIVERDALE RD.  
 APPLICANT'S INTEREST: REPRESENTING/CONSULTING ENGR

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 10.92 (9 w/out Maverik) of property in the C-3 zone in accordance with the attached site plan.

  
 Signature of Applicant

  
 Signature of Property Owner

I authorize DAVE PIERSON, GALLOWAY relating to this application.

  
 to act as my representative in all matters  
 Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$200 per acre or portion of  
 Fee: \$ 1800.00 Date paid: 7-26-2016

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

RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405

394-5541

Receipt No: 15.503772

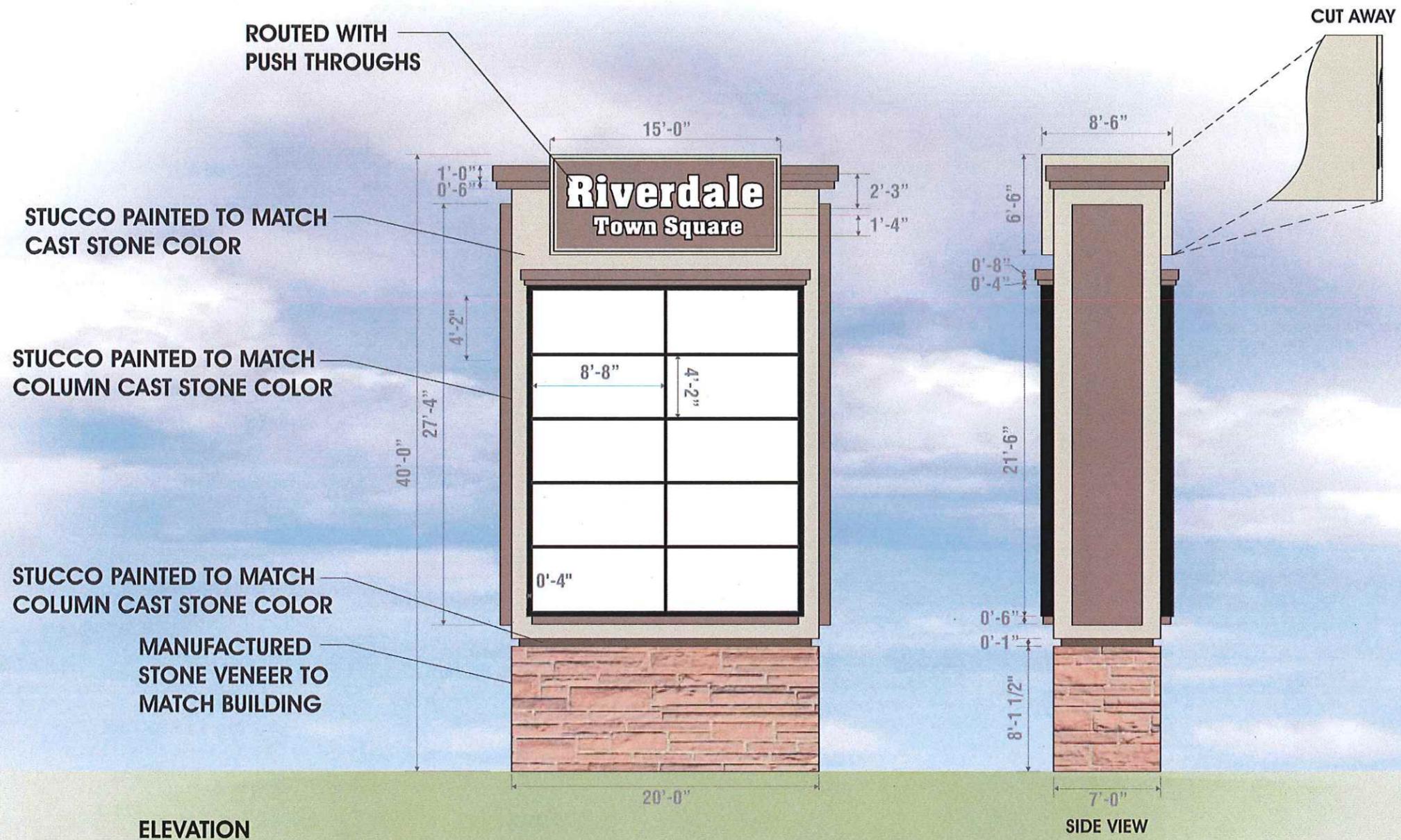
Jul 26, 2016

H&P INVESTMENTS

Previous Balance:		.00
BUILDING PERMITS - PLAN/DEV REV		1,800.00
10-32-2200 BUILDING PLAN/DEV FEES		
<hr/>		
Total:		<u>1,800.00</u>
CHECK	Check No: 14559	1,800.00
Total Applied:		<u>1,800.00</u>
<hr/>		
Change Tendered:		<u>.00</u>

07/26/2016 04:51PM

# D/F PYLON CONCEPT



**ELEVATION**  
SCALE: 1/8" = 1'-0"

Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:237787 • Idaho:RCE-29969

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1920 S. 900 W.  
(801) 972-5503  
WWW.ALLIED-SIGN.COM

**DRAWING STEPS**  
 CONCEPT  
 ESTIMATING  
 PERMIT/LANDLORD  
 PRODUCTION/INSTALL

**DRAWING REVIEW**  
NAME SURVEY  
NAME PRODUCTION REVIEW  
NAME INSTALL REVIEW

**Client:** Riverdale Town Center  
**Address:** Riverdale, UT  
**File Name:** Riverdale Town Square (Riverdale) - Sign Package - 7-14-16

**SALES APPROVAL:**  
**Designer:** Nik  
**Sales:** Monica

<b>CUSTOMER APPROVAL</b>	NAME	DATE	INITIAL
<b>LANDLORD APPROVAL</b>	NAME	DATE	INITIAL

UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645    OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612



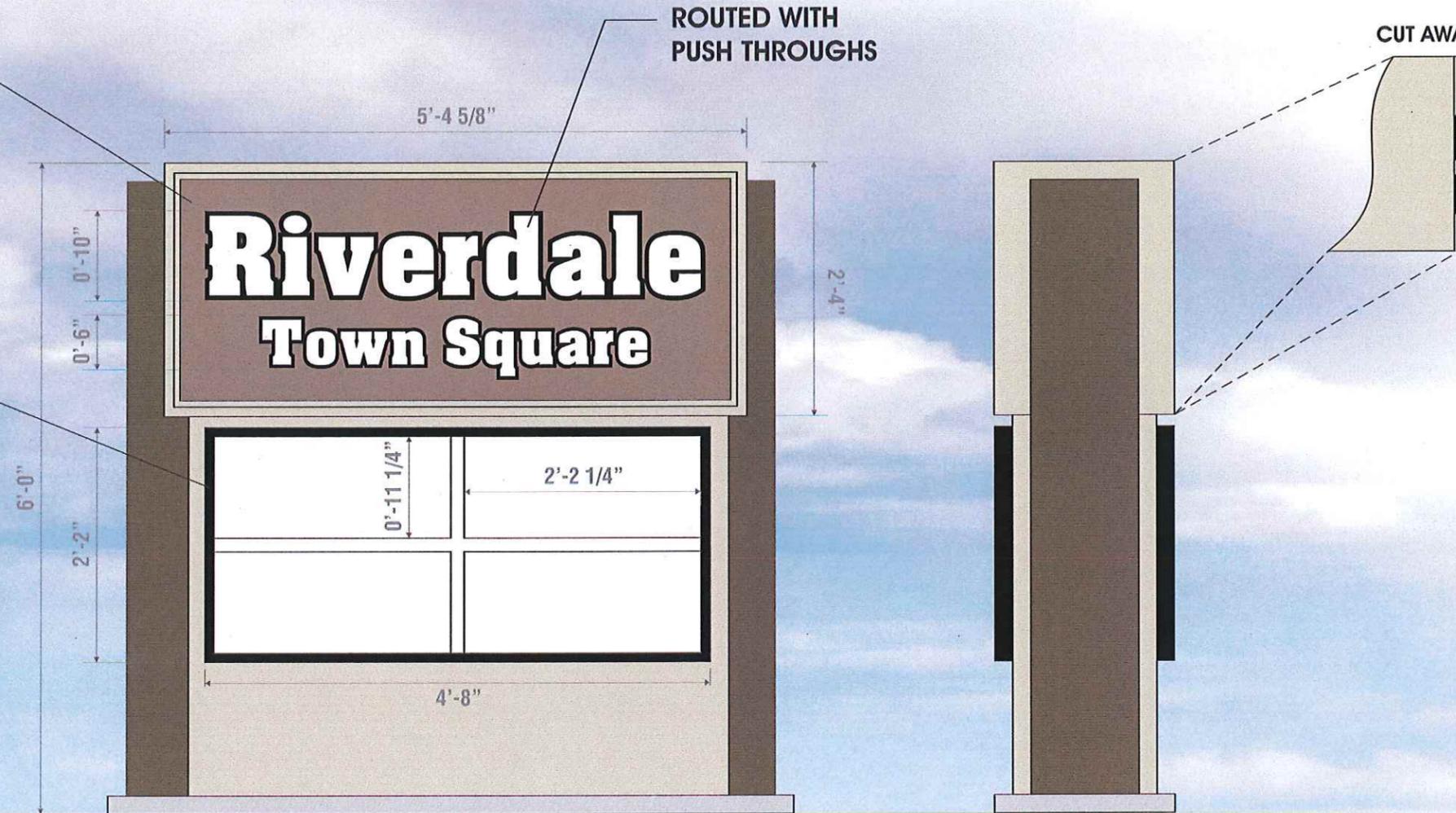
# D/F MONUMENT CONCEPT

STUCCO PAINTED TO MATCH  
CAST STONE COLOR

STUCCO PAINTED TO MATCH  
COLUMN CAST STONE COLOR

ROUTED WITH  
PUSH THROUGHS

CUT AWAY



ELEVATION

SCALE: 3/4" = 1'-0"

SIDE VIEW

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DRAWING STEPS  
 CONCEPT  
 ESTIMATING  
 PERMIT/LANDLORD  
 PRODUCTION/INSTALL

DRAWING REVIEW  
NAME  
SURVEY  
NAME  
PRODUCTION REVIEW  
NAME  
INSTALL REVIEW  
NAME

Client: Riverdale Town Center

Address:  
Riverdale, UT

File Name: Riverdale Town Square (Riverdale) - Sign Package - 7-14-16

SALES APPROVAL:

Designer: Nik

Sales: Monica

CUSTOMER APPROVAL

NAME	DATE	INITIAL
------	------	---------

LANDLORD APPROVAL

NAME	DATE	INITIAL
------	------	---------

UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645 OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612



















































































