



RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – October 6, 2020

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment.

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during Public Comment.)

E. Presentations and Reports

1. Mayor's Report

F. Consent Items

1. Consideration to approve meeting minutes from:
September 15, 2020 City Council Regular Session

G. Action Items

1. Consideration of Resolution 2020-19, approving an Interlocal Agreement between Riverdale City and all fire agencies from Weber and Davis counties. Concerning shared services and coverage for fire protection services.
Presenter: Jared Sholly, Fire Chief
2. Consideration of Ordinance 925, to approve Ercanbrack Small Subdivision Plan and Plat at approximately 5644 S. South Weber Drive, Riverdale, Utah 84405; requested by Cole and Christina Ercanbrack.
Presented by: Mike Eggett, Community Development
3. Consideration to set a public hearing for October 20, 2020, to discuss and consider a budget amendment for the CARES Act Funding.
Cody Cardon, Business Administration

H. Closed Executive Session

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing Character Fitness of an individual. (roll call vote).

I. Discretionary Items

J. 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 2nd day of October, 2020 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) the Standard-Examiner via email. Shalee Nay, City Recorder

**The City Council meeting on October 6, 2020 is viewable and will be conducted electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The Agenda for the meeting is also attached above. **

<https://www.youtube.com/user/riverdalecity>

**RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2020**

AGENDA ITEM: F1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Nay, City Recorder

INFORMATION: [A. September 15, 2020 Regular Session](#)

[BACK TO AGENDA](#)

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 15, 2020, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember

City Employees: Steve Brooks, City Attorney/Acting City Administrator
Rich Taylor, Community Services
Scott Brenkman, Police Chief
Shalee Nay, City Recorder

A. Welcome & Roll Call

The City Council meeting began at 6:02 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Arnold to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence for our fallen City Administrator, Rodger Worthen. He spoke about the years they had worked together, noting that Rodger always knew the answers to any questions and they never had an argument. Mayor Searle noted that Rodger was loved by the city staff and that he will be greatly missed. He thanked all who have sent their condolences.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment. There was no public comment.

E. Presentations and Reports

1. Mayors Report

Mayor Searle stated that COVID-19 is still alive, and numbers are up to 500 new cases per day in Utah.

2. City Administration Report

Steve Brooks, Acting City Administrator, summarized the administration report which outlines staff anniversaries, full time employee (fte) allocation, community development (i.e. new businesses coming into the community or existing business remodels), individual staff monthly progress reports, and the condition of the treasury.

Mr. Brooks wanted to recognize the Public Works department for their hard work with getting the city cleaned up after the horrible windstorm that hit last week. He stated that he walked outside the civic center and he noticed two men on a backhoe and then Norm from Public Works, was the one getting his hands dirty and doing the hard work out in the heat. He noted that the entire department is doing a stunning job with this windstorm mess.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and August 18, 2020 Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. There were no requested changes.

MOTION: Councilmember Mitchell moved to approve the meeting minutes. Councilmember Arnold seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. Weather update with possible request for funding.

Steve Brooks, City Attorney/Acting City Administrator, gave the council an update on the windstorm that hit last week. He stated that the high winds took down multiple trees that Public Works is working tirelessly to get cleaned up. He noted that multiple residents had damages, and some were out of power. He stated that our main communication tower that is on the civic center building, it is designed to handle up to 100 mph winds, it literally bent that tower in half. The storm was so bad that early the morning of, Public Works staff used 3 of their snowplows to go and plow the roads to get all branches off the road. Robinson's Waste Services were there to help with the removal. He noted that Shawn Douglas, Public Works Director, was prepared with all the equipment needed and it is lucky because one to two hours into the storm, you could not find a chainsaw or supplies. Mr. Brooks went over the list of damages throughout the city that were given to him by the Public Works Department. He noted that Stauffer's Towing has been a life saver for the city, they have offered to pick up large stumps that most machinery cannot get due to the size and weight. Mr. Brooks stated he wanted this to be on the agenda to get funding approved to help pay dumping fees and to help repair damages that will be costly.

Mayor Searle stated that the city has had a contract with Stauffer's for a while and the service they are providing with the damages from this storm are great and stated that they have also been assisting Washington Terrace with the same service. He noted that Roy has offered to assist surrounding cities because they have minimal damages. Mayor Searle asked Councilmember Mitchell to speak about how him and his family went out to help with clean up.

Councilmember Mitchell stated that cleanup was extremely busy, he had gone to the green waste and waited in line for at least thirty minutes, with at probably twenty people behind him waiting to dump branches.

MOTION: Councilmember Hilton moved to approve up to the amount of \$50,000.00 to help fund damage repairs and cleanup due to the windstorm. Councilmember Ellis seconded the motion.

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

H. Closed Executive Session

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing personnel and legal updates. (roll call vote).

MOTION: Councilmember Arnold moved to go into a closed executive session. Councilmember Mitchell seconded the motion.

ROLL CALL VOTE: All voted in favor. Closed Executive session is now open.

MOTION: Councilmember Mitchell moved to come out of the closed executive session. Councilmember Arnold seconded the motion.

ROLL CALL VOTE: All voted in favor. Closed Executive session is now closed.

I. Discretionary Items

Councilmember Mitchell stated that there has been wild animal problem this year that has been worse than previous years. He asked if there are options that can be considered in the future to help with the wild animals. Mr. Brooks noted that he could get some options for the meeting if this item goes onto a future agenda. Mayor Searle asked the council if there is a consensus to put this item on a future agenda. All were in favor.

J. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Mitchell; all voted in favor. The meeting was adjourned at 6:58 p.m.

Norm Searle, Mayor

Shalee Nay, City Recorder

Date Approved:

**RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2020**

AGENDA ITEM: G1

SUBJECT: Consideration of Resolution 2020-19, approving an Interlocal Agreement between Riverdale City and all fire agencies from Weber and Davis counties. Concerning shared services and coverage for fire protection services.

PRESENTER: Jared Sholly, Fire Chief

INFORMATION:

- a. [Executive Summary](#)
- b. [Resolution 2020-19](#)
- c. [Automatic Aid Fire Agreement InterCounty](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:

Petitioner:
Jared Sholly, Fire Chief

Summary of Proposed Action

Consideration of Resolution 2020-19, Adopting the Intercounty Automatic Aid Fire Agreement.

Summary of Supporting Facts & Options

The Intercounty Automatic Aid Fire Agreement includes all Weber and Davis County Fire agencies. This agreement lays out the responsibilities and limitations for "Automatic Aid" between the two Counties. Having this agreement give clear direction of what is expected when units leave their said Counties during fire operations.

See attached agreement for all further details.

Legal Comments - City Attorney

Steve Brooks, Attorney

Fiscal Comments - Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments - City Administrator

City Administrator



RESOLUTION NO. 2020-19

A RESOLUTION OF THE RIVERDALE CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT BETWEEN RIVERDALE CITY AND ALL FIRE AGENCIES FROM WEBER AND DAVIS COUNTIES, CONCERNING SHARED SERVICES AND COVERAGE FOR FIRE PROTECTION SERVICES.

WHEREAS, Utah Code Ann. § 11-13-101 et. sec. permits governmental entities to enter into cooperation agreements with each other; and

WHEREAS, Riverdale City (herein "City") recognizes the importance and need for joint cooperation in fire and fire related services, with neighboring cities and counties, which provide a better and sometimes necessary service to the City and surrounding communities; and

WHEREAS, Riverdale City wishes to, and recognizes the importance of, participating in any efforts designed to jointly help each other in times of emergency and need; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Interlocal Agreement between Riverdale City and all the other fire agencies from Weber and Davis Counties, concerning a joint agreement for joint and shared services and coverages, between the agencies and finds the agreement to be in the best interest and welfare of Riverdale City and agrees to all the terms and conditions contained therein; and

NOW THEREFORE, the Riverdale City Council hereby approves the attached Interlocal Agreement (attached hereto and incorporated hereby) as written and authorizes the Mayor of Riverdale City to execute this Agreement on behalf of the City.

RESOLVED this _____ day of October, 2020.

Mayor Norm Searle
Riverdale City

Attest:

Shalee Nay
City Recorder

INTERCOUNTY AUTOMATIC AID FIRE AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2020 (“effective date”), pursuant to the provisions of the Interlocal Cooperation Act, by and between **OGDEN CITY CORPORATION**, a municipal corporation of the State of Utah, **ROY CITY CORPORATION**, a municipal corporation of the State of Utah, **SOUTH OGDEN CITY CORPORATION**, a municipal corporation of the State of Utah, **RIVERDALE CITY CORPORATION**, a municipal corporation of the State of Utah, **WASHINGTON TERRACE CITY**, a municipal corporation of the State of Utah, **NORTH VIEW FIRE DISTRICT**, a political subdivision of the State of Utah, and the **WEBER FIRE DISTRICT**, a political subdivision of the State of Utah, **SOUTH WEBER CITY CORPORATION**, a municipal corporation of the State of Utah, **CLINTON CITY CORPORATION**, a municipal corporation within the State of Utah, **LAYTON CITY CORPORATION**, a municipal corporation within the State of Utah, **KAYSVILLE CITY CORPORATION**, a municipal corporation within the State of Utah, **SYRACUSE CITY CORPORATION**, a municipal corporation within the State of Utah, **FARMINGTON CITY CORPORATION**, a municipal corporation within the State of Utah, **NORTH DAVIS FIRE DISTRICT**, a political subdivision of the State of Utah, **SOUTH DAVIS METRO FIRE SERVICE AREA**, a political subdivision of the State of Utah.

WITNESSETH:

WHEREAS, the parties are desirous of entering an agreement for providing automatic mutual aid for fire protection and emergency medical response among the parties; and

WHEREAS, such agreement is in furtherance of the purposes of Section 11-7-1, Utah Code Annotated, 1953, as amended; and

WHEREAS, each party desires to cooperate with and assist the other for fire protection, emergency medical response at the receipt of such an alarm where resources within their county are exhausted; and

WHEREAS, this Agreement is intended to “enhance” but not replace existing “Mutual Aid Agreements or within County Automatic Aid Agreements.”

NOW, THEREFORE, it is hereby agreed:

1. Upon request from an on-scene incident for intercounty resources the 911 Public Safety Answering Point (PSAP) responsible for the incident will make the request to the neighboring County within this agreement as described by the “intercounty response plan” as determined by the fire chiefs of each participating party. Fire chiefs within each County will develop a coordinated “intercounty response plan” reviewed and approved by respective fire chiefs of each participating party within their county. Upon request from on-scene incident commander for intercounty resources, the neighboring county’s 911 PSAP will be contacted specifying intercounty resource request. Only those pre-identified resource units within the response plan will be dispatched by the neighboring county to the requesting county’s incident

location. Once intercounty resources are sent by their respective 911 PSAP, while en-route, responding units will report to the requesting 911 PSAP to confirm radio communication and notification of en-route status. Once assigned to a neighboring county's incident all radio communication will occur on the requesting 911 PSAP talk groups and their status managed by the requesting 911 PSAP. Upon completion of incident assignment, release by the incident commander, neighboring county units will return to radio communication with their primary PSAP.

2. Any dispatch of equipment and personnel pursuant to this Agreement is subject to the following conditions:

- a. The "Automatic Aid" fire company being requested must be currently in an "available" status.
- b. The responding company must be a "pumping" apparatus of Class A engine type or "quint" style aerial device with Class A engine specifications, water tender, a NWCG classified Type 1-6 wildland fire suppression unit, an incident commander staff member and vehicle, or a state licensed medical unit either as either a rescue or ambulance. Such responding company must respond with no fewer than two firefighters/EMS certified personnel on board.
- c. The "Automatic Aid" fire company must respond immediately from the fire station to which they are assigned immediately upon receipt of the alarm. All such responders must ride in the emergency vehicle to the incident. None shall respond by private vehicle.
- d. Dispatch will issue the following information to the responding "Automatic Aid" fire company:
 - i. Address of incident;
 - ii. Type of incident;
 - iii. Talk Group and 911 PSAP Assignment
 - iv. Incident command designation; and
 - v. Commander's name or unit when available.
- e. All parties under this agreement will function under the Incident Command System as taught by the National Fire Academy and as practiced under Weber/Davis area local guidelines and standard operating procedures (SOP's). The responding "Automatic Aid" fire company shall report by radio to the Incident Commander or staging officer at the location to which the equipment was requested and shall be subject to the orders of that commander.
- f. The responding "Automatic Aid" company shall be released by the requesting organization when the services of the "Automatic Aid" fire company are determined to not be required or when the "Automatic Aid" fire company is needed to provide protection to its own jurisdiction, such need to be the sole determination of the responding organization. This agreement is intended for

initial response only. Time commitment for the “Automatic Aid” companies shall not extend beyond eight (8) hours after initial dispatch time.

- g. Assistance under this Agreement may be refused by the supervising shift officer or any of the parties if, in the supervisor’s best judgment, it is determined that the party is unable to reasonably respond.

3. Each party waives all claims against the other for compensation for any loss, damage, personal injury, or death occurring because of performing this Agreement.

4. Neither party shall be reimbursed by the other party for any costs incurred pursuant to this Agreement.

5. All privileges and immunities from liability which surround the activities of any firefighting force or fire department, when performing its functions within the other party’s territorial limits, shall apply to the activities of that other party’s firefighting department while furnishing fire protection outside its territorial limits under this Agreement.

6. The effect of the death or injury of any firefighter, who is killed or injured while responding to an incident outside the territorial limits of the firefighter department of which the firefighter is a member and while that department is functioning pursuant to this Agreement, shall be the same as if the firefighter were killed or injured while that department was functioning within its own territorial limits, and such death or injury shall be considered to be in the line of duty.

7. There is no separate legal entity created by this Agreement to carry out its provisions; and to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the parties acting as a joint board. There shall be no real or personal property acquired jointly by the parties as a result of this Agreement.

8. This Agreement shall not relieve any party of any obligation or responsibility imposed upon any of the parties by law, except that the performance of a responding party may be offered in satisfaction of any such obligation or responsibility to the extent of actual and timely performance thereof by the responding party.

9. This Agreement shall be effective for a period of five (5) years from the effective date. Any party may terminate its obligations under this Agreement after giving thirty (30) days advance written notice of termination to the other parties. Such termination shall not modify the Agreement as between any of the remaining parties, except only to exclude the terminating part from the obligations created herein.

10. This Agreement shall become affective as set out above provided it has been approved as appropriate by the above-mentioned parties, and in accordance with the provisions of Section 11-13-101 et seq., Utah Code Annotated, 1953, as amended. In accordance with the provisions of Section 11-13-202.5(3), this Agreement shall be submitted to the attorney authorized to represent each party for review as to proper form and compliance with applicable law before this agreement may take effect.

OGDEN CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

ROY CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

WEBER FIRE DISTRICT

By: _____
Title: _____
Date: _____

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for Weber Fire District

SOUTH OGDEN CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

NORTH VIEW FIRE DISTRICT

By: _____
Title: _____
Date: _____

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for North View Fire District

RIVERDALE CITY, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

SOUTH WEBER CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

CLINTON CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

LAYTON CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

KAYSVILLE CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

SYRACUSE CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

FARMINGTON CITY CORPORATION, a
Utah Municipal Corporation

By: _____
Title: _____
Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

City Attorney

NORTH DAVIS FIRE DISTRICT

By: _____
Title: _____
Date: _____

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for North Davis Fire District

SOUTH DAVIS FIRE DISTRICT

By: _____
Title: _____
Date: _____

APPROVED AS TO FORM AND AS
COMPATIBLE WITH STATE LAW:

Attorney for South Davis Fire District

**RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2020**

AGENDA ITEM: G2

SUBJECT: Consideration of Ordinance 925, to approve Ercanbrack Small Subdivision Plan and Plat at approximately 5644 S. South Weber Drive, Riverdale, Utah 84405; requested by Cole and Christina Ercanbrack..

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Ercanbrack Small Sub – Cc \[20201006\]](#)
- b. [Ordinance 925](#)
- c. [Ercanbrack Small Sub Plan PC Review – 20201001](#)
- d. [Dept Staff Reports – CC Ercanbrack Small Sub \[20200930\]](#)
- e. [City Eng Review letter approval – 1 October 2020](#)
- f. [Ercanbrack Sub Mod Final App 20200413](#)
- g. [Ercanbrack Sub Engineer Cost Estimate – 20200928](#)
- h. [City Eng Approve Cost Estimate letter 9-29-2020](#)
- i. [UDOT Access Permit Approval](#)
- j. [2020-10-01 RIVERDALE SUB PLAT UPDATED](#)
- k. [2020-09-30 Ercanbrack Subdivision UPDATED 20200930](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 10-06-2020

Petitioner: Cole and Christina Ercanbrack
Represented by Cole Ercanbrack, CRS Engineers
Representative

Summary of Proposed Action

Cole and Christina Ercanbrack have applied for a Residential Subdivision Site Plan and Plat review and approval for the Ercanbrack Small Subdivision proposed development located at approximately 5644 S. South Weber Drive in the Agricultural (A-1) zone. On August 28, 2020, this proposed small subdivision was reviewed by the Planning Commission and at the conclusion of the discussion the Planning Commission supported a recommendation to City Council to approve the Ercanbrack Small Subdivision and Site Plan with the understanding that all outstanding staff and engineering concerns are addressed prior to going to City Council. All outstanding items of concern have been addressed by the applicants prior to this meeting as reflected in the respective reports. The proposed subdivision site plan is before the City Council for a small subdivision final review and approval consideration regarding the proposed subdivision plan and plat. A public hearing is not required to consider this proposed subdivision. Following the presentation and discussion of the final site plan and plat proposal, the City Council may make a motion to approve the proposed site plan and plat, approve with additional requirements, table the matter, or not approve the proposed Ercanbrack Subdivision site plan and plat with the appropriate findings of fact. Should this proposal receive approval by City Council, then the site plan and plat could move forward for recording and preconstruction processes.

Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Site Plan and Plat review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner's properties are currently listed in the County Records under the ownership of the Ernest Schneider Jr Trust Agreement. These properties are undeveloped and have been maintained as agricultural properties or otherwise unused land for many years. Cole Ercanbrack is a relative of Ernest Schneider and the Trust overseeing this property and will be the owner of the approximate one acre (41,382 sf) new parcel on this property. The remainder will continue under the ownership of the Trust for the time being.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, Police Department, and City Administrator. The City Council should discuss these summaries and any noted Planning Commission and/or staff concerns.

Staff encourages the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that

the City Council make a motion to approve the proposed site plan and plat, approve with additional requirements, table the matter, or not approve the proposed Ercanbrack Subdivision site plan and plat with the appropriate findings of fact.

General Plan Guidance (Section Reference)

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

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



ORDINANCE NO. 925

AN ORDINANCE CREATING A SUBDIVISION AND APPROVING A SITE PLAN KNOWN AS THE "ERCANBRACK SMALL SUBDIVISION", IN THE CITY OF RIVERDALE, WEBER COUNTY, STATE OF UTAH AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The City of Riverdale (hereinafter "City") has received a request for a subdivision located at approximately 5644 South, South Weber Drive, known as the Ercanbrack Small Subdivision, at the request of Cole and Christina Ercanbrack, (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibits, for a residential small subdivision site on approximately 9.72 acres; and

WHEREAS, Petitioner desires to subdivide the current said parcel into parcels of land and to record the boundaries between the pieces in order to make distinct lots; and

WHEREAS, the petitioner has complied with all the requirements set forth in Utah Code and the Riverdale City Code (Title 10 Chapter 8 and Title 10 Chapter 21 Section 12) concerning subdivision creation; and

WHEREAS, the petitioner of the said parcel of land, has received a recommended approval of said subdivision and amended site plan from the Riverdale City Planning Commission (08/29/2020) so long as all staff concerns were addressed, was approved; and

WHEREAS, the City now desires to approve the amended site plan and formally recognize and order that said subdivision be recorded with the Weber County Recorder's Office; and

WHEREAS, It is in the best interest of the City to allow the proposed subdivision and to do so will promote health, safety and the general welfare of the community; and

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:

Section 1. Subdivision Plat. Be it hereby ordained by the Riverdale City Council that the site, located at approximately 5644 South, South Weber Drive, Riverdale, Weber County, Utah, be divided into lots, creating the "Ercanbrack Small Subdivision", pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

Section 2. That said subdivision be recognized and recorded in the Office of the Weber County Recorder.

Section 3. That the City Council does hereby approve the site plan for the same parcel(s) of land.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED, AND ORDERED POSTED this _____ day October, 2020.

Norm Searle
Riverdale City Mayor

Attest:

Shalee Nay
City Recorder

Exhibit A

(Plat)

Exhibit B

LEGAL DESCRIPTION

Final Site Plan and Plat Review – Ercanbrack Small Subdivision, 5644 S. South Weber Drive

Completed by Mike Eggett, Community Dev. Director on 4/22/2020 and 10/1/2020

Recommendation: City staff recommends that the City Council examine and review this proposed small subdivision review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the final site plan and plat, approve the final site plan and plat with additional comments or concerns to be addressed by the developer, or not approve the final site plan and plat proposal for the Ercanbrack Small Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	April 13, 2020, updated on September 22, 2020
Date Application Submitted to City:	April 13, 2020
Date Fee Paid:	Paid on April 13, 2020 (see receipts for details)
Subdivision/Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name and address shown
Property Owner's name, address, and phone number	<u>Property Owner's name, address, phone number not shown on plat but on application</u>
Developer's name, address, and phone number	<u>Property Owner's/Developer's name, address, phone number not shown on plat but on application</u>
Approving agency's name and address: Utility companies as applicable	Riverdale City information shown as approving agency; <u>approving utility companies information not shown as applicable</u>
Consulting Engineer's name, address, and phone number	CRS Engineers, 4246 S. Riverboat Rd, Ste 200, Salt Lake City, Utah 84123, 801-359-5565
Licensed Land Surveyor's name, address, phone number, signature, and seal	CRS Engineers, 4246 S. Riverboat Rd, Ste 200, Salt Lake City, Utah 84123, 801-359-5565; surveyor's seal and signature shown on plat
Date	Yes – October 2020
Revision block with date and initials	Yes this is provided

Sheet number and total sheets	6 sheets (5 site plan and 1 plat)
<u>General</u>	
Street names	Shown – South Weber Drive
Layouts of lots with lot numbers and addresses	2 lots shown, lot 1 identified with remainder parcel, address identified as 5644 S. South Weber Drive
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown as 1"=60' on plat
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements/conservation zones identified; existing structures on site shown; existing utility lines shown; new cross use and access easements shown
Space for notes	Yes, provided
Contours	Shown where applicable
Public areas	Public areas identified where applicable; <u>future curb, gutter, and sidewalk location not identified on site plan</u>
<u>Vicinity Map</u>	Provided
Street names	Shown
Site location	Shown
North arrow	Not shown
Scale	Not shown
<i>PLAT SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name and address shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	CRS Engineers, 4246 S. Riverboat Rd, Ste 200, Salt Lake City, Utah 84123, 801-359-5565
Consulting Engineer's stamp, signature, and license expiration date	Engineer's stamp, license expiration date, and signature provided
Date	Yes – October 2020
Names of approving agents with titles, stamps, signatures, and license expiration dates	Space for names of approving agents, titles, stamps, signatures made available

Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Yes – shown
<u>Layout</u>	
Street Names	Shown – South Weber Drive
Layouts of lots with lot numbers	2 lots shown, lot 1 identified with remainder parcel
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1"=60' on plat
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Shown
Landscaping (location and type with area calculations)	Landscape plan and area calculations shown
Location of exterior lighting devices, signs, and outdoor advertising	No exterior lighting devices or subdivision signs anticipated
Location of underground tanks, dumpsters, etc	No underground tanks or dumpsters anticipated for this site
<u>Additional Information</u>	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
<i>PLAN AND PROFILE SHEETS</i>	Provided where applicable
<u>Title Block</u>	
Project name and address	Project name and address shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, this is shown on plat
Consulting Engineer's name, address, and phone number	CRS Engineers, 4246 S. Riverboat Rd, Ste 200, Salt Lake City, Utah 84123, 801-359-5565
Date	Yes – October 2020
Scale	Shown
Revision block with date and initials	Yes this is provided
Sheet number and total sheets	6 sheets (5 site plan and 1 plat)

<u>General</u>	
North arrow	Yes
Street names	Shown – South Weber Drive
Lot numbers	2 lots shown, lot 1 identified with remainder parcel
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = <u>range of height unknown at this time</u> ; Building size = unknown at current time; no existing buildings and utility structures identified; <u>may inquire for more details about the planned structures</u>
Location, setbacks, and all dimensions	Front = 30 ft required; north side = 10 ft min, total of 2 ft sideyard; rear = 30 ft min; south side = 10 ft min, total of 2 ft sideyard; accessory building setbacks not provided; building footprints need to meet A-1 zoning reqs
Type of construction	<u>Unknown building materials and types of construction at this time; may inquire for more information</u>
Type of occupancy and proposed uses	Single family residential use
Show handicapped access	Not applicable
<u>New and Existing Landscaping & Percentage</u>	
Number of trees	Not applicable
Landscape plan showing all planting, hardscaping, berming, and watering	Basic landscape plan provided; <u>watering/irrigation plan not shown, if applicable</u>
Xeriscaping alternatives being considered	<u>Unknown</u>
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fence identified; no new fences/walls appear to be planned for site
Materials proposed for construction	No new fences/walls appear to be planned for site
<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	Not applicable

<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown and identified as r-o-w
Face of curb lines	Shown
Centerline slope	Shown as applicable
Signing and striping	Roadway striping, if any impact created, should be coordinated with public works
Light poles	Not applicable
Street lights	No new lighting needed, except as req by UDOT
Street name signs	Not applicable
Stop signs	Not applicable
UDOT approval (if required for project)	South Weber Drive is a UDOT roadway; UDOT Conditional Access Permit approval has been provided to applicant
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	<u>Future curb, gutter, and sidewalk location not identified on site plan</u> ; depth for driveway shown
Planting Strip	Not planned at current time
<u>New and Existing Storm Drainage</u>	Provided
Top of curb elevations	Shown, defer to City Engineer
Slope of gutter	Shown, defer to City Engineer
Manholes	Shown
Invert elevations	Shown, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown, defer to City Engineer
Location of catch basins	Not shown, as applicable
Ditches, location and ownership	No ditches or waterways of note
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required; defer to City Engineer
Calculations for retention system	Provided where applicable, defer to City Engineer
Method of storm water clean-up	SWPPP provided, defer to PW Director
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing and new shown

Invert elevations	Defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown, defer to City Engineer
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Water meter locations shown, type per public works; new planned valves shown; existing and new fire hydrants shown on subdivision plat
<u>New and Existing Gas Lines</u>	
Size and type	Existing gas shown; new lines, if any, shown
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing lines shown; new location, size, and type of electrical lines shown, as applicable
Location of power poles	Existing and location of power poles shown, if any on properties
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	<u>Existing and new location of telephone poles, junction boxes and associated manholes not shown, as applicable</u>
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	<u>Location of existing and new cable lines not shown, as applicable</u>
<u>New Driveway Access</u>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown in packet
ADDITIONAL INFORMATION	
Soils report	A geotechnical report has been provided for the Abbott Subdivision and can be applied to this project due to geographic proximity
Drainage and runoff calculations	Provided where applicable, defer to City Engineer
Water right transfer documentation	Applicant to review with Public Works
Copy of protective covenants, codes, and regulations for development	None needed or anticipated with this project
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	No renderings provided at this time
Corp of Engineers approval (if required)	Not applicable or required

Zoning compliance	Yes, Agricultural (A-1) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, site designed for Single-Family Residential home and accessory buildings at A-1 zoning density
Engineering comments and letter of approval recommendation	Police Dept, Fire Dept, Public Works Director, City Admin, and City Engineer comments provided
Traffic study	Not applicable, unless req by UDOT review
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration of Final Subdivision Site Plan and Plat submission being reviewed by City Council</u>

DEPARTMENTAL STAFF REPORTS – 4/16/2020 to 9/30/2020

From: Shawn Douglas
Sent: Wed 9/30/2020 7:42 AM
To: Mike Eggett
Subject: Ercanbrack Subdivision

Mike,

I have no concerns with the Ercanbrack Subdivision. Thanks

Shawn Douglas
Riverdale City Public Works
Sdouglas@Riverdalecity.com
801-394-5541 ext.1217

From: Scott Brenkman
Sent: Thu 4/16/2020 7:44 PM
To: Mike Eggett
Subject: Re: Review request for Ercanbrack Small Subdivision proposal

I have no concerns.

Scott

Chief Scott Brenkman
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
sbrenkman@riverdalecity.com

From: Jared Sholly
Sent: Thu 4/16/2020 9:55 PM
To: Mike Eggett
Cc: Randy Koger
Subject: Re: Review request for Ercanbrack Small Subdivision proposal

I'm good

*Jared Sholly
Fire Chief
Riverdale City Fire Department*

Cell: 801-628-6562

Office: 801-394-7481

From: Rodger Worthen

Sent: Thu 4/16/2020 5:44 PM

To: Mike Eggett

Subject: Re: Review request for Ercanbrack Small Subdivision proposal

Mike,

I am good with this small subdivision, this is very similar to the Abbott project a few months back, therefore, similar issues of resolution as per Abbott.

RW



5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

1 October 2020

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Ercanbrack Subdivision**
Subj: Plat & Improvement Plan Review – Recommended Approval

Dear Mike,

I have completed my review of the recently re-submitted Plat and Improvement Drawings and find the drawings in compliance with the “Public Works Standards of Riverdale City”.

I herewith recommend approval of the Plat and the Improvement Drawings and the calculations as submitted.

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



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-34-1500

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR RESIDENTIAL SUBDIVISION SITE PLAN APPROVAL

CASE NO: 2020-05 DATE SUBMITTED: 4-13-2020
APPLICANT'S NAME: Cole Ercanbrack and/or Christina Ercanbrack
ADDRESS: On File
PHONE:
ADDRESS OF SITE: 5700 South Weber Drive
APPLICANT'S INTEREST: future home build
Application is hereby made to the Riverdale City Planning Commission requesting that a
residential subdivision consisting of 2 lots be approved on 9.72 of
(number of lots) (sq. ft./acreage)
property in the A1 zone in accordance with the attached site plan.

[Signature]
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Cole & Christina Ercanbrack to act as my representative in all matters
relating to this application.

[Signature]
Signature of Property Owner

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

Fee: \$ 200

Date paid: 4-13-2020

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: 4-28-2020

Decision of Commission: Recommend Council Approval, resolve staff concerns

City Council sets public hearing: Yes ☐ No ☒ Date of Public Hearing: N/A

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

Date: 10-06-2020

Decision of Council:



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

XBP Confirmation Number: 77626818

Transaction detail for payment to Riverdale City.		Date: 04/13/2020 - 4:23:09 PM	
Transaction Number: 123717595PT			
Visa — XXXX-XXXX-XXXX-5069			
Status: Successful			
Account #	Item	Quantity	Item Amount
10-34-1500	Zoning ampamp Subdiv. Fee	1	\$200.00

TOTAL: \$200.00

Billing Information
COLE ERCANBRACK
, 84405

Transaction taken by: cjacobsen

IMPROVEMENT BOND ESTIMATE TABULATIONS

Date	9/25/20	Project	Ercanbrack Simple Subdvision				Riverdale	UTAH
Responsible Eng.		CLINT ALLEN		Engineering Firm		CRS ENGINEERS		
Address	4246 S RIVERBOAT ROAD, STE 200							
City	SALT LAKE CITY			State	UT	ZIP	84123	

Subtotal from Page 2 (roadway)	\$	4,393.25
Subtotal from Page 3 (sewer)	\$	130.00
Subtotal from Page 4 (water)	\$	1,860.00
Total of line item costs	\$	6,383.25

ROADWAY						
ITEM	DESCRIPTION	UNIT	DEDICATED QUANTITY	PRIVATE QUANTITY	UNIT PRICES	TOTAL PRICES
1	3-inch asphaltic concrete paving	SY	65	0	\$ 17.55	\$ 1,140.75
2	Water service to lots	EA	1	0	\$ 1,200.00	\$ 1,200.00
3	Power to lots	EA	1	0	\$ 1,500.00	\$ 1,500.00
4	8" Aggregate Base	SY	65	0	\$ 8.50	\$ 552.50
Subtotal						\$ 4,393.25

SEWER						
ITEM	DESCRIPTION	UNIT	DEDICATED QUANTITY	PRIVATE QUANTITY	UNIT PRICES	TOTAL PRICES
1	Sewer Lateral	LF	2	0	\$ 65.00	\$ 130.00
Subtotal						\$ 130.00

WATER						
ITEM	DESCRIPTION	UNIT	DEDICATED QUANTITY	PRIVATE QUANTITY	UNIT PRICES	TOTAL PRICES
1	Water lateral	LF	55	0	\$ 12.00	\$ 660.00
2	Water Meter	EA	1	0	\$ 1,200.00	\$ 1,200.00
Subtotal						\$ 1,860.00



5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

29 September 2020

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Ercanbrack Subdivision**
Subj: Subdivision Improvement Escrow Amount – Engineering Approval

Dear Mike,

I reviewed the recently submitted “Engineers Cost Estimate” prepared by CRS Engineers for the required Subdivision Public Improvements for the above referenced **Ercanbrack Subdivision**.

I agree with the “Engineers Cost Estimate” for the quantities and costs associated with the installation of the required public improvements.

In my opinion the “Engineers Estimate – Escrow Amount” including the 10% warranty amount should be \$7,025.00

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



GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
8/31/2020	Region 1	(20-062) Ercanbrack Simple Subdivision	105727
Physical Address	City	Permit Type	Access Use Type
5654 S Weber Dr	RIVERDALE	New	Residential

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Ernest Schneider Jr Trust	Tom Buhler	(801) 702-4699	tom.buhler@crsengineers.com

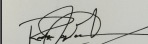
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0060	1.2			20	8 - Community Urban
0060	1.2	41.1608783	-112.0051274	20	8 - Community Urban
0060	1.199	41.1608866	-112.0051336	20	8 - Community Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations



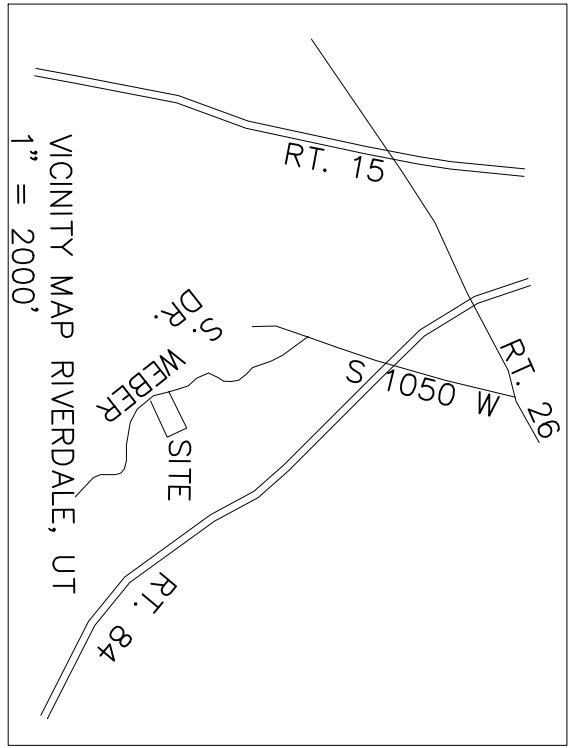
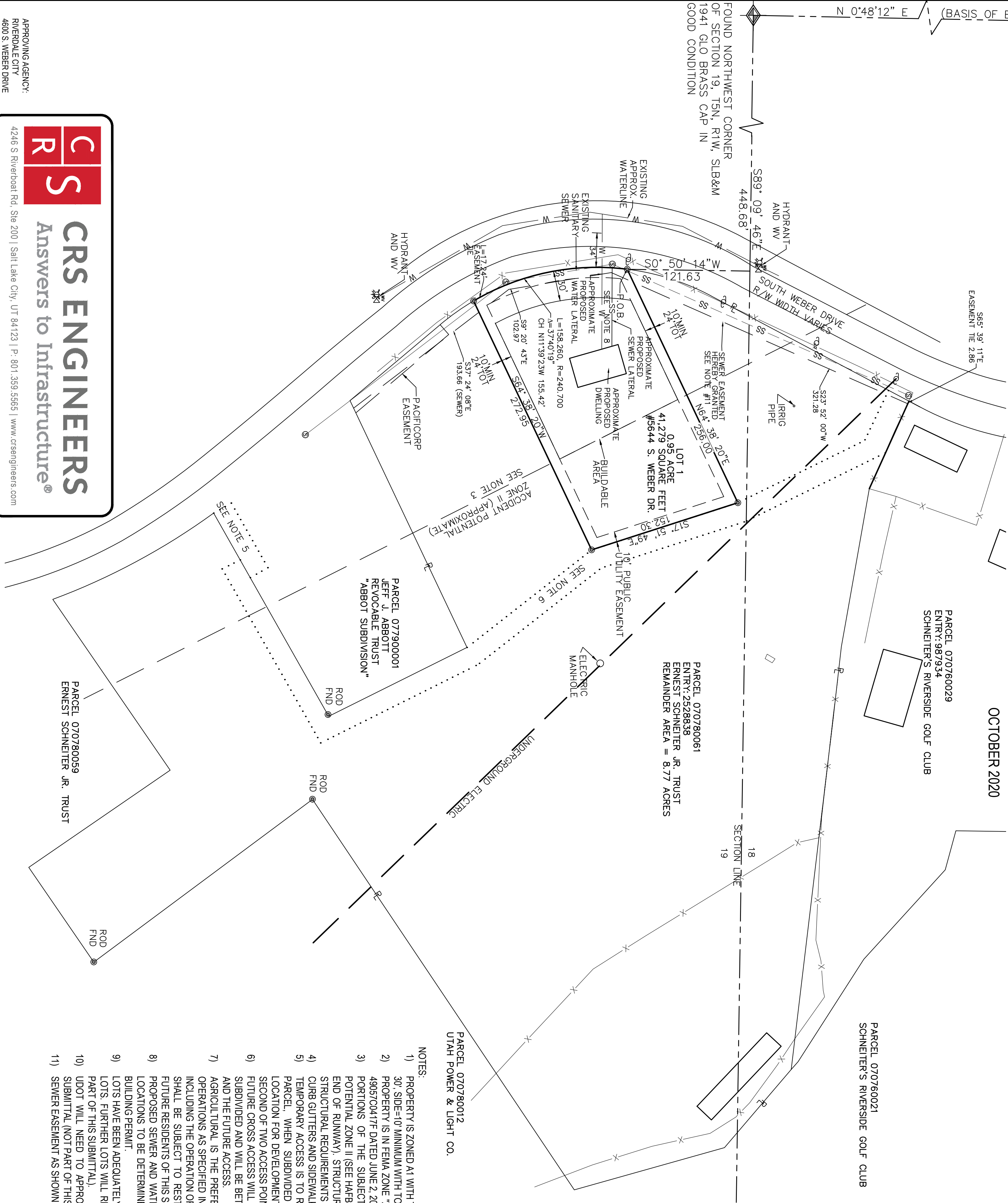
- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.

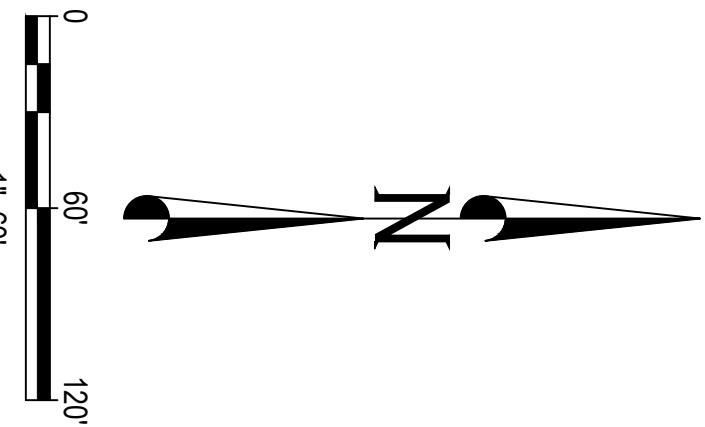
ERCANBRACK SUBDIVISION

LOCATED IN NW ¼ SECTION 19 AND SW ¼ SECTION 18, T5N, R1W, S. L. B. & M., WEBER COUNTY, UTAH
RIVERDALE CITY, UTAH
OCTOBER 2020



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION IN A LOCATION SUITABLE FOR FUTURE LOTS ON THE PROPERTY AS SHOWN AND DESCRIBED HERON. THE SURVEY WAS ORDERED BY COLE ERCANBRACK. THE RIGHT-OF-WAY OF SOUTH WEBER DRIVE WAS ESTABLISHED BY DEED AND OCCUPATION AND CHECKED BY CENTERLINE DISTANCES MEASURED IN THE FIELD TO BE ACCURATE. RIGHT-OF-WAY DRAWINGS FROM UDOT WERE VAGUE AND PARTIALLY UNREADABLE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY MONUMENTATION AS SHOWN AND NOTED. THE BASIS OF BEARINGS IS THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 18, T5N, R1W, S.L.B.&M. WHICH BEARS N0°46'12"W M4D83, UTAH NORTH ZONE STATE PLANE.



PARCEL 070780012
UTAH POWER & LIGHT CO.

NOTES:

- 1) PROPERTY IS ZONED A1 WITH THE FOLLOWING BUILDING SETBACKS: FRONT = 30', REAR = 30', SIDE=10' MINIMUM WITH TOTAL OF TWO SIDES GREATER THAN 24'.
- 2) PROPERTY IS IN FEMA ZONE "X", AREA OF 0.2% CHANCE ANNUAL FLOOD. SEE FIRM MAP 4905700417E DATED JUNE 2, 2015.
- 3) PORTIONS OF THE SUBJECT PROPERTY LIE IN HILL, AIR FORCE BASE ACCIDENT ZONE II (SEE HARD 75 CEG GEORBASE, AIR ACCIDENT ZONE AREA MAP NORTH END OF RUHWAY), STRUCTURES BUILT WITHIN THIS ZONE WILL REQUIRE ADDITIONAL STRUCTURAL REQUIREMENTS FOR CONSTRUCTION THAN NORMALLY ALLOWED.
- 4) CURB CUTTERS AND SIDEWALK ARE DEFERRED UNTIL A LATER DATE.
- 5) TEMPORARY ACCESS IS TO REMAIN UNTIL FURTHER SUBDIVISION OF THE REMAINDER PARCEL. WHEN SUBDIVIDED, THE TEMPORARY ACCESS MAY MOVE TO ANOTHER LOCATION FOR DEVELOPMENT AND BECOME PERMANENT PER THIS SUBDIVISION, THE SECOND OF TWO ACCESS POINTS HAS BEN RELOCATED AS SHOWN.
- 6) FUTURE CROSS ACCESS WILL BE GRANTED WHEN THE REMAINDER PARCEL IS FURTHER SUBDIVIDED AND WILL BE BETWEEN THE TEMPORARY ACCESS (PREVIOUSLY GRANTED) AND THE FUTURE ACCESS.
- 7) AGRICULTURAL IS THE PREFERRED USE IN THE EXISTING ZONING AND AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE. ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY) AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
- 8) PROPOSED SEWER AND WATER LATERALS (APPROXIMATE), DETAIL SIZES, TYPES AND LOCATIONS TO BE DETERMINED AT A LATER DATE AT THE TIME OF SUBMITTAL FOR A BUILDING PERMIT.
- 9) LOTS HAVE BEEN ADEQUATELY SIZED TO ALLOW FOR FUTURE DEVELOPMENT OF OTHER LOTS. FURTHER LOTS WILL REQUIRE ADDITIONAL SUBMITTALS AT A LATER DATE (NOT PART OF THIS SUBMITTAL).
- 10) UDOT WILL NEED TO APPROVE ACCESS PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL (NOT PART OF THIS SUBMITTAL).
- 11) SEWER EASEMENT AS SHOWN HEREBY DEDICATED TO RIVERDALE CITY.

REVISIONS : 446-20 PER CONV. WITH RIVERDALE CITY
4-28-20 PER N. SCOTT NELSON, P.E. LETTER

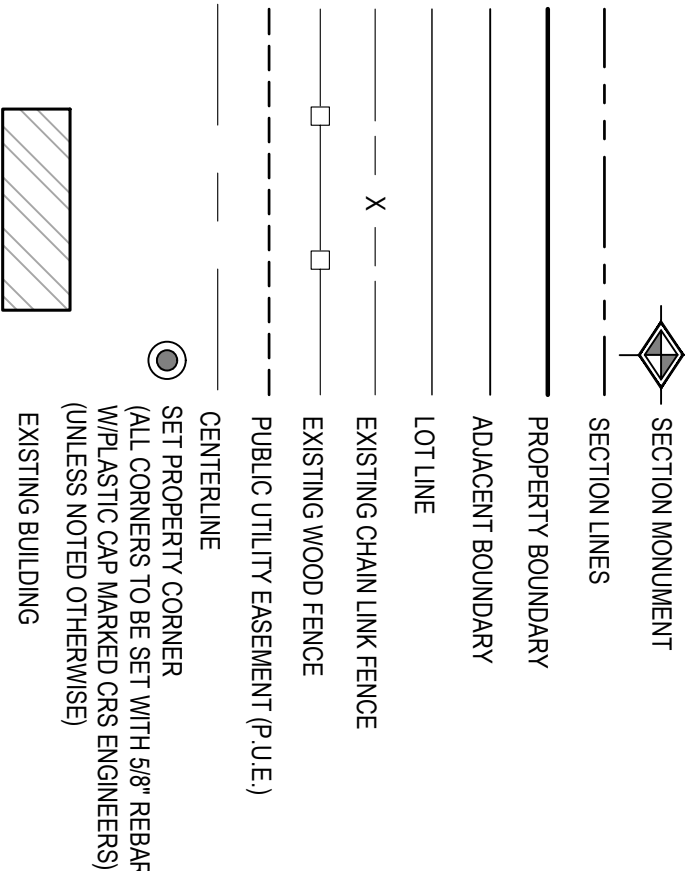
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN IN THE CITY OF RIVERDALE, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE BEING S89°09'48"E 448.68 FEET AND S0°50'14"W 121.63 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 19 (BASIS OF BEARINGS BEING N0°46'12"E FROM THE NORTHWEST CORNER OF SECTION 19 TO THE WEST QUARTER CORNER OF SECTION 18), THENCE
THROUGH PARCEL 070780061 THE FOLLOWING THREE COURSES: 1) N64°38'20"E 266.00 FEET TO A POINT; THENCE 2) S17°51'49"E 152.30 FEET TO A POINT; THENCE 3) S64°38'20"W 272.95 FEET TO A POINT ON EASTERLY RIGHT-OF-WAY LINE OF S. WEBER DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 240.70 FEET, THROUGH A CENTRAL ANGLE OF 37°40'19", A DISTANCE OF 188.26 FEET (CHORD BEARS N 11°39'23" W, 155.42 FEET) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 41,279 SQUARE FEET OR 0.95 ACRES, MORE OR LESS.

LEGEND



OWNERS DEDICATION

I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE ORIGINAL LOT LINES TO BE ADJUSTED AS SHOWN HERON, TO BE HEREAFTER KNOWN AS:

ERCANBRACK SUBDIVISION

DO HEREBY DEDICATE AND GRANT A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY RIVERDALE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20__.

ERNEST SCHNEITER, JR. TRUST AGREEMENT

ERNEST SCHNEITER, JR. - TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME,

WHOSE IDENTITY IS PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)(HE) IS/ARE THE TRUSTEE(S) OF THE ERNEST SCHNEITER, JR. TRUST AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)(HE)Y IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST, AND SAID

ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

SHEET 1 OF 1

ERCANBRACK SUBDIVISION

LOCATED IN NW ¼ SECTION 19 AND SW ¼ SECTION 18, T5N,

R1W, S. L. B. & M., WEBER COUNTY, UTAH

RIVERDALE CITY, UTAH

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 RIVERDALE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, A.D. 20__

CITY ATTORNEY

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, A.D. 20__

CITY ENGINEER

RIVERDALE CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DECLARATION OF PUBLIC UTILITY EASEMENTS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, A.D. 20__

CITY RECORDER

RIVERDALE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, A.D. 20__

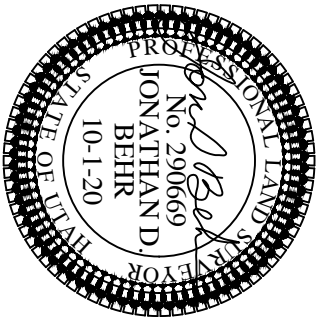
CHAIRMAN PLANNING COMMISSION

SURVEYORS CERTIFICATE

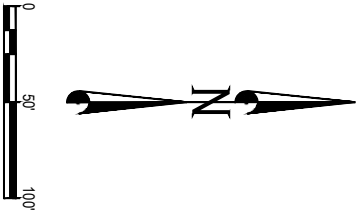
I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 29669 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO ONE LOT, HEREAFTER TO BE KNOWN AS THE ERCANBRACK SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE OF PLAT 10-1-20

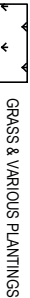
BY: JONATHAN D. BEHR, PLS 29669



COUNTY RECORDER
ENTRY NUMBER _____ FEE PAID _____
FILED FOR AND RECORDING _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS,
PAGE _____ RECORDED FOR _____
COUNTY RECORDER
BY: _____

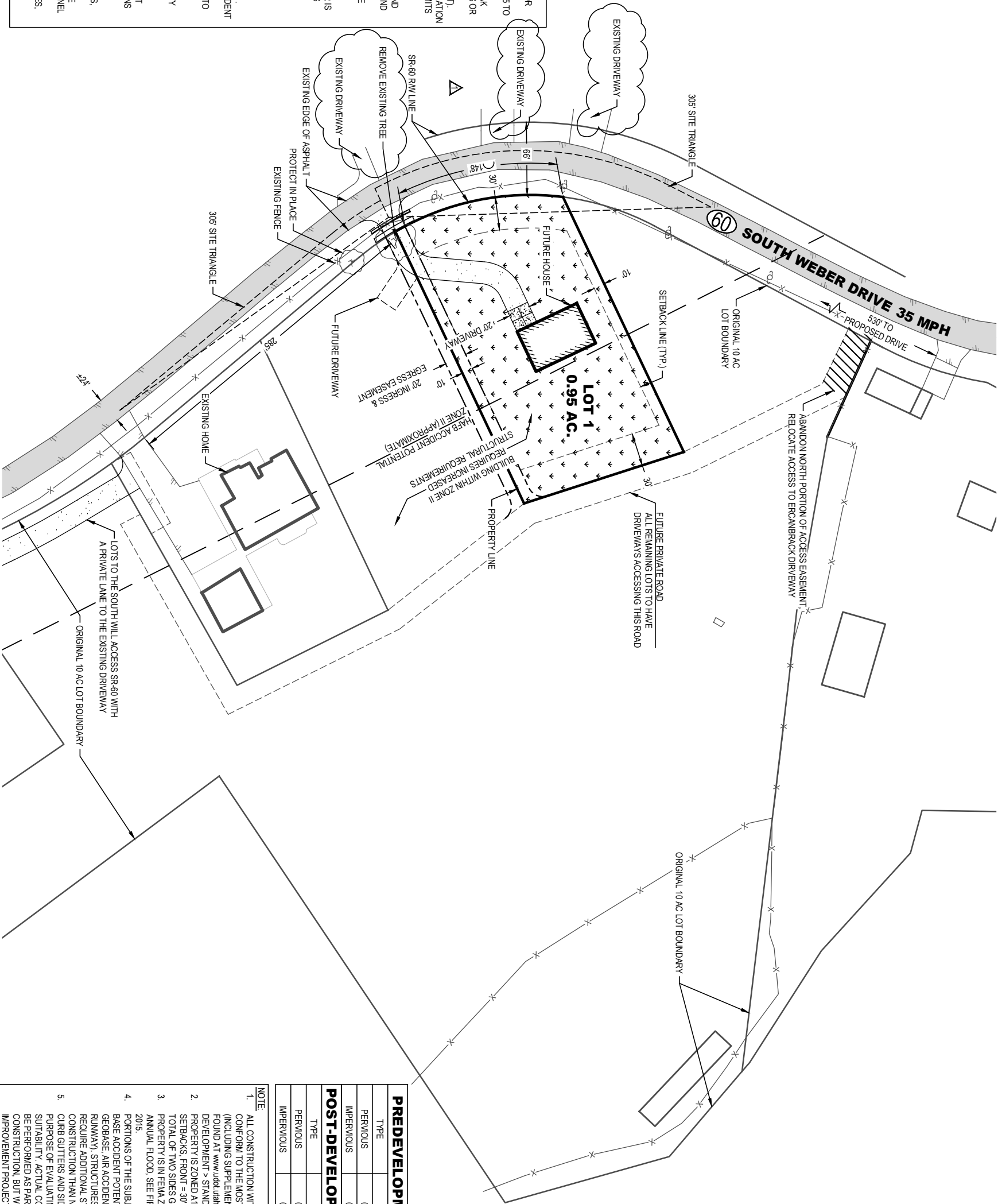


LEGEND:



UDOT NOTES:

- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS* ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGIONS PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSF) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2221.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE ASHTO CLEAR ZONE OR A MINIMUM OF 18' BEHIND CURB.



PREDEVELOPMENT SITE AREAS			
TYPE	AREA	% AREA	
PERVIOUS	0.948 AC	100%	
IMPERVIOUS	0.000 AC	0%	
POST-DEVELOPMENT SITE AREAS			
TYPE	AREA	% AREA	
PERVIOUS	0.825 AC	87.0%	
IMPERVIOUS	0.123 AC	13.0%	

- NOTE:
- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS, FOUND AT www.udot.utah.gov > INSIDE UDOT > PROJECT DEVELOPMENT > STANDARDS AND SPECIFICATIONS.
 - PROPERTY IS ZONED A1 WITH THE FOLLOWING BUILDING SETBACKS: FRONT = 30', REAR = 30', SIDE=10' MINIMUM WITH TOTAL OF TWO SIDES GREATER THAN 24'.
 - PROPERTY IS IN FEMA ZONE X*, AREA OF 0.2% CHANCE ANNUAL FLOOD. SEE FIRM MAP 49057/0417F DATED JUNE 2, 2015.
 - PORTIONS OF THE SUBJECT PROPERTY LIE IN HILL AIR FORCE BASE ACCIDENT POTENTIAL ZONE II (SEE HAB 75 CEG GEOBASE, AIR ACCIDENT ZONE AREA MAP NORTH END OF RUNWAY). STRUCTURES BUILT WITHIN THIS ZONE WILL REQUIRE ADDITIONAL STRUCTURAL REQUIREMENTS FOR CONSTRUCTION THAN NORMALLY ALLOWED.
 - CURB GUTTERS AND SIDEWALK ARE SHOWN FOR THE PURPOSE OF EVALUATING DRIVE ACCESS AND OVERALL SITE SUITABILITY. ACTUAL CONSTRUCTION OF THIS ITEMS WILL NOT BE PERFORMED AS PART OF THE LOT DEVELOPMENT AND CONSTRUCTION, BUT WILL BE INCLUDED IN FUTURE ROADWAY IMPROVEMENT PROJECTS.

REVISIONS		
1	DKJ	08/18/2020
ADD DRIVEWAYS AND TREES		

0"=1"=2'	

C

R

S

CALDWELL

RICHARDS

SORENSEN

ANSWERS TO INFRASTRUCTURE

FARMINGTON OFFICE:

PO BOX 230
160 S MAIN STE. 200
FARMINGTON UTAH 84405
PHONE: 801.359.5585
FAX: 801.359.4272
www.crsnjtrns.com

ERCANBRACK SUDIVISION

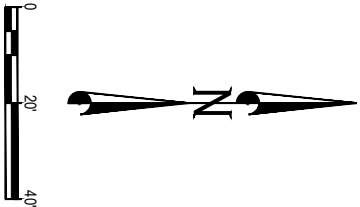
SITE ACCESS & DEVELOPMENT PLAN

2020-0085

2

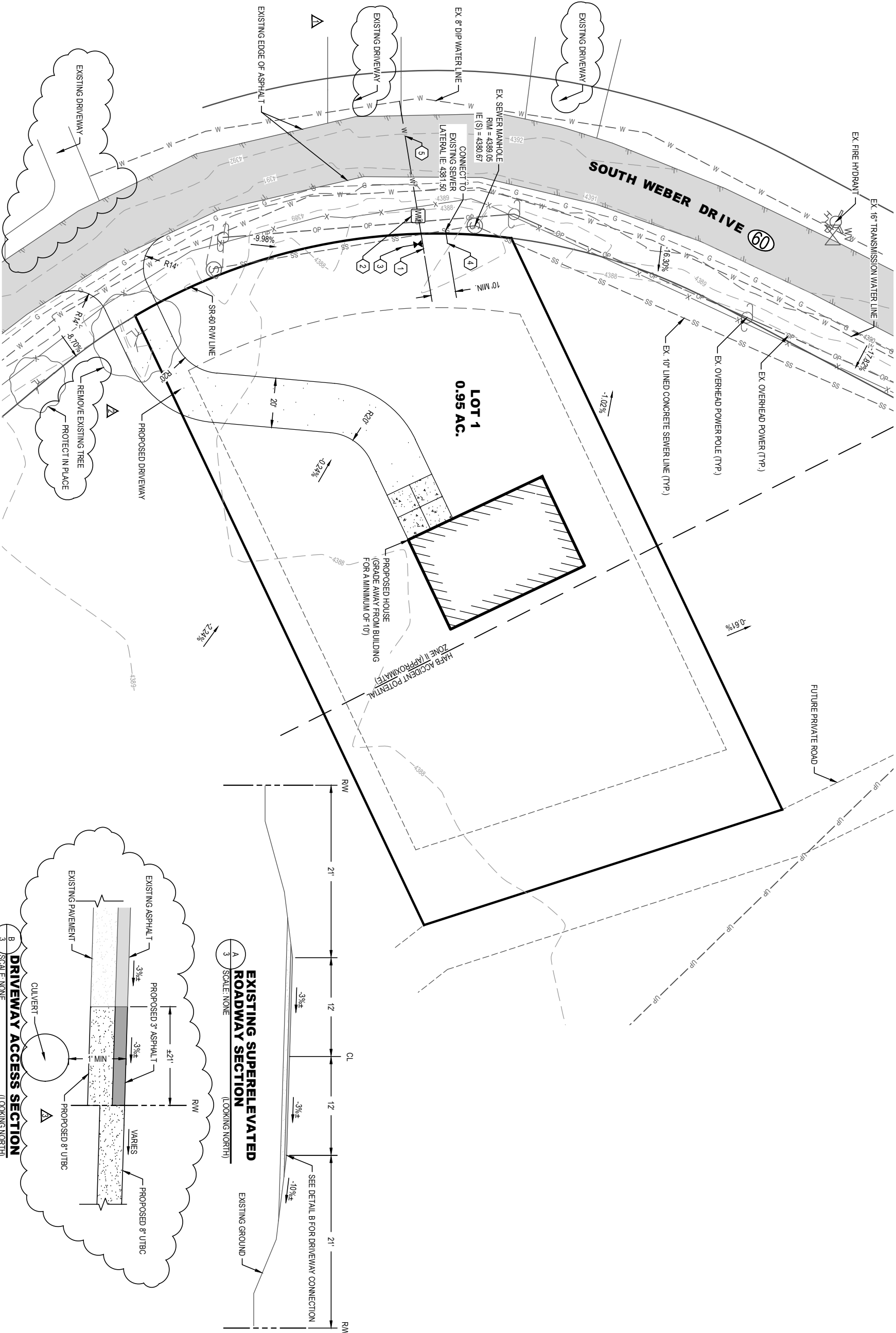
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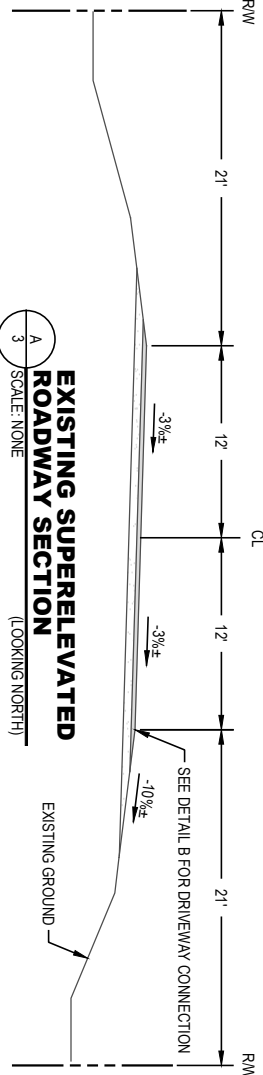


KEYED NOTES:

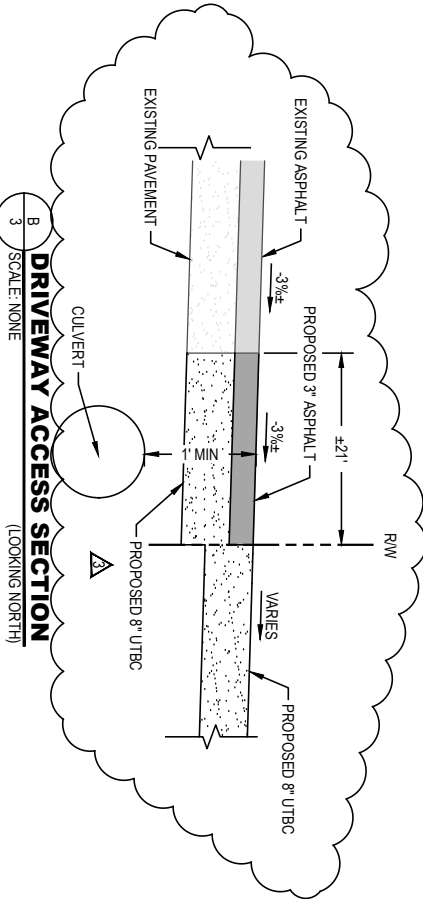
- 1 1" TYPE K COPPER CULINARY WATER LATERAL STUB & CAP WATER 4" PAST 1"x1"x1" TEE INSTALL PER RIVERDALE CITY STDs & DWGS SEE SHEET C901
- 2 3/4" WATER METER INSTALL 7.25' OFFSET FROM R/W INSTALL 1" 3/4" REDUCERS ON EACH SIDE OF METER INSTALL PER RIVERDALE CITY STDs & DWGS SEE SHEET C901
- 3 INSTALL BACKFLOW PREVENTER AND 1" IRRIGATION STUB
- 4 4" PVC SEWER LATERAL @ 2.00% STUB & CAP SEWER 4" INTO PROPERTY INSTALL PER RIVERDALE CITY STDs & DWGS SEE SHEET C901
- 5 1" TYPE K COPPER CULINARY WATER LATERAL TRENCHING WILL NOT BE ALLOWED, INSTALL BY BORING



EXISTING SUPERELEVATED ROADWAY SECTION (LOOKING NORTH)



DRIVEWAY ACCESS SECTION (LOOKING NORTH)



REVISIONS			
1	DKJ	08/18/20	ADD EXISTING DRIVEWAYS
2	DKJ	08/18/20	ADD EXISTING TREES
3	DKJ	08/18/20	ADD CULVERT

IF THE ABOVE SCALE BAR DOES NOT MEASURE EACH IN LENGTH, DO NOT USE THIS DRAWING FOR BIDDING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALE MEASUREMENTS. THE DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, ADAPTED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH CRS ENGINEERS. © 2020

PROJECT	DATE
D. EITRE	08/18/20
C. ALLEN	08/18/20
C. ALLEN	08/18/20
T. BULLER	08/18/20
AS SHOWN	08/18/20
SEALANT	08/18/20

C

R

S

CALDWELL RICHARDS SORENSEN
ANSWERS TO INFRASTRUCTURE

FARMINGTON OFFICE:
PO BOX 230
180 S MAIN STE. 200
FARMINGTON, UTAH 84405
PHONE: 801.399.5585
FAX: 801.399.4272
WWW.CRSNGRPHS.COM

ERCANBRACK

SUBDIVISION

UTILITY & GRADING PLAN

5644 S SOUTH WEBER DRIVE

PROJECT NUMBER

2020-0085

SHEET

3

OF

5

SHEET NUMBER

C102

STORM WATER POLLUTION PREVENTION PLAN NOTES & DETAILS

- SPECIAL CONDITIONS, MANAGEMENT PRACTICES & RESPONSIBILITIES**

 - THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF: THE OWNER, ERCANBRACK FOR THE ERCANBRACK SUBDIVISION, CITY, IN SALT LAKE COUNTY, UTAH, STATE OF UTAH.
 - THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTION FROM THE CONSTRUCTION SITE OF STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE.
 - EXCEPT AS PERMITTED IN 4. BELOW, ALL DISCHARGES COVERED BY THE PLAN SHALL BE COMPOSED ENTIRELY OF STORM WATER.
 - THE FOLLOWING NON-STORM WATER DISCHARGES OCCURRING AT THIS SITE MAY BE PERMISSIBLE, PROVIDING THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES HAS BEEN TAKEN.
 - DISCHARGES FROM FIRE FIGHTING AND FIRE HYDRANT DISCHARGES.
 - WATER USED TO WASH VEHICLES OR CONTROL DUST.
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHING.
 - IRRIGATION DRAINAGE.
 - ROUTINE EXTERNAL BUILDING WASH DOWN WHICH DOES NOT USE DETERGENTS, PAVEMENT WASH, WATERS WHERE SPILLS OR LEAKS OF HAZARDOUS MATERIALS (INCLUDING OILS AND FUELS) HAVE NOT OCCURRED UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED.
 - AIR CONDITIONING CONDENSATE.
 - SPRINKS, UNCONTAMINATED GROUND WATER, FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.
 - CONTRACTOR SHALL FILE NOTICE OF INTENT WITH THE STATE DIVISION OF WATER QUALITY PRIOR TO COMMENCING WORK ON THIS SITE.
 - THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORM WATER DISCHARGE(S) FROM THIS SITE SHALL BE PREVENTED OR MINIMIZED IN ACCORDANCE WITH THE SWPPP FOR THE SITE. THIS PLAN DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF 40 CFR PART 117, 40 CFR 110, AND 40 CFR PART 302, WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117, 40 CFR 110, OR 40 CFR 302, OCCURS DURING A 24-HOUR PERIOD.
 - NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-9802).
 - NOTIFY THE DIVISION OF WATER QUALITY (DWQ) (801-538-6146) OR THE DWQ ANSWERING SERVICE AT (801-538-4123).
 - DO NOT PERMIT THE RELEASE OF UNKNOWN EDGE OF THE RELEASE. THE PERMITTEE SHALL FILE A WRITTEN DESCRIPTION OF THE RELEASE, THE CIRCUMSTANCES LEADING TO THE RELEASE, THE MEASURES TAKEN FOR PLANS TO CLEANUP THE RELEASE, AND STEPS TO BE TAKEN TO MINIMIZE THE CHANCE OF FUTURE OCCURRENCES.
 - WITHIN 14 CALENDAR DAYS OF KNOWLEDGE OF THE RELEASE, THIS PLAN MUST BE REVISED TO IDENTIFY MEASURES TO PREVENT REOCCURRENCE OF SUCH RELEASES, AND TO RESPOND TO SUCH RELEASES, AND THE PLAN MUST BE MODIFIED WHERE APPROPRIATE.

STORM WATER POLLUTION PREVENTION PLAN

 - THIS PLAN SHALL BE RETAINED ON-SITE AT THE FACILITY. IF THE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE PLAN, ALONG WITH A CONTACT PHONE NUMBER SHALL BE POSTED ON-SITE. REASONABLE LOCAL ACCESS TO THE PLAN, DURING NORMAL WORKING HOURS, MUST BE PROVIDED.
 - SITE DESCRIPTION:
 - CONSTRUCTION ACTIVITY, CONSTRUCTION OF DRAINWAYS, BUILDINGS, UTILITIES AND OTHER APPURTENANCES.
 - SEQUENCE OF MAJOR ACTIVITIES, SITE PREPARATION AND DEMOLITION, GRADING, AND CONSTRUCTION OF NEW BUILDING, PARKING LOT, UTILITIES AND LANDSCAPE.
 - TOTAL AREA OF SITE: 0.56 ACRES, AREA DISTURBED: 0.07 ACRES.
 - PRE CONSTRUCTION RUNOFF COEFFICIENT (DISTURBED AREA: 0.20, MEANING THAT 20% OF THE SITE IS COVERED BY IMPERVIOUS SURFACES SUCH AS ASPHALT, CONCRETE OR BUILDING ROOFTOP) AND 100.00% OF THE SITE IS COVERED WITH PERVIOUS SURFACES SUCH AS LANDSCAPING.
 - POST CONSTRUCTION RUNOFF COEFFICIENT (DISTURBED AREA: 0.45, -MEANING THAT 45% OF THE SITE WILL BE COVERED BY IMPERVIOUS SURFACES SUCH AS ASPHALT, CONCRETE OR BUILDING ROOFTOP AND 55% OF THE SITE WILL BE COVERED WITH PERVIOUS SURFACES SUCH AS LANDSCAPING.
 - EXISTING SOIL: LOAM & FINE SANDY LOAM
 - SITE LOCATION: 5644 S. SOUTH WEBER DRIVE
 - DISCHARGES OTHER THAN FROM CONSTRUCTION: NONE
 - RECEIVING WATER: OGDEN BUSINESS EXCHANGE STORM DRAIN
 - EROSION AND SEDIMENT CONTROLS:
 - THE CONSTRUCTION-PHASE EROSION AND SEDIMENT CONTROLS SHOULD INSTALLED TO RETAIN SEDIMENT ON SITE TO THE MAXIMUM EXTENT POSSIBLE.
 - ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST REPEACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
 - IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IMMEDIATELY TO MINIMIZE OFF-SITE IMPACTS. EXISTING SEDIMENT IN STREAMS SHOULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSSIBLY HAZARDOUS TO USERS OF PUBLIC STREETS).
 - SEDIMENT TRAPS SHALL BE PLACED AROUND ALL STORM WATER INLETS AS SHOWN ON THE PLAN. ALLOW ONLY CLEAN STORM WATER TO ENTER THE INLETS. SILT FENCES SHALL BE PLACED ALONG PROPERTY LINES WHERE SHOWN ON THE PLAN. ROCK AND TRAPS AT CONSTRUCTION ENTRANCES TO THE SITE TO PREVENT OFF-SITE TRACKING SHALL BE INSTALLED WHERE SHOWN AND AT ALL CONSTRUCTION ENTRANCES TO THE SITE.
 - SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, OR SEDIMENTATION PONDS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 90%.
 - LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS (E.G. FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (E.G. SCREENING OUTFALLS, PICKED UP DAILY, ETC.).
 - OFFSITE MATERIAL STORAGE AREAS ALSO INCLUDING OVERBURDEN AND STOCKPILES OF DIRT, ETC.) USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT.
 - OTHER CONTROLS:
 - WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A CWA SECTION 404 PERMIT.
 - OFF-SITE TRACKING - OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.
 - SEPTIC, WASTE AND SANITARY SEWER DISPOSAL - COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS. PROVIDE PORTABLE TOILETS THAT ARE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN PORTABLE TOILETS OR ON-SITE SANITARY SEWER.
 - ON-SITE STORAGE - PERFORM REGULAR INVENTORIES OF CONSTRUCTION MATERIALS STORED ONSITE, INCLUDING WASTE MATERIALS. PRACTICE STORAGE PROCEDURES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER. PROVIDE COVERED DISPOSAL CONTAINERS IN CONVENIENT LOCATIONS ON THE SITE. PROVIDE FOR WEEKLY (MORE OFTEN IF REQUIRED) WASTE DISPOSAL.
 - OTHER LAWS AND REQUIREMENTS:
 - COMPLY WITH LOCAL STORM WATER CONTROL REQUIREMENTS.
 - COMPLY WITH FEDERAL OR STATE LAWS PERTAINING TO THREATENED OR ENDANGERED SPECIES OR HISTORIC PROPERTIES.
 - DISCHARGERS SEEKING VARIANCE TO PERMIT REQUIREMENTS SHALL SUBMIT AN INDIVIDUAL PERMIT APPLICATION ALONG WITH A DESCRIPTION OF WHY REQUIREMENTS IN APPROVED STATE OR LOCAL PLANS OR PERMITS SHOULD NOT BE APPLICABLE AS A CONDITION OF A UPDES PERMIT.
- 6. MAINTENANCE:**

 - THE CONTROLS AND MEASURES INDICATED ON THE PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE OPERATING CONDITION.
 - MAINTENANCE NEEDS IDENTIFIED IN INSPECTION OR BY OTHER MEANS SHALL BE ACCOMPLISHED BEFORE THE NEXT ANTICIPATED STORM EVENT, OR AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS.
 - IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE.

7. INSPECTIONS:

 - INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS DISTURBED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
 - AT LEAST ONCE EVERY 14 CALENDAR DAYS.
 - BEFORE ANTICIPATED STORM EVENTS.
 - WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OF PRECIPITATION.
 - WHERE THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE, OR FROZEN GROUND), INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.
 - POINTS, AREAS, BMP'S AND ACTIVITIES TO BE INSPECTED:
 - DISTURBED AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THEY ARE OPERATING CORRECTLY.
 - ACCESSIBLE DISCHARGE LOCATIONS OR POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
 - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

8. INSPECTION INDUCED PLAN REVISIONS:

BASED ON THE RESULTS OF THE INSPECTION, THIS PLAN SHALL BE REVISED AS APPROPRIATE WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

9. INSPECTION REPORT:

 - PREPARE AN INSPECTION REPORT FOR EACH INSPECTION. IT SHALL CONTAIN:
 - THE SCOPE OF THE INSPECTION
 - NAMES AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION.
 - THE DATE OF THE INSPECTION.
 - MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWPPP.
 - LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.
 - LOCATION, DEVICES THAT FAILED TO OPERATE, OR PROVED INADEQUATE FOR A PARTICULAR LOCATION.
 - ACTIONS TAKEN.
 - REPORTS SHALL BE RETAINED AS PART OF THE SWPPP FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.
 - REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
 - WHEN A REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE PERMIT.
 - THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH THE PERMIT CERTIFICATION (THAT IS THE SAME AS THE CERTIFICATION SIGNED BY THE ENGINEER ON THIS SHEET).

10. ACCESSIBILITY:

THE PERMITTEE SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE (OR OTHER LOCATION ACCESSIBLE THE PUBLIC) FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. THE PERMITTEES WITH DAY TO DAY OPERATIONAL CONTROL OVER THE SWPPP IMPLEMENTATION SHALL HAVE A COPY OF THE PLAN AVAILABLE AT A CENTRAL LOCATION ONSITE FOR THE USE OF ALL OPERATORS AND THOSE IDENTIFIED AS HAVING RESPONSIBILITIES UNDER THE PLAN WHENEVER THEY ARE ON THE CONSTRUCTION SITE.

11. FINAL STABILIZATION:

 - MEANS THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED.
 - AFTER CONSTRUCTION HAS BEEN COMPLETED, PAVED AREAS OF THE SITE SHALL BE SWEEP CLEAN, STORM WATER INLETS AND THE SHALL BE CLEANED. ALL WASTE INCLUDING STORM WATER CONTROL MEASURES SHALL BE REMOVED FROM THE SITE.
 - PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIP-RAP, GRASSIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.
 - LANDSCAPING SHALL NOT BE OVER WATERED SO THAT SOIL EROSION OCCURS.
 - WHEN ALL CONSTRUCTION ACTIVITY ON THE SITE HAS BEEN COMPLETED, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE STATE DEQ DIVISION OF WATER QUALITY.

DEFINITIONS

 - BEST MANAGEMENT PRACTICES (BMP'S) MEANS SCHEDULE OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF THE WATERS OF THE STATE. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, SLODGE OR WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.
 - COMMENCEMENT OF CONSTRUCTION MEANS THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATING ACTIVITIES OR OTHER CONSTRUCTION ACTIVITIES.
 - CONTROL MEASURE MEANS AND BEST MANAGEMENT PRACTICE OR OTHER METHOD USED TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO WATERS OF THE STATE.
 - CWA MEANS CLEAN WATER ACT OR THE FEDERAL WATER POLLUTION CONTROL ACT.
 - POINT SOURCE MEANS ANY DISCHARGE, E. CONFINED AND DISCRETE CONVEYANCE INCLUDING, BUT NOT LIMITED TO ANY PIPE, DITCH, CHANNEL, TUNNEL, CONDUIT, WELL, DISCRETE RESERVE, CONTAINER, POLLING STOCK, CONCENTRATED ANIMAL FEEDING OPERATION, LANDFILL, LEACHATE COLLECTION SYSTEM, VESSEL, OR OTHER FLOWING CRAFT FROM WHICH POLLUTANTS ARE, OR MAY BE, DISCHARGED. THIS TERM DOES NOT INCLUDE RETURN FLOWS FROM IRRIGATED AGRICULTURE OR AGRICULTURAL STORM WATER RUNOFF.
 - RUNOFF COEFFICIENT MEANS THE RATION OF TOTAL RAINFALL THAT WILL APPEAR AT A CONVEYANCE AS RUNOFF.
 - STORM WATER MEANS STORM WATER RUNOFF, SNOW MELT, RUNOFF, AND SURFACE RUNOFF AND DRAINAGE.
 - WATERS OF THE STATE MEANS ALL LAKES, PONDS, MARSHES, WATER COURSES, WATERWAYS, WELLS, SPRINGS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE AND UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THIS STATE OR ANY PORTION THEREOF, EXCEPT THAT BODIES OF WATER CONFINED TO AND RETAINED WITHIN THE LIMITS OF PRIVATE PROPERTY, AND WHICH DO NOT DEVELOP INTO OR CONSTITUTE A NUISANCE, OR A PUBLIC HEALTH HAZARD, OR A MENACE TO FISH AND WILDLIFE, SHALL NOT BE "WATERS OF THE STATE" UNDER THIS DEFINITION.

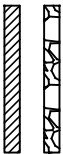
WASTE PILE MEANS ANY NON-CONTAMINERIZED ACCUMULATION OF SOLID, NON-FLOWING WASTE THAT IS USED FOR TREATMENT OR STORAGE.

KEY SWPPP NOTES:

- 1

TEMPORARY CONSTRUCTION EXIT (SEE DETAIL AC103)
- 2

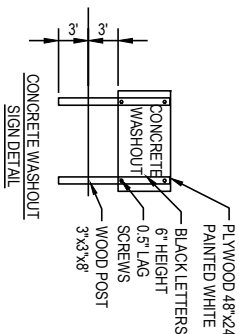
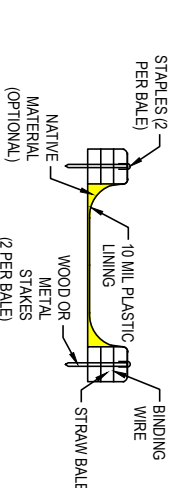
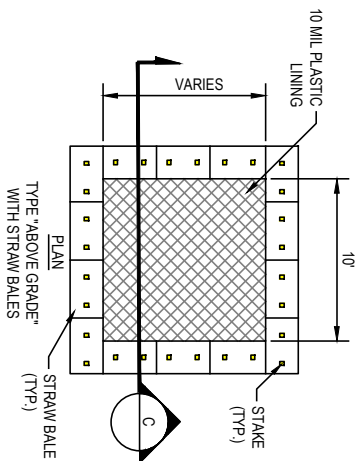
CONCRETE WASHOUT (SEE DETAIL B/C103)



CONSTRUCTION ENTRANCE (TTP)
8" MINIMUM OF 3/8" CLEAN STONE OVER GEOTEXTILE FABRIC WHILE CONSTRUCTION IS IN PROGRESS. REMOVE WHEN NECESSARY FOR SITE PAVING.

TEMPORARY CONSTRUCTION EXIT

A
SCALE: NONE



- NOTES:
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

B
SCALE: NONE

CONCRETE WASHOUT



REVISIONS		DATE	BY	APP

IF THE ABOVE SCALE BAR DOES NOT MEASURE, EACH IN-LENGTH, DO NOT USE THIS DRAWING FOR BIDDING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

THIS DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, ADAPTED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH CRS ENGINEERS.

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PROJECT:	D. EITRE
DESIGNER:	C. ALLEN
CHECKER:	C. ALLEN
DATE:	SEP 30, 2020

CS

RS

CALDWELL

RICHARDS

SORENSEN

ANSWERS TO INFRASTRUCTURE

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5644 S. SOUTH WEBER DRIVE

ERCANBRACK
ERCANBRACK SUBDIVISION
EROSION CONTROL & SWPPP PLAN

RIVERDALE, UTAH 84405

PROJECT NUMBER		DATE
2020-0085	09	SEP 30, 2020
SHEET		OF
4		5
SHEET NUMBER		C103

