

River Heights City

SPECIAL COUNCIL MEETING

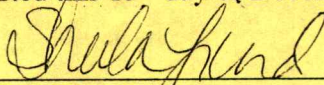
AGENDA

Tuesday, December 20, 2016

Notice is hereby given that the River Heights City Council will hold a special council meeting beginning at 5:30 p.m. in the River Heights City Office Building at 520 S 500 E.

- 5:30 p.m. Discuss and Adopt an Ordinance to Rezone the Alliance Capital Property, located at 594 South 400 East to a Historic Landmark Overlay Zone
- 5:40 p.m. Discuss and Approve a Request by Alliance Capital for Historic Rehabilitation of the Old Sinclair Gas Station at 594 South 400 East
- 6:00 p.m. Adjourn

Posted this 15th day of December 2016



Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

Council Meeting

December 20, 2016

Present were: Mayor James Brackner
Council members: Robert "K" Scott
Geoff Smith
Blake Wright
Recorder Sheila Lind
Excused Councilmember Doug Clausen
Dixie Wilson

Others Present: Gayle Brackner, Tony Johnson, Brittany and Bryan Cascio, Cindy Schaub

The following motions were made during the meeting:

Motion #1

Councilmember Wright moved to "approve Ordinance #8-2016, An Ordinance to Apply a Historic Landmark Overlay Zone to the Alliance Capital Property." Councilmember Scott seconded the motion, which carried with Scott, Smith and Wright in favor. No one opposed. Clausen and Wilson were absent.

Motion #2

Councilmember Wright moved to "approve the historic rehabilitation of the Sinclair Gas Station at 594 South 400 East as recommended by the Planning Commission with their conditions, as well as additional conditions (all listed below):

1. Verification that the tank situation has been remediated.
2. The buffer strip on the east side be a combination of green and gravel with the greenery next to the building.
3. Not require a landscaping buffer on the west side of the building.
4. Require a security of performance bond for 150% of the cost of the exterior improvements which will include:
 - a. removal of the gas tanks or meeting the requirements of the State,
 - b. purchase and installation of 2 historic gas pumps, an air meter, two 12-foot island lights, and pole sign.

The city will also continue to discuss the possibility of participating in the cost of curb, gutter and sidewalk at 600 South 400 East." Councilmember Scott seconded the motion, which carried. No one opposed. Clausen and Wilson were absent.

Proceedings of the Meeting:

The River Heights City Council met at 5:38 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, December 20, 2016.

Discuss and Adopt an Ordinance to Rezone the Alliance Capital Property, located at 594 South 400 East to a Historic Landmark Overlay Zone: Mayor Brackner asked the council members how they felt about the request. After reading the Planning Commission minutes, they felt fine about it. Councilmember Wright explained that the Historic Overlay Zone Ordinance is clear that the property will retain the residential zone, with the overlay zone on top of it. He read some changes he made to the ordinance draft which the Council agreed to.

Councilmember Wright moved to “approve Ordinance #8-2016, An Ordinance to Apply a Historic Landmark Overlay Zone to the Alliance Capital Property.” Councilmember Scott seconded the motion, which carried with Scott, Smith and Wright in favor. No one opposed. Clausen and Wilson were absent.

Discuss and Approve a Request by Alliance Capital for Historic Rehabilitation of the Old Sinclair Gas Station at 594 South 400 East: Councilmember Wright explained, the Planning Commission held a public hearing last week on the design review. He said Tony Johnson has submitted more detail than the city typically requires. Engineer Ramsussen has given his comments, which Mr. Johnson has considered with the plans he turned in tonight.

Councilmember Wright read the Planning Commission conditions which consisted of: 1) Verification that the tank situation has been remediated. 2) The buffer strip on the east side be a combination of green and gravel with the greenery next to the building. 3) Not require a landscaping buffer on the west side of the building. 4) Require an updated schematic site plan be provided to the Council and 5) Require a security of performance bond for 150% of the cost of the exterior improvements. He elaborated to explain the Commission’s intent. City ordinance requires all outdoor improvements be finished before a Conditional Use Permit is granted. In this situation, it wouldn’t be reasonable to expect the landscaping to be installed in the winter weather. Items that can’t be addressed now, can be covered by a bond, which will allow the city to finish up if the developer somehow can’t.

Councilmember Wright brought up the underground gas tanks. Tony Johnson explained he bought the property from Bill Carson, who said the tanks were taken care of. However, there is no documentation on it. Mr. Johnson contacted the State by email, and received a response stating, they have records of a visit to the site in which they couldn’t find the tanks. However, they don’t feel there is a concern. Mr. Johnson asked if a copy of the email would suffice. Mr. Wright feels that just because they haven’t been able to locate them, doesn’t mean it’s taken care of. He doubts the tanks are a problem but Councilmember Wilson has sent an email expressing her concern about them. She had heard about a certain technology that would be able to pinpoint where they are. Mr. Wright recommended Mr. Johnson find out what it would take/cost to remove the tanks (worst case scenario), and add that to the performance bond. Mr. Johnson is willing to do this. He will work on getting a no-action letter from the State, which would satisfy the city.

Councilmember Wright doesn’t feel the project needs to be put on hold, as recommended by Councilmember Wilson. Mayor Brackner would like to stipulate that the tank situation will be resolved.

Cindy Schaub suggested, in the future, if the property reverts back to residential and a new owner wanted to dig a pool, the underground tanks could be a problem. She was informed that the tanks are in the front area of the property. Councilmember Wright felt this was a valid point to

93 consider, however, a new homeowner should find out what they are purchasing to determine if it will
94 accommodate their desires. Mr. Johnson assured if they get the no action letter they would file it with
95 the property.

96 Councilmember Wright asked Mr. Johnson if he is still planning on a curb and gutter since the
97 plans they received for the meeting don't show this addition. Mr. Johnson assured he is still planning
98 on a curb and gutter, it just didn't get included in the updated plans. Councilmember Smith asked
99 about the sidewalk. Mr. Johnson said the County won't contribute, except for an easement. He asked
100 if the City would be willing to participate in the sidewalk, curb and gutter. He explained the design
101 and his interest to have it look really nice.

102 Councilmember Scott inquired about water runoff. Mr. Johnson assured that Engineer
103 Rasmussen has addressed this with him. He explained how the design will take care of storm drainage.

104 Mayor Brackner asked if the irrigation concerns have been resolved. Mr. Johnson explained
105 their plans and how they will be taking care of the irrigation box.

106 Mayor Brackner was concerned about the number of things that are not tied down.
107 Councilmember Wright reminded they are only approving the design of the building and the site plan.
108 At some point they need to decide if they want curb and gutter and if the city would be willing to
109 contribute. Mayor Brackner inquired as to the cost. Mr. Johnson doesn't have a figure yet. It was
110 clarified that the city normally doesn't contribute to curb and gutter costs. Mr. Wright feels its worthy
111 of a future discussion when the other council members are present and they have figures to discuss.
112 He looks at it as a good opportunity to clean up the corner.

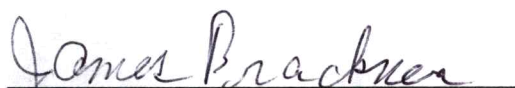
113 Brittany Cascio reminded that the cost of the gas pumps should be included in the performance
114 bond. Mr. Johnson described the pumps and other items that will be placed on the "island" as well as
115 the lighting for the project.

116 Councilmember Wright moved to **"approve the historic rehabilitation of the Sinclair Gas
117 Station at 594 South 400 East as recommended by the Planning Commission with their
118 conditions, as well as additional conditions (all listed below):**

- 119 **1. Verification that the tank situation has been remediated.**
- 120 **2. The buffer strip on the east side be a combination of green and gravel with the
121 greenery next to the building.**
- 122 **3. Not require a landscaping buffer on the west side of the building.**
- 123 **4. Require a security of performance bond for 150% of the cost of the exterior
124 improvements which will include:**
 - 125 **a. removal of the gas tanks or meeting the requirements of the State,**
 - 126 **b. purchase and installation of 2 historic gas pumps, an air meter, two 12-foot
127 island lights, and pole sign.**

128 **The city will also continue to discuss the possibility of participating in the cost of curb, gutter and
129 sidewalk at 600 South 400 East." Councilmember Scott seconded the motion, which carried. No
130 one opposed. Clausen and Wilson were absent.**

131 The meeting adjourned at 6:10 p.m.

132
133
134
135
136 
137 James Brackner, Mayor

Sheila Lind, Recorder



Sheila Lind <office@riverheights.org>

Tanks at old service station information/Dixie

1 message

Dixie Wilson <dixiewilson@riverheights.org>

Thu, Dec 15, 2016 at 11:45 AM

To: Blake Wright <blakewright@riverheights.org>, Jim Brackner <jamesbrackner@riverheights.org>, cindy_schaub@hotmail.com, Sheila Lind <office@riverheights.org>

I will not be attending the meeting on the 20th. Going out of town to my Aunts 80th birthday in Arizona. Just decided and leaving on Saturday.

Here is some information on the tanks at the old service station.

1. By all I can find out the tanks are still there and haven't been taken care of properly.
2. I talked with Carl Bindrup. He pumped gas and didn't fill them in. The boat shop pumped gas until he left. Billy Carson has said that they were taken care of a long time ago. I heard Craig say that they couldn't find anything. I don't think that is good enough.
3. We know where they are and Tony Johnson said last night that he would remove them if needed.
4. I have checked with environmental agency in Salt Lake and they do not have records back further than 1989. And nothing from that time forward has shown that the tanks have been properly attended to.
5. They suggested a ground penetrating radar system that could tell where the tanks are but in talking with two companies, they do not do soil tests or dig to see if there is still gas there or if it has leached into the ground or water. The health or environmental departments here in the valley can do that if we desire.
6. Mark Reese (435-796-6570) of Bear River Health could direct us.

After the meeting last night with the P&Z passing the project on to the city with the exceptions, here are my suggestions.

1. Let's have Tony get the tanks removed especially before they do sidewalks, curb and gutters. As a city, I think that we should just get it taken care of now and not kick the can down the road.
2. I do not see how they can comply with the restrictions by the 20th. Could we postpone the meeting until all the restrictions are met within reason. At least until January 10th or if a special meeting needs to be held January 3.
3. It doesn't seem to be to the advantage of Tony or the Cassios to let them continue with the project until all the restrictions are met not including the things that can not be done because of weather.
4. The bonding and letter of credit was a good idea and necessary. I prefer a bond.
5. I feel that sometimes we hurry when we should do due diligence on behalf of the citizens, city and those that are wanting something.

Could this letter be entered into the record. I will also send a copy to Sheila.

I appreciate the work of the Planning and Zoning committee. They provide a great service to the city.

Sorry I won't be to the meeting. If you have questions for me, I will have my phone and can receive e-mails, texts and calls. As I said, we will not be leaving until Saturday morning.

Merry Christmas to you all and thanks for all you do.

Dixie Wilson

ORDINANCE 8-2016

APPLY A HISTORIC LANDMARK OVERLAY ZONE TO
AN ORDINANCE TO ~~REZONE THE ALLIANCE CAPITAL PROPERTY TO A HISTORIC~~
~~LANDMARK OVERLAY ZONE~~

WHEREAS, Tony Johnson/Alliance Capital owns property at 594 South 400 East, River Heights, Utah,

WHEREAS, the property is currently zoned R-1-8, and

WHEREAS, Tony Johnson, has requested the property be ~~rezoned to~~ *overlayed with* the Historic Landmark Overlay Zone, and

WHEREAS, Tony Johnson has agreed to follow the Ordinance to Create a Historic Landmark Overlay Zone at 594 South 400 East, and

WHEREAS, a public hearing was held by the Planning Commission on December 14, 2016 to address the request, and

WHEREAS, the Planning Commission has recommended to the City Council that the Alliance Capital property be considered for the Historic Landmark Overlay Zone,

NOW THEREFORE IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, that the above property be ~~rezoned as a~~ *residential-zoned* Historic Landmark Overlay Zone. *be overlayed with the*

ADOPTED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL THIS 20th DAY OF DECEMBER 2016.

James Brackner, Mayor

Attest:

Sheila Lind, Recorder

Gas Station T.I.

594 South 4th East
RIVER HEIGHTS, UT.

PERMIT SET

October 11, 2016

METAMORPHOSE PROJECT NUMBER: 16052

OWNER

Alliance Capital, LLC

479 West 280 South
Logan, UT 84321
PHONE: 435-784-2200 CONTACT: Tony Johnson
E-MAIL: tony@alliance.com

ARCHITECT

Metamorphose

95 West 100 South, Suite 108
Logan, UT 84321
PHONE: 435.890.4005 CONTACT: Thomas Wyatt
E-MAIL: thomas@metamorphose.energy

SCHEDULE OF DRAWINGS

GENERAL

G001 COVER
G002 ARCH GENERAL INFORMATION
G003 ARCH ABR & INFO

ARCHITECTURAL

A001 ARCHITECTURAL SITE PLAN
A101 FLOOR PLANS
A201 EXTERIOR BUILDING ELEVATIONS

MECHANICAL

DESIGN BLD - OFFERED SUBMITAL

ELECTRICAL

NOTE ELECTRICAL TO REMAIN AS IS

Vertical Looping

The Design Guild, PLLC
DGA, Wyatt Mitchell
95 West 100 South, Suite 108
Logan, UT 84321
Tel: 435 512 8383
office@wyatt-mitchell.com

OCT 11 2016

Original drawings remain the property of the Architect and as such the architect retains full drawing and control. The design represented by these drawings is valid for the client's use only and no other use without written consent of the Architect.
© Wyatt Mitchell 2016

PERMIT SET
October 04, 2016
METAMORPHOSE PROJECT NUMBER: 16052

Gas Station T.I.
51996 South Shreve Ridge Drive
Bountiful, UT 84010

PRINTING INSTRUCTIONS

WHEN PRINTING DOCUMENTS ON LEGGER 11X17 PAPER SIZE IT IS NECESSARY TO SCALE THE DOCUMENTS BY 50% TO RETAIN THE SCALE. IF PRINTED ON 11X17 FIT TO PAGE SETTING DRAWINGS WILL NOT BE TO SCALE.

APPLICABLE CODES

ACCESSIBILITY CODE	ICDANSI A117.1 - CURRENT EDITION
INTERNATIONAL RESIDENTIAL CODE	2014 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2018 EDITION
INTERNATIONAL FIRE CODE	2009 EDITION
INTERNATIONAL MECHANICAL CODE	2015 EDITION
INTERNATIONAL PLUMBING CODE	2015 EDITION
NATIONAL ELECTRICAL CODE	2011 EDITION
ZONING ORDINANCE	BOUNTIFUL CITY CURRENT EDITION

G001

HATCH LEGEND

NOTE: HATCHING ANGLES MAY VARY DUE TO ANGLE OF WALL DRAWN. WHILE HATCHING PATTERN REMAINS SIMILAR.

PLAN MATCH

- CAR PAVED CONCRETE
- CONCRETE MASONRY UNIT
- CONCRETE MASONRY UNIT WITH REINFORCING BARS
- STEEL DECK
- WOOD FLOOR
- BRICK VENEER
- EXTENSION WALL/FOUNDATION RETAINING WALL
- FOUNDATION
- REFERS TO DRAWING
- 1-1/8" FINISH STUD WALL
- 3/4" FINISH STUD WALL
- 3/4" FINISH STUD WALL
- 3/4" FINISH STUD WALL
- 3/4" FINISH STUD WALL
- 3/4" FINISH STUD WALL
- 3/4" FINISH STUD WALL

SECTION MATCH

- RAMMET INSULATION
- CONCRETE MATERIAL
- NON-CONCRETE MATERIAL, INCLUDING
- GYPSUM BOARD
- PLYWOOD
- SLAB GRADE W/ME
- UNDERPINNING SOIL
- SCAFFOLDING

DRAWING SYMBOL LEGEND

- INTERIOR ELEVATION (1/4" = 1'-0" SCALE)
- EXTERIOR ELEVATION REFERENCE
- DETAIL REFERENCE
- EXTERIOR ELEVATION REFERENCE
- WALL SECTION REFERENCE
- BUILDING SECTION REFERENCE
- ROOM DESIGNATION FLOOR PLAN (1/4" = 1'-0" SCALE)
- ROOM DESIGNATION REF. CEILING PLAN
- ELEVATION SYMBOL
- WALL TYPE DESIGNATION
- DOOR DESIGNATION
- WINDOW DESIGNATION
- VEHICLE NOTE DESIGNATION
- EQUIPMENT DESIGNATION
- REVISION DESIGNATION
- INTERIOR FINISH DESIGNATION

LIST OF ABBREVIATIONS

AC	ACROBATIC	AN	ANCHORAGE	ASPH	ASPHALT	ASPH	ASPHALT	AT	ATTACHED	BA	BATH	BE	BELT	BL	BLIND	BO	BOOK	BS	BUILDING	CA	CANOPY	CB	CANOPY	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CG	CONCRETE	CH	CHIMNEY	CI	CONCRETE	CL	CLADDING	CM	CONCRETE	CMU	CONCRETE	CO	CONCRETE	CP	CONCRETE	CQ	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CW	CONCRETE	CX	CONCRETE	CY	CONCRETE	CZ	CONCRETE	DA	DAUGHTER	DB	DAUGHTER	DC	DAUGHTER	DD	DAUGHTER	DE	DAUGHTER	DF	DAUGHTER	DG	DAUGHTER	DH	DAUGHTER	DI	DAUGHTER	DJ	DAUGHTER	DK	DAUGHTER	DL	DAUGHTER	DM	DAUGHTER	DN	DAUGHTER	DO	DAUGHTER	DP	DAUGHTER	DQ	DAUGHTER	DR	DAUGHTER	DS	DAUGHTER	DT	DAUGHTER	DU	DAUGHTER	DV	DAUGHTER	DW	DAUGHTER	DX	DAUGHTER	DY	DAUGHTER	DZ	DAUGHTER	EA	ELECTRIC	EB	ELECTRIC	EC	ELECTRIC	ED	ELECTRIC	EE	ELECTRIC	EF	ELECTRIC	EG	ELECTRIC	EH	ELECTRIC	EI	ELECTRIC	EJ	ELECTRIC	EK	ELECTRIC	EL	ELECTRIC	EM	ELECTRIC	EN	ELECTRIC	EO	ELECTRIC	EP	ELECTRIC	EQ	ELECTRIC	ER	ELECTRIC	ES	ELECTRIC	ET	ELECTRIC	EU	ELECTRIC	EV	ELECTRIC	EW	ELECTRIC	EX	ELECTRIC	EY	ELECTRIC	EZ	ELECTRIC	FA	FLOOR	FB	FLOOR	FC	FLOOR	FD	FLOOR	FE	FLOOR	FF	FLOOR	FG	FLOOR	FH	FLOOR	FI	FLOOR	FJ	FLOOR	FK	FLOOR	FL	FLOOR	FM	FLOOR	FN	FLOOR	FO	FLOOR	FP	FLOOR	FQ	FLOOR	FR	FLOOR	FS	FLOOR	FT	FLOOR	FU	FLOOR	FV	FLOOR	FW	FLOOR	FX	FLOOR	FY	FLOOR	FZ	FLOOR	GA	GARAGE	GB	GARAGE	GC	GARAGE	GD	GARAGE	GE	GARAGE	GF	GARAGE	GG	GARAGE	GH	GARAGE	GI	GARAGE	GJ	GARAGE	GK	GARAGE	GL	GARAGE	GM	GARAGE	GN	GARAGE	GO	GARAGE	GP	GARAGE	GQ	GARAGE	GR	GARAGE	GS	GARAGE	GT	GARAGE	GU	GARAGE	GV	GARAGE	GW	GARAGE	GX	GARAGE	GY	GARAGE	GZ	GARAGE	HA	HANDICAP	HB	HANDICAP	HC	HANDICAP	HD	HANDICAP	HE	HANDICAP	HF	HANDICAP	HG	HANDICAP	HH	HANDICAP	HI	HANDICAP	HJ	HANDICAP	HK	HANDICAP	HL	HANDICAP	HM	HANDICAP	HN	HANDICAP	HO	HANDICAP	HP	HANDICAP	HQ	HANDICAP	HR	HANDICAP	HS	HANDICAP	HT	HANDICAP	HU	HANDICAP	HV	HANDICAP	HW	HANDICAP	HX	HANDICAP	HY	HANDICAP	HZ	HANDICAP	IA	INSULATION	IB	INSULATION	IC	INSULATION	ID	INSULATION	IE	INSULATION	IF	INSULATION	IG	INSULATION	IH	INSULATION	II	INSULATION	IJ	INSULATION	IK	INSULATION	IL	INSULATION	IM	INSULATION	IN	INSULATION	IO	INSULATION	IP	INSULATION	IQ	INSULATION	IR	INSULATION	IS	INSULATION	IT	INSULATION	IU	INSULATION	IV	INSULATION	IW	INSULATION	IX	INSULATION	IY	INSULATION	IZ	INSULATION	JA	JACKET	JB	JACKET	JC	JACKET	JD	JACKET	JE	JACKET	JF	JACKET	JG	JACKET	JH	JACKET	JI	JACKET	JJ	JACKET	JK	JACKET	JL	JACKET	JM	JACKET	JN	JACKET	JO	JACKET	JP	JACKET	JQ	JACKET	JR	JACKET	JS	JACKET	JT	JACKET	JU	JACKET	JV	JACKET	JW	JACKET	JX	JACKET	JY	JACKET	JZ	JACKET	KA	KITCHEN	KB	KITCHEN	KC	KITCHEN	KD	KITCHEN	KE	KITCHEN	KF	KITCHEN	KG	KITCHEN	KH	KITCHEN	KI	KITCHEN	KJ	KITCHEN	KK	KITCHEN	KL	KITCHEN	KM	KITCHEN	KN	KITCHEN	KO	KITCHEN	KP	KITCHEN	KQ	KITCHEN	KR	KITCHEN	KS	KITCHEN	KT	KITCHEN	KU	KITCHEN	KV	KITCHEN	KW	KITCHEN	KX	KITCHEN	KY	KITCHEN	KZ	KITCHEN	LA	LANDING	LB	LANDING	LC	LANDING	LD	LANDING	LE	LANDING	LF	LANDING	LG	LANDING	LH	LANDING	LI	LANDING	LJ	LANDING	LK	LANDING	LL	LANDING	LM	LANDING	LN	LANDING	LO	LANDING	LP	LANDING	LQ	LANDING	LR	LANDING	LS	LANDING	LT	LANDING	LU	LANDING	LV	LANDING	LV	LANDING
----	-----------	----	-----------	------	---------	------	---------	----	----------	----	------	----	------	----	-------	----	------	----	----------	----	--------	----	--------	----	----------	----	----------	----	----------	----	----------	----	----------	----	---------	----	----------	----	----------	----	----------	-----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	-------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	----------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	------------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	--------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------	----	---------

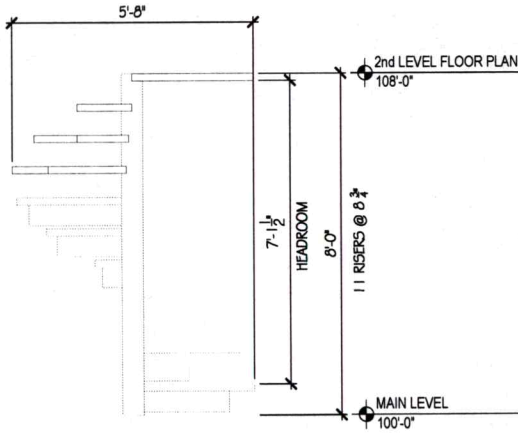
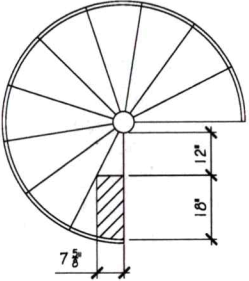
Gas Station T.I.
RIVER HEIGHTS, UTAH



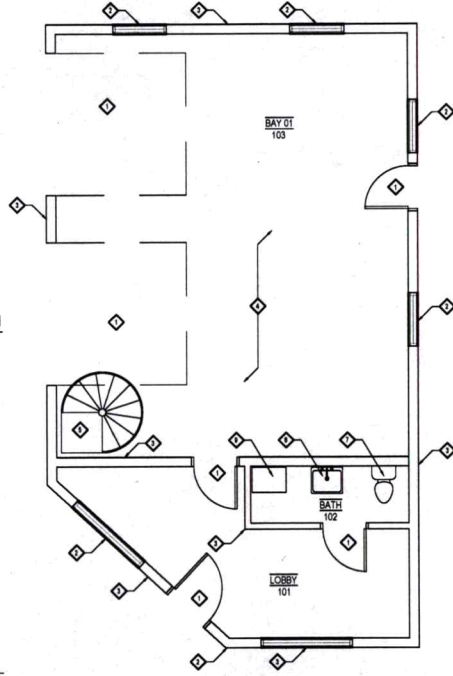
PROJECT #	G003
ARCH. ABBR. & WALL TYPES & UT LISTINGS	
PERMIT SET	
DATE	10/15/2024
DRAWN BY	JAN
CHECKED BY	AMR
SCALE	AS SHOWN
PROJECT LOCATION	RIVER HEIGHTS, UTAH

STAIR NOTES:

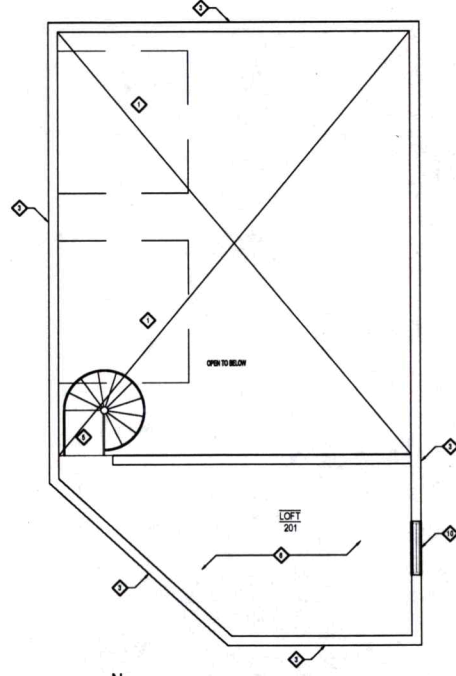
- 1 TOTAL RISE 8'-0"
- 2 MAX RISER HEIGHT 8 1/4"
- 3 HEAD CLEARANCE 7'-1 1/2"



A3 SPIRAL STAIR DETAIL
 A101 SCALE 3/4" = 1'-0" (on 24" x 36")
 SCALE 3/8" = 1'-0" (on 11" X 17")



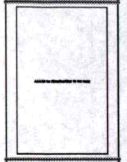
A2 LOWER LEVEL
 A101 SCALE 1/4" = 1'-0" (on 24" x 36")
 SCALE 1/8" = 1'-0" (on 11" X 17")



A1 LOWER LEVEL
 A101 SCALE 1/4" = 1'-0" (on 24" x 36")
 SCALE 1/8" = 1'-0" (on 11" X 17")

FLOOR PLAN KEY NOTES:

- 1 EXISTING DOOR TO REMAIN
- 2 EXISTING WINDOW TO REMAIN
- 3 EXISTING WALLS TO REMAIN
- 4 EXISTING SLAB ON GRADE TO REMAIN
- 5 NEW SPIRAL STAIR W/ HANDRAIL AND GUARD RAIL
- 6 NEW FLOOR
- 7 EXISTING TOILET TO REMAIN
- 8 EXISTING SINK TO REMAIN
- 9 EXISTING FIXTURE TO REMAIN
- 10 NEW WINDOW



Metamorphose, PLLC
 85 West 105 South, Suite 108
 Logan, Utah 84301
 Tel: 435-732-2883
 thomas@metamorphose-energy.com



Original drawings remain the property of the Architect and are not to be reproduced or used in any way without the written consent of the Architect. The design represented by these drawings is valid for the period of one year from the date of completion of the drawings. © Metamorphose, 2018

Photo Studio T.I.
495 S. 4 E.
RIVER HEIGHTS, UT

REVISIONS

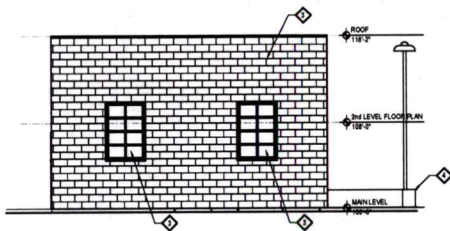
METAMORPHOSE # 18552
 CHECKED BY: TCH
 DRAWN BY: TCH
 DATE 10/04/2018

FLOOR PLANS

A101
PERMIT
SET

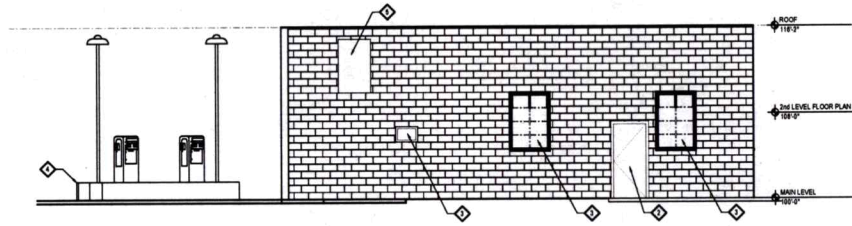
ELEVATION KEY NOTES:

1. MATCH ORIGINAL HISTORIC SIGNAGE
2. EXISTING DOOR TO REMAIN
3. EXISTING WINDOW TO REMAIN
4. EXISTING GAS PUMPS AND ISLAND
5. NEW WINDOW



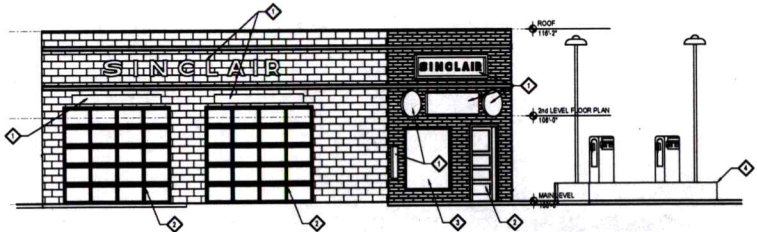
A5 NORTH ELEVATION

A202 SCALE: 3/16" = 1'-0" (on 24" x 36")
SCALE: 3/32" = 1'-0" (on 11" X 17")



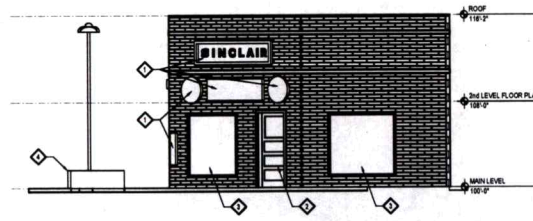
A3 EAST ELEVATION

A202 SCALE: 3/16" = 1'-0" (on 24" x 36")
SCALE: 3/32" = 1'-0" (on 11" X 17")



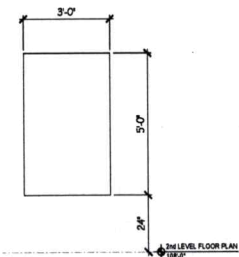
A4 WEST ELEVATION

A202 SCALE: 3/16" = 1'-0" (on 24" x 36")
SCALE: 3/32" = 1'-0" (on 11" X 17")



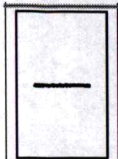
A2 SOUTH ELEVATION

A202 SCALE: 3/16" = 1'-0" (on 24" x 36")
SCALE: 3/32" = 1'-0" (on 11" X 17")

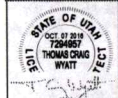


A1 NEW WINDOW

A202 SCALE: 1/2" = 1'-0" (on 24" x 36")
SCALE: 1/4" = 1'-0" (on 11" X 17")



Metamorphose, PLLC
61 West 100 South, Suite 100
Logan, Utah 84301
Tel: 435.852.8882
thomas@metamorphose.energy



Original drawings remain the property of the Architect and are not to be reproduced, copied, or otherwise used without the written consent of the Architect. The design represented by these drawings is valid for the project for one time use, unless otherwise agreed upon in writing by the Architect. © Metamorphose, 2018

Photo Studio T.I.
594 S. 4 E.
RIVER HEIGHTS, UT

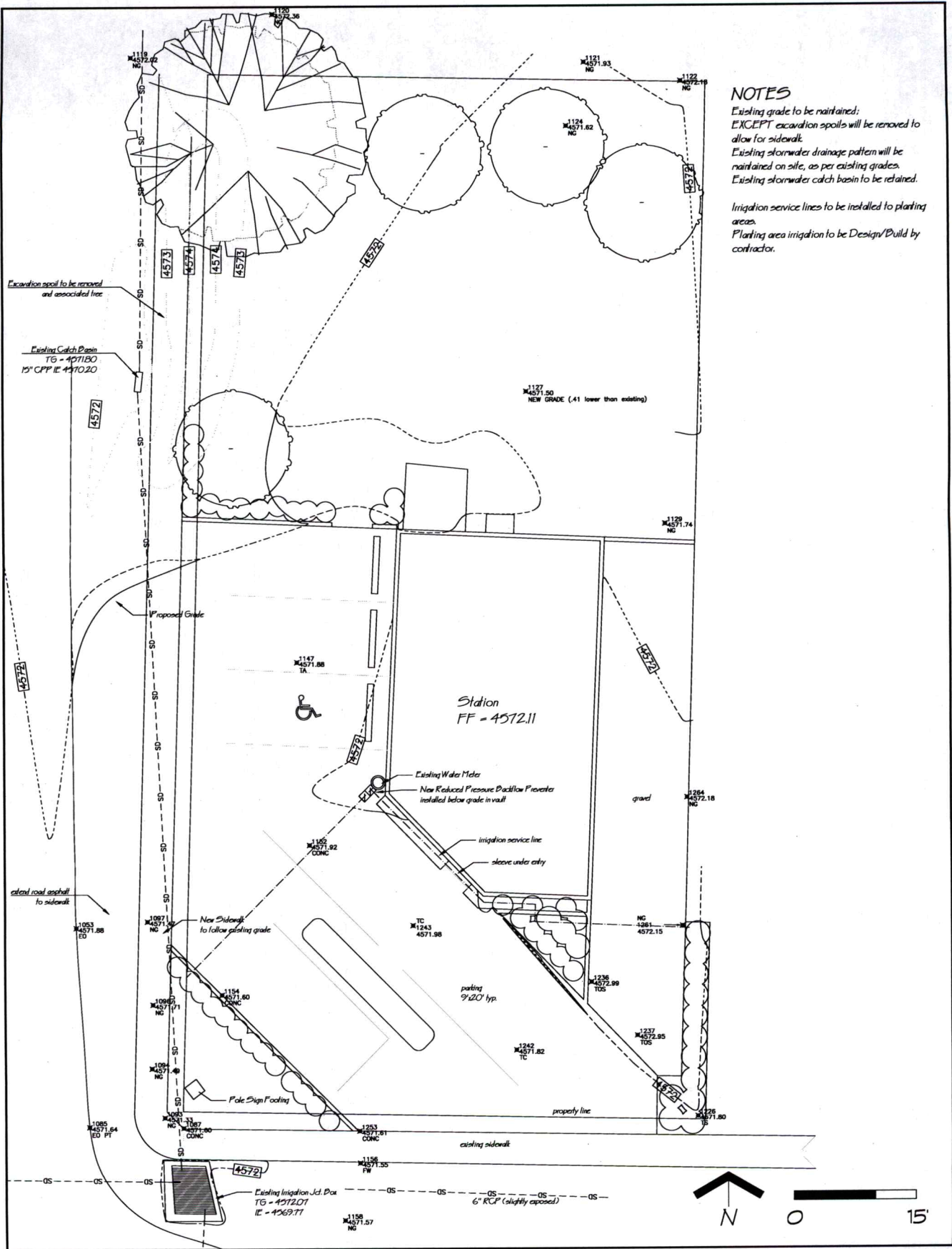
REVISIONS

METAMORPHOSE # 18542
CHECKED BY: TOM
DRAWN BY: TOM
DATE 10/6/2018

EXTERIOR
BUILDING
ELEVATIONS

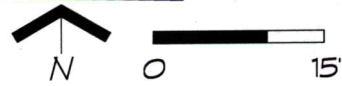
A201

PERMIT
SET



NOTES
 Existing grade to be maintained;
 EXCEPT excavation spoils will be removed to allow for sidewalk.
 Existing stormwater drainage pattern will be maintained on site, as per existing grades.
 Existing stormwater catch basin to be retained.

Irrigation service lines to be installed to planting areas.
 Planting area irrigation to be Design/Build by contractor.



Designed by - Keith Christensen
 December 13, 2016

Grading & Drainage Plan
 with Irrigation Details

River Heights Historic Sinclair Station
 594 South 400 East
 River Heights, Utah

Sheet No. 2 of 2
 61

Sheet Scale - 1" = 5'
 Copyright by Keith Christensen, RLA. This drawing has been prepared for the one time use for which it was prepared and may not be used for any other purpose without the written consent of Keith Christensen, RLA.

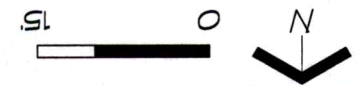
Keith Christensen, RLA, FHD
 Design Research Studio
 2755 North 1000 East
 North Logan, Utah 84304
 435.751.2926 voice
 christensenk@rhmjmail.com

Keith Christensen, RLA, FHD
 Design Research Studio
 2735 North 1000 East
 North Logan, Utah 84341
 435.757-2926 voice
 christensenk@rhdmail.com

River Heights Historic
 Sinclair Station
 594 South 400 East
 River Heights, Utah

Schematic Site Plan
 Illustrative Parking Plan
 Sheet Scale - 1" = 5'

Designed by - Keith Christensen
 December 15, 2016
 Sheet No. P1
 2 of 2



NOTES
 Paved 02-016-0050
 Cont. 0179 Notes

Existing edge to be retained

Existing tree to be removed

Existing tree (and canopy) to be removed