



**RIVERDALE CITY PLANNING COMMISSION AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY, AUGUST 26, 2025**

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**5:30 p.m. – Planning Commission Work Session Meeting (Conference Room)**

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

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

**A. Welcome & Roll Call**

**B. Public Comment**

*This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.*

**C. Consent Items**

1. Nomination of Vice Chair
2. [Consideration of Meeting Minutes from:](#)
  - July 22, 2025 Regular Meeting
  - July 22, 2025 Work Session

**D. Action Items**

1. **PUBLIC HEARING** to receive and consider public comments regarding proposed amendments to Riverdale City Code 10-10A-3(G): Retail Smoke Shops
2. [Consideration to forward a recommendation to City Council regarding proposed amendments to Riverdale City Code 10-10A-3\(G\): Retail Smoke Shops](#)
3. **PUBLIC HEARING** to receive and consider public comments regarding proposed rezone of approximately 11.37 acres from Community Commercial (C-2) and Planned Commercial (CP-2) zones to Multiple Family Residential (R-5) zone. The property is located at approximately 4263 S 550 W, Riverdale Utah.
4. [Consideration to forward a recommendation to City Council regarding proposed rezone of approximately 12 acres from Community Commercial \(C-2\) and Planned Commercial \(CP-2\) zones to Multiple Family Residential \(R-5\) zone. The property is located at approximately 4263 S 550 W, Riverdale Utah.](#)
5. [Consideration to forward a recommendation to City Council regarding re-approval of an expired subdivision plat for the Riverside Flats Subdivision, located at 667 W 4400 S, Riverdale Utah.](#)
6. [Consideration to approve a six-month extension for an approved subdivision plat for Coleman Vu Estates – Phase 3, as requested by Goldcrest Homes, LLC.](#)

**E. Presentations and Reports**

1. Community Development update

2. Discussion and presentation: Mike Hansen, Hansen Planning Group, regarding Riverdale Land Use Code update.

**F. Comments**

1. Planning Commission
2. City Staff

**G. Adjournment**

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

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 22<sup>nd</sup> day of August, 2025 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni  
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday July 22, 2025 at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Rikard Hermann, Commissioner Wanda Nye, Commissioner Colleen Henstra, Commissioner Alan Bowthorpe, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Kent Anderson, Chair Celeste Noland, Vice Chair Randy Poulsen, Commissioner

**A. Welcome & Roll Call**

The Planning Commission Work Session began at 5:30 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present. Commissioners Anderson, Noland and Poulsen were excused. Members of the city staff were also present.

**B. Public Comment**

**C. Presentations and Reports**

- Hansen Planning Group has been selected for the Title 10 rewrite. They have been made aware that the Planning Commission wants to be involved.
- Mission BBQ is planning to have a grand opening on August 12. This will be the first in Mission BBQ Utah.
- Panera is getting close to opening and is in the final inspections.
- Trader Joe's has added a front door and façade.
- The retaining walls on the AFCU hillside are being stained.

**D. Consent Items**

**1. Consideration of Meeting Minutes from:**

June 24, 2025 Work Session  
June 24, 2025 Regular Meeting

Commissioner Hermann asked if there were any changes or corrections to the minutes. There were none.

**E. Action Items**

**1. Consideration to set a public hearing to receive and consider public comment regarding proposed amendments to Riverdale Municipal Code §10-10A-3(G): Retail Smoke Shops.**

A smoke shop has leased a space in Riverdale after losing the space in South Ogden. The business owners have requested a change to the code to allow other items to be sold. Current code allows only tobacco and smoking related products, and they have been selling other products in South Ogden.

**F. Comments**

**G. Adjournment**

As there was no further business to discuss, the Planning Commission Work Session adjourned at 5:55 p.m.

Date Approved:

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, July 22, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Rikard Hermann, Commissioner Wanda Nye, Commissioner Colleen Henstra, Commissioner Alan Bowthorpe, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Kent Anderson, Chair Celeste Noland, Vice Chair Randy Poulsen, Commissioner
Visitors:	David Wood

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:00 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioners Anderson, Noland and Poulsen, who were excused. Members of the city staff were also present.

**B. Public Comment**

Commissioner Hermann opened the floor for public comments.

**C. Presentations and Reports**

Mr. Cooper provided updates on upcoming projects and ongoing business developments:

- Hansen Planning Group has been selected for the Title 10 rewrite. They have been made aware that the Planning Commission wants to be involved.
- Mission BBQ is planning to have a grand opening on August 12. This will be the first in Mission BBQ Utah.
- Panera is getting close to opening and is in the final inspections.
- Trader Joe's has added a front door and façade.
- The retaining walls on the AFCU hillside are being stained.

**Consent Items**

1. Consideration of Meeting Minutes from:  
June 24, 2025 Work Session  
June 24, 2025 Regular Meeting

Commissioner Hermann asked if there were any corrections to the minutes. There were no changes. Commissioner Henstra moved to approve the consent items as amended. Commissioner Bowthorpe seconded the motion, which passed unanimously in favor.

**D. Action Items**

1. **Consideration to set a public hearing to receive and consider public comment regarding proposed amendments to Riverdale Municipal Code §10-10A-3(G): Retail Smoke Shops.**

Mr. Cooper explained a smoke shop has leased a space in Riverdale after losing the space in South Ogden. The business owners have requested a change to the code to allow other items to be sold. Current code allows only tobacco and smoking related products, and they have been selling other products in South Ogden.

**Motion:** Commissioner Bowthorpe moved to set the public hearing for August 26, 2025. Commissioner Ney seconded the motion, which passed unanimously in favor.



E. Comments

F. Adjournment

As there was no further business to discuss, Commissioner Henstra moved to adjourn. Commissioner Bowthorpe seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:06 p.m.

Date Approved:

DRAFT

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**Body:** Planning Commission

**Topic:** Zoning Text Amendment  
**PUBLIC HEARING, consideration and recommendation to amend  
Riverdale City Code 10-10A-3(G): Retail Smoke Shops**

**Department:** Community Development

**Director:** Brandon Cooper

**Staff/Presenter:** Brandon Cooper

**Contact:** [bcooper@riverdalecity.com](mailto:bcooper@riverdalecity.com)

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**Requested Timeline:**

Planning Commission Meeting/Public Hearing – August 26, 2025  
City Council Meeting – September 2, 2025

**Executive Summary**

City Staff proposes certain amendments to **Riverdale City Code Chapter 10-10A-3(G)**, which governs the use of retail smoke shops as a conditional use within the C-3 zone. The purpose of the proposed amendment is to modernize and clarify the code by revising the definition of the use, clarifying licensing requirements, refining language related to permitted and prohibited sales, and ensuring compatibility with Utah state code.

The language in Chapter 10-10A-3(G) has not been updated since its revision through Ordinance 808, adopted June 19, 2012. In response to a recent Conditional Use Permit application—and recognizing changes in land use patterns, community needs, and state code requirements, City staff have initiated a comprehensive review of this section. Input from both the Planning Commission and the public is essential to ensure that the proposed updates align with the City's long-term vision, protect sensitive community locations, and maintain compatibility with surrounding zones.

## **Applicable Ordinances**

Riverdale City Zoning Ordinance Title 10 Chapter 10 Article A-3 Special Regulations

## **Analysis and Draft Code Language**

See attached draft code language, proposing **Red Text** as new language and ~~Strike Through Text~~ to be eliminated.

[https://library.municode.com/ut/riverdale\\_city/codes/city\\_code?nodeId=TIT10ZOSURE\\_CH10COZO\\_ARTAC0ZOC-](https://library.municode.com/ut/riverdale_city/codes/city_code?nodeId=TIT10ZOSURE_CH10COZO_ARTAC0ZOC-)

## **Approval Standards**

A decision to amend the zoning text is a matter committed to the legislative discretion of the City Council and is not controlled by one standard. In determination of a recommendation, the Commission may consider some guiding principles before there is a change in code standards:

- Is there sufficient justification for the proposed amendment?
- Does the proposal further the specific statements and purposes of the zoning ordinance?
- Is the proposal consistent with the General Plan?
- Does the proposed amendment create a conflict with any other section of the title or General Plan?
- Have the potential effects of the proposed amendment been determined not to be detrimental to public health, safety, or welfare and represent an overall community benefit?
- Does the proposal implement best current, professional practices of urban planning, design, and engineering practices?

## **Conformance with General Plan**

The General Plan is a resident-driven vision for the City and its future. Best practices outlined in the Plan include:

- 1) the concentration of commercial intensity along key corridors and nodes;
- 2) ensuring uses and intensities are context-appropriate;
- 3) buffering less-compatible land uses and facilitating compatible land use;
- 4) maintaining community character and compatibility with surrounding zones and sensitive uses; and

- 5) The use of zoning tools and conditional approvals to manage redevelopment and infill and to keep regulations aligned with state requirements.

The proposed amendment conforms to the General Plan's land-use framework by channeling the use into appropriate commercial areas, buffering sensitive community locations, and using CUPs and state-aligned licensing to manage impacts and ensure compatibility. The distances and methods mirror state law, improving enforceability and aligning with the Plan's call for practical, lawful implementation.

Following the presentation and discussion of the proposal, the Planning Commission may make (see attached motion language):

- 1) a motion to recommend **APPROVAL** to the City Council of amendments to RCC 10-10A-3(G)
- 2) a motion to recommend **APPROVAL WITH MODIFICATIONS** to the City Council of amendments to RCC 10-10A-3(G)
- 3) a motion to recommend **DENIAL** to the City Council of amendments to RCC 10-10A-3(G)
- 4) a motion to **TABLE** the matter to a later date

### **Staff Recommendation**

Staff recommends the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed amendments.

### **Attachments:**

Sample motion language  
Draft Code language

## **CURRENT CODE:**

### **10-10A-3: SPECIAL REGULATIONS:**

Hereinafter specified permitted and conditional uses shall be allowed only when the following conditions are complied with:

- A. Manufacturing Within Enclosed Building: All manufacturing shall be done within a completely enclosed building.
- B. Odor, Noise: All uses shall be free from objection because of odor, dust, smoke or noise.
- C. Entertainment: In the C-1 neighborhood commercial zone, no entertainment, except recorded music, shall be permitted in cafes, cafeterias, ice cream parlors or restaurants.
- D. Uses Adjacent to a Residential Zone Boundary: All commercial uses which are located within fifty feet (50') of a residential zone boundary and which create noise, vibrations, odors or dust not commonly associated with a residential use shall be conducted completely within the confines of the business building or structure and shall not unreasonably disturb the adjacent residents. Normal deliveries and routine maintenance of building and grounds are exempted from the requirements of this subsection.
- E. Check Cashing, Payday Loan, Title Loan and Pawnshop Businesses: Check cashing, payday loan, title loan and pawnshop businesses are allowed as a conditional use only in the C-3 zone. The C-1, C-2 zones, planned commercial zones, manufacturing zones, planned manufacturing zones, retail/commercial overlay zone, mixed use zone, office park zone, low impact transition overlay zone and the landmark development zone are expressly prohibited from having these uses.
- F. Limit Based on Population: Payday loans/check cashing/consumer loans/title loans/pawnshops/gold buyers, no more than one of each for every four thousand (4,000) residents (payday loans, check cashing and consumer loans are classified as being the same). Retail jewelry stores that do manufacturing repair and buying metal and stones are exempt from this section.
- G. ~~Retail Smoke Shops: A retail smoke shop is allowed only in the C-3 zone as a conditional use. The smoke shop must comply with the following: The state of Utah guidelines require a distance of at least one thousand feet (1,000') for the "specialty business" smoke shop from a community location, which is defined as a school, church, library or park. Riverdale City requires that a smoke shop sell only tobacco and tobacco related products meaning: cigarettes, cigars, blunts, cigarillos, little cigars, snuff, and dipping tobacco. The sale of tobacco paraphernalia other than pipes, rolling paper and humidors is prohibited. No more than one smoke shop for every nine thousand (9,000) residents is permitted.~~
- H. Violations; Penalty: Any principal or manager of firms or corporations who fails to reasonably train the agents or employees of said firms or corporations regarding the provisions of this chapter shall be in violation of this article and shall be guilty and subject to penalty as provided in section 10-1-15 of this title.

## **PROPOSED NEW CODE:**

### **G. Retail Tobacco Specialty Businesses**

1. **Definition:** A retail tobacco specialty business, commonly known as a smoke shop, is defined as a commercial establishment in which the sale of tobacco products accounts for more than thirty

five percent (35%) of the total annual gross receipts for the establishment, where food and beverage products (excluding gasoline sales) is less than forty five percent (45%) of the total annual gross receipts for the establishment, and the establishment is not licensed as a pharmacy under Utah code.

2. **Licensing:** No business license shall be issued or renewed for a person to conduct business as a retail tobacco specialty business until the person provides proof that the retail tobacco specialty business has (a) a valid permit for a retail tobacco specialty business issued under Utah Code Ann. § 26B-7-501 et seq. (Regulation of Smoking, Tobacco Products, and Nicotine Products), by the local health department having jurisdiction over the area in which the retail tobacco specialty business is located, and (b) for a retailer that sells a tobacco product, a valid license issued by the State Tax Commission in accordance with Utah Code Ann. §§ 59-14-201 and 59-14-301, to sell a tobacco product; and for a retailer that sells an electronic cigarette product or a nicotine product, a valid license issued by the State Tax Commission in accordance with Utah Code Ann. § 59-14-803 to sell an electronic cigarette product or a nicotine product.

### 3. **Permitted Zone and Use**

Retail tobacco specialty businesses shall be allowed only in the C-3 Commercial Zone and shall require approval as a Conditional Use, as provided in Chapter 19 of this title.

### 4. **Location and Distance Restrictions**

In accordance with Utah Code Ann. § 10-8-41.6, a retail tobacco specialty business may not be located within:

- 1,000 feet of a *community location*, which includes schools (public or private; trade), licensed daycare facilities or preschools, churches, public libraries, public playgrounds, public parks, youth centers or other spaces use primarily for youth oriented activities, and public recreational facilities;
- 600 feet of another retail tobacco specialty business, or
- 600 feet from property used or zoned for agricultural uses or residential use
  - Distances shall be measured in a straight line from the nearest entrance or exit of the retail tobacco specialty business to the nearest property line of the of the restricted use, without regard to intervening structures or zoning districts.

### 5. **Permitted Sales**

Retail tobacco specialty businesses may sell only the following products:

- Tobacco products: Any cigar, cigarette, or electronic cigarette as defined in Utah Code Annotated 76-9-1101
- Tobacco-related paraphernalia: any equipment, product, or material of any kind which is used, intended to use, or designed for use to package, repack, store, contain, conceal, ingest, inhale, or otherwise introduce a cigar, cigarette, or tobacco in any form into the human body, as defined in Utah Code Ann. § 76-9-1101.
- Ancillary retail items such as pre-packaged candy, snacks, bottled beverages, and small gift items (e.g., t-shirts, keychains, ashtrays, or similar non-alcoholic merchandise).

**6. Prohibited Sales**

The sale of the following items is strictly prohibited:

- Beer, wine, or any alcoholic beverages.
- Vaping products or electronic cigarette devices and accessories, unless expressly permitted by Utah state code.
- Drug products or paraphernalia beyond the limited products or paraphernalia listed above.

**7. Density Limitation**

No more than one (1) retail smoke shop per 9,000 residents shall be permitted within Riverdale City.

**8. Compliance with County, State and Federal Regulations**

All retail smoke shops must maintain compliance with all applicable county, state, and federal regulations regarding the sale and advertising of tobacco products.

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**Body:** Planning Commission

**Topic:** Zoning Map Amendment Request – LHM Dev Riv, LLC  
**PUBLIC HEARING, request for approval of a Zoning Map Amendment to modify the property's zoning from CP-2/C-2 to R-5 (Multiple-Family Residential)**

**Department:** Community Development

**Director:** Brandon Cooper

**Staff/Presenter:** Brandon Cooper

**Contact:** [bcooper@riverdalecity.com](mailto:bcooper@riverdalecity.com)

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**Applicant:** Jake Tate, AWA Engineers, on behalf of LHM Dev Riv, LLC

**Project Location:** approx. 4263 S 550 W

**Current Zoning:** CP-2 and C-2

**New Zoning:** R-5

**Acreage:** 12.449

**Requested Timeline:**

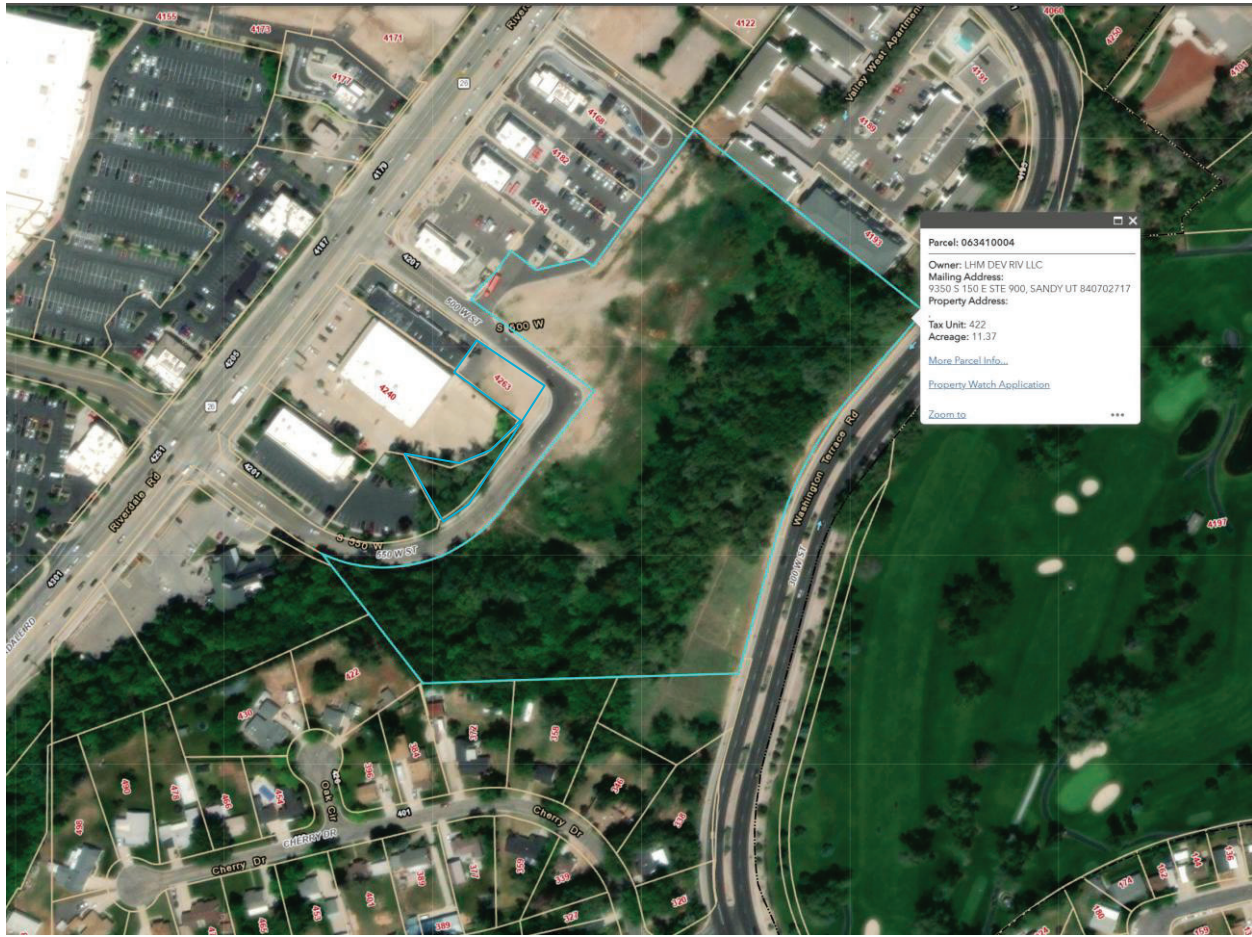
Planning Commission Meeting/Public Hearing – August 26, 2025  
City Council Meeting – September 2, 2025

**Executive Summary**

This application is a request for approval of a Zoning Map Amendment for approximately 12.5 acres located on the east side of 550 W, at approximately 4263 S. The property is currently zoned CP-2 and C-2. The applicant is requesting that a Zoning Map Amendment be approved to the R-5 zone.

The property has been historically used for residential purposes and is associated with a hillside slope. According to available aerial photography, homes, landscaping, and other accessory structures were removed from the property between 2015 and 2016. The property has been vacant since that time, with the exception of the connection of 550 W and 500 W in 2021/2022.





## Analysis

<b>Existing Land Use</b>	Vacant Land
<b>Current Zoning</b>	CP-2/C-2
<b>Proposed Zoning</b>	R-5
<b>Adjacent Zoning</b>	
<b>East</b>	City Boundary
<b>West</b>	C-3
<b>North</b>	C-2
<b>South</b>	R-1-10

According to Riverdale City Code 10-9F-1, the purpose of the R-5 zone classification is to “*permit development of high density residential areas with their associated necessary public services and activities.*”

The R-5 Residential Zone is primarily intended for multiple-family dwellings, with secondary uses that may include agricultural, park, commercial, professional office, and educational facilities. The Riverdale City General Plan designates this property as **Attached Residential** on the Land Use Master Plan Map; therefore, a General Plan amendment is not required. Approval of the requested Zoning Map Amendment would enable the property owner to submit a subdivision application to create smaller lots. At this stage, the applicant has submitted a conceptual plan proposing the subdivision of the property into eighty-one (81) lots for a townhome community.

### Approval Standards

A decision to amend the zoning text is a matter committed to the legislative discretion of the City Council and is not controlled by one standard. In determination of a recommendation, the Commission should consider the following factors:

- Is there sufficient justification for the proposed amendment?
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property?
- Is the proposal consistent with the goals, objectives, and policies of the General Plan?
- The extent to which the proposed amendment may adversely affect adjacent property?
- Have the potential effects of the proposed amendment been determined not to be detrimental to public health, safety, or welfare and represent an overall community benefit?
- The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection?

## Reviews

*Community Development.* see Staff Recommendation below

*Engineering:* see attached letter from Todd Freeman, City Engineer

*Public Works.* Public Works staff have completed their review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Building Division.* Building Division staff have completed their review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Fire.* The Riverdale City Fire Marshal has completed his review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Legal.* The Riverdale City Attorney has completed his review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Noticing.* Notice has been properly issued in the manner outlined in the City and State Codes

## Staff Recommendation

Community Development staff have reviewed the application and find its compatible with the Approval Standards outlined herein and therefore recommends the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed Zoning Map amendment.

Following the presentation and discussion of the proposal and any public comment, the Planning Commission may make (see attached motion language):

- 1) a motion to recommend **APPROVAL** to the City Council of the proposed Zoning Map amendments
- 2) a motion to recommend **APPROVAL WITH MODIFICATIONS** to the City Council of the proposed Zoning Map amendments
- 3) a motion to recommend **DENIAL** to the City Council of the proposed Zoning Map amendments
- 4) a motion to **TABLE** the matter to a later date

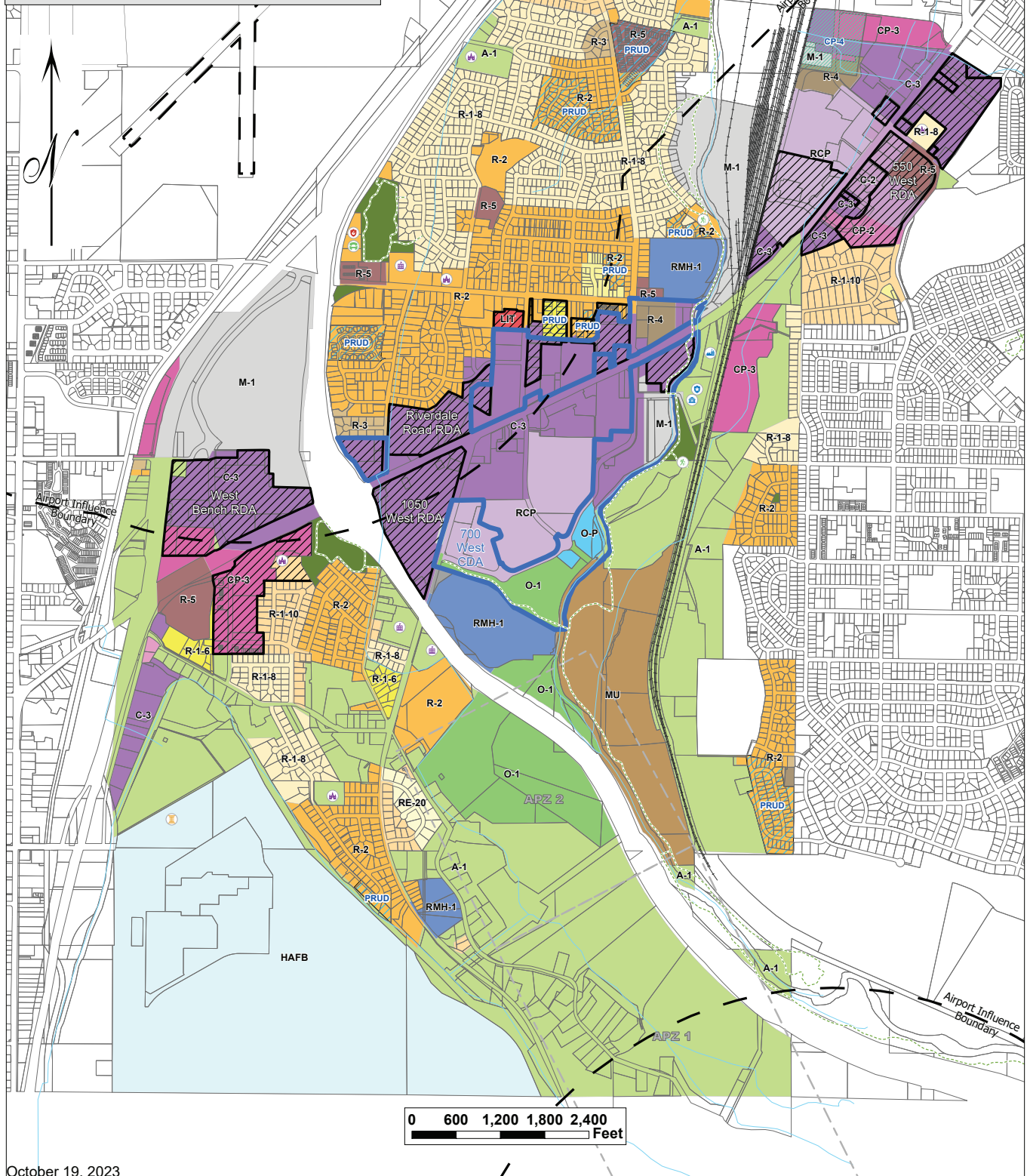
**Attachments:**

Zoning Map  
Land Use Map  
Concept Site Plan  
Review Comments  
Sample motion language



## Zoning

A-1	O-P	R-1-4.5
O-1	M-1	R-2
C-2	M-2	R-3
C-3	MP-1	R-4
CP-1	LIT	R-5
CP-2	RE-20	RMH-1
CP-3	R-1-10	HAFB
RCP	R-1-8	PRUD
MU	R-1-6	CP-4



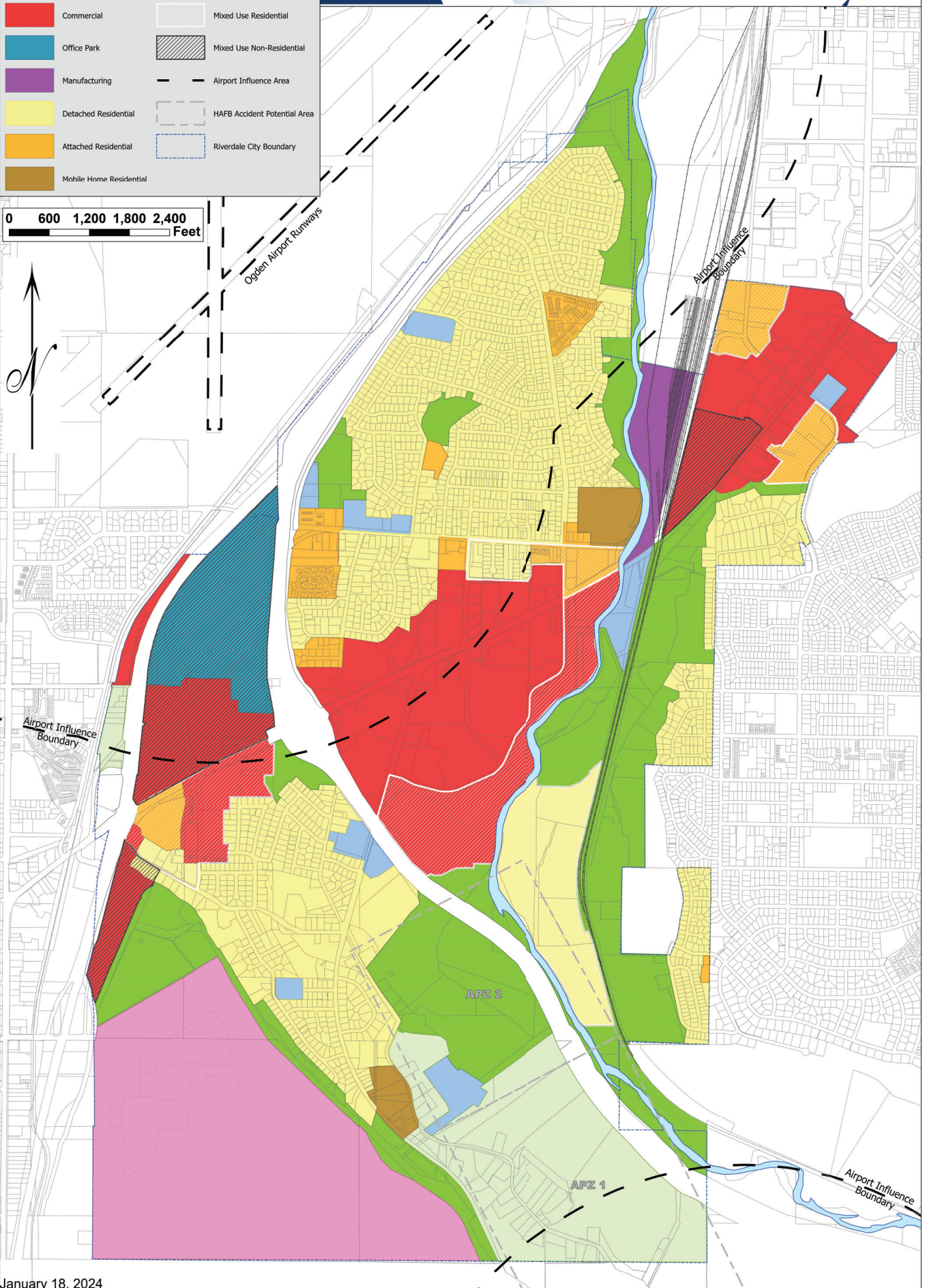


# Land Use Master Plan

# Riverdale City

	Agriculture		Civic/Religious
	Open Space		Hill Air Force Base
	Commercial		Mixed Use Residential
	Office Park		Mixed Use Non-Residential
	Manufacturing		Airport Influence Area
	Detached Residential		HAFB Accident Potential Area
	Attached Residential		Riverdale City Boundary
	Mobile Home Residential		

0 600 1,200 1,800 2,400 Feet







# Riverdale City

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

## RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED 2025-08-04 FEE SCHEDULE: **\$350**

APPLICANT NAME Jake Tate - AWA PHONE NUMBER: 801-410-8505

APPLICANT ADDRESS 2010 N. Redwood Road, Salt Lake City, UT 84116

ADDRESS OF SITE TBD - Parcel #063410004, #063410005, #063410007

PROPERTY OWNER LHM DEV RIV LLC

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PRESENT ZONING 1/2 CP-2 & 1/2 C-2

PRESENT USE: Undeveloped land


PROPOSED ZONING R-5

PROPOSED USE: Apartment Buildings & Townhomes

PROPERTY ACREAGE: 12.449 acres

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

- A. Why should the present zoning be changed?
- B. How is the proposed change in harmony with the City General Plan for this area?
- C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Property Owner

I authorize AWA - Jake Tate to act as my representative in all matters relating to this application.



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

XBP Confirmation Number: 239548947

Transaction detail for payment to Riverdale City.		Date: 08/08/2025 - 2:09 PM MT	
Transaction Number: 249259673 Visa — XXXX-XXXX-XXXX-6181 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Zoning Sub div. Fee B12 10341500	1	\$350.00
Notes: parcel#063410004, 063410005,063410007			

**TOTAL: \$350.00**

Transaction detail for payment to Riverdale City.			Date: 08/08/2025 - 2:09 PM MT
Transaction Number: 249259675 Visa — XXXX-XXXX-XXXX-6181 Status: Successful			
Account #	Item	Quantity	Item Amount
	10287 - Riverdale GS SF	1	\$9.63
Notes: parcel#063410004, 063410005,063410007			

**TOTAL: \$9.63**

**Billing Information**  
 EARL L TATE  
 84405

**Transaction taken by:** Admin cjacobsen



01-96

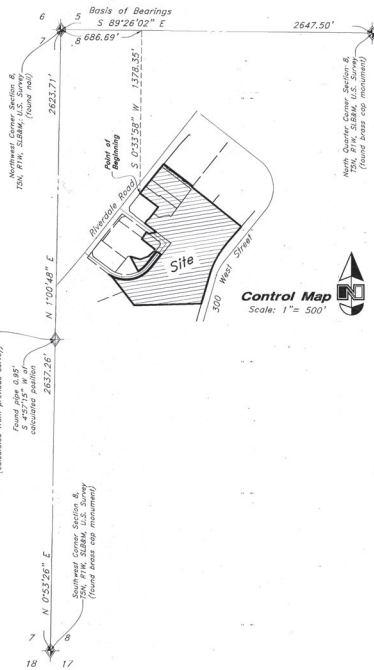
# Riverdale Landing, Phase 2 Subdivision

All of Lots 2 and 3, Ruby River Plaza Subdivision Amended

Along with more land within the Northwest Quarter of Section 8,  
Township 5 North, Range 1 West, Salt Lake Base and Meridian in

Riverdale City, Weber County, Utah:

February 2021



## Narrative

This Survey and Subdivision was requested by Dee Hansen to create 5 Lots.

This Survey retroces and honors a previous 2003 ALTA Survey by Great Basin Engineering - South which established the alignment of 500 West Street and the Parcels abutting to the North. A 2015 survey for Valley West Apartments by Anderson Wahlen & Associates was also honored which established general boundaries, control, and the new alignment of the 300 West improvements. A 2017 ALTA survey by Anderson Wahlen & Associates was also honored for this survey.

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the Weber County Survey bearing of South 89°26'02" East as the Basis of Bearings to retroce and honor the previous Survey.

This area of Riverdale is notorious for deed problems and most descriptions have no basis of bearings and must be interpreted to fit together.

State Highway plans were acquired but no Right-of-way markers were recovered for the alignment of Riverdale Road.

## Riverdale City Notes

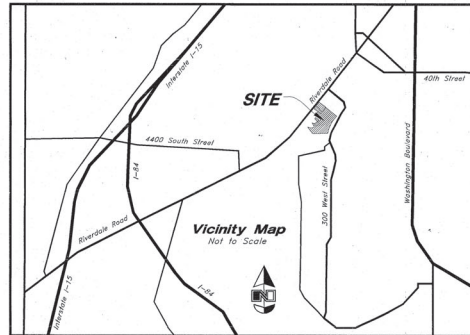
All Onsite "Utilities and Facilities" - On Private Property:

a. Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

b. Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

c. Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

d. Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.



## Description

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah.

Beginning of the Most Northerly Corner of Riverdale Landing Phase 1 Subdivision on the Southeastery Line of Riverdale Road located 686.69 feet South 89°26'02" East along the Section Line; and 1378.35 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence along said Southeastery Line of Riverdale Road the following four courses: Northeasterly along the arc of a 9,943.50 foot radius curve to the right a distance of 21.68 feet (Center bears South 51°37'05" East, Central Angle equals 0°07'29" and Long Chord bears North 38°26'39" East 21.68 feet) to a point of tangency; North 38°30'24" East 89.75 feet; North 39°39'14" East 206.29 feet; and North 39°39'07" East 2.89 feet; thence South 52°43'27" East 305.06 feet to the Northwestery Line of said subdivision; thence South 51°19'32" East 536.55 feet along the Southwestery Line of said subdivision to the Most Westerly Corner of Greenhill of Riverdale Subdivision; thence South 38°36'52" West 9.08 feet along said Northwestery Line to the Most Southerly Corner thereof on the Westerly Line of 300 West Street; thence along said Westerly Line the following three courses: South 41°02'26" West 195.44 feet to a point of curvature; Southwestery along the arc of a 675.00 foot radius curve to the left a distance of 295.18 feet (Central Angle equals 25°03'21" and Long Chord bears South 28°30'46" West 292.84 feet to a point of tangency; and South 15°39'05" West 256.81 feet to the North Line of Highland View Subdivision; thence along said North Line the following two courses: South 88°30'40" West 572.85 feet; and North 37°14'50" West 148.16 feet to the most Easterly Corner of Ruby River Subdivision as it was Amended by the Ruby River Plaza Subdivision Amended; thence along said subdivision boundary the following two courses: North 37°43'43" West 155.81 feet; and North 52°29'42" West 36.42 feet to the Southerly Line of 550 West Street as dedicated to 20.50 foot half-width; thence along said Southerly Line the following three courses: South 61°18'22" East 19.71 feet; Southeastery, Easterly, and Northeasterly along the arc of a 261.08 foot radius curve to the left a distance of 170.72 feet (Center bears North 29°42'12" East, Central Angle equals 81°21'53" and Long Chord bears North 79°01'15" East 340.39 feet; and North 38°24'23" East 146.22 feet; to the Northeast End of said 550 West Street as dedicated; thence North 58°37'49" West 41.31 feet to the Northwestery Line of said Street; thence along said Northwestery Line of said Street the following two courses: South 38°24'23" West 141.21 feet; and Southwestery along the arc of a 220.08 foot radius curve to the right a distance of 90.17 feet (Center bears North 51°39'41" West, Central Angle equals 23°28'30" and Long Chord bears South 50°04'34" West 89.55 feet) to the most Easterly Corner of Lot 1 of said Ruby River Plaza Subdivision; thence North 38°11'08" West 144.58 feet along the Easterly Line of said Lot 1 to the Northeastery Corner thereof; thence along the old established Subdivision Line the following three courses: South 73°46'25" East 88.17 feet; North 69°16'15" East 68.50 feet; and North 49°41'35" East 78.60 feet; thence North 58°37'49" West 5.89 feet; thence North 28°47'00" East 8.30 feet; thence North 51°47'00" West 140.05 feet; thence North 25°08'28" East 8.29 feet; thence North 54°48'56" East 62.92 feet to the Southerly Line of 550 West Street as it exists at 25.00 foot half-width; thence along said Southerly Line the following two courses: South 53°09'37" East 24.47 feet; and North 76°50'23" East 65.27 feet; thence North 53°09'37" West 120.35 feet along the Northwestery Line of said 550 West Street to the most Southerly Corner of Riverdale Landing Phase 1 Subdivision; thence along the boundaries of said subdivision the following four courses: North 36°50'23" East 31.49 feet; North 47°50'52" East 26.28 feet; North 38°00'51" East 122.37 feet to the most Easterly Corner; and North 53°19'37" West 194.27 feet to the point of beginning.

Contains 665,970 sq ft  
or 15,289 acres  
5 Lots  
1 Parcel

## Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that, on and behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-22-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retroce or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Riverdale Landing, Phase 2 Subdivision.

Signed this 17th day of February, 2021

8707113  
License No.



Ken B. Hawkes

## Owner's Dedication

Know all men by these presents that I/we, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Riverdale Landing, Phase 2 Subdivision, and do hereby dedicate, grant and convey to Riverdale City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I have hereunto set my hand this 22 Day of February, AD, 2021.

DRH Properties, LLC.

by: Dee Hansen  
Its: Manager

Larry H. Miller Management Corp.

by: STEVE E. STARKS  
Its: CEO

## Acknowledgment

State of Utah  
County of Salt Lake

On this 22 day of February, 2021 personally appeared before me, Dee Hansen the signer of the foregoing instrument, who duly acknowledged to me that he is Manager of DRH Properties LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: Carol Meano  
Commission Number: 702154  
My Commission Expires: September 5, 2022

A Notary Public Commissioned in Utah  
(If above information is provided,  
no stamp required per Utah Code,  
Title 46, Chapter 1, Section 16)

Carol Meano  
A Notary Public

## Acknowledgment

State of Utah  
County of Salt Lake

On this 22 day of February, 2021 personally appeared before me, Steve E. Starks, the signer of the foregoing instrument, who duly acknowledged to me that he is CEO of Larry H. Miller Management Corp., and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: Carol Meano  
Commission Number: 702154  
My Commission Expires: September 5, 2022

A Notary Public Commissioned in Utah  
(If above information is provided,  
no stamp required per Utah Code,  
Title 46, Chapter 1, Section 16)

Carol Meano  
A Notary Public

## Property Owner - Developer

DRH Properties, LLC  
5445 South Highland Dr.  
Salt Lake City, UT 84117  
Contact: Dee Hansen  
Phone: 801-274-2002

Approving Agency  
Riverdale City  
4800 South Weber Drive  
Riverdale, Utah 84405

## Sheet 1 of 2

Weber County  
Recorder

DATE: 02/22/21  
FILED FOR RECORD AND  
RECORDED: FEBRUARY 2021  
RECORDED PAGE: 10  
BY: LARRY H. MILLER  
DEPUTY

## Riverdale City Planning Commission

Approved by the Riverdale City Planning Commission on the

25 February 2021  
Dee Hansen  
Chair, Riverdale City Planning Commission

## Riverdale City Engineer

I hereby certify that the City Engineer has examined the foregoing plat and information contained therein and the Public Works Standards and Specifications of the City of Riverdale, Utah, and that the same comply with the same.

## Riverdale City Approval

This is to certify that the dedication of this plat was duly approved by the City Council of Riverdale City, Utah this 25th day of February, 2021.

## Riverdale City Attorney

Approved by the Riverdale City Attorney on the 25th day of February, 2021.

90-10

Northwest Corner Section 8,  
T5N, R1W, S18&M, U.S. Survey  
(found nail)

Basis of Bearings  
S 89°28'02" E WCS

North Quarter Corner Section 8,  
T5N, R1W, S18&M, U.S. Survey  
(found brass cap monument)

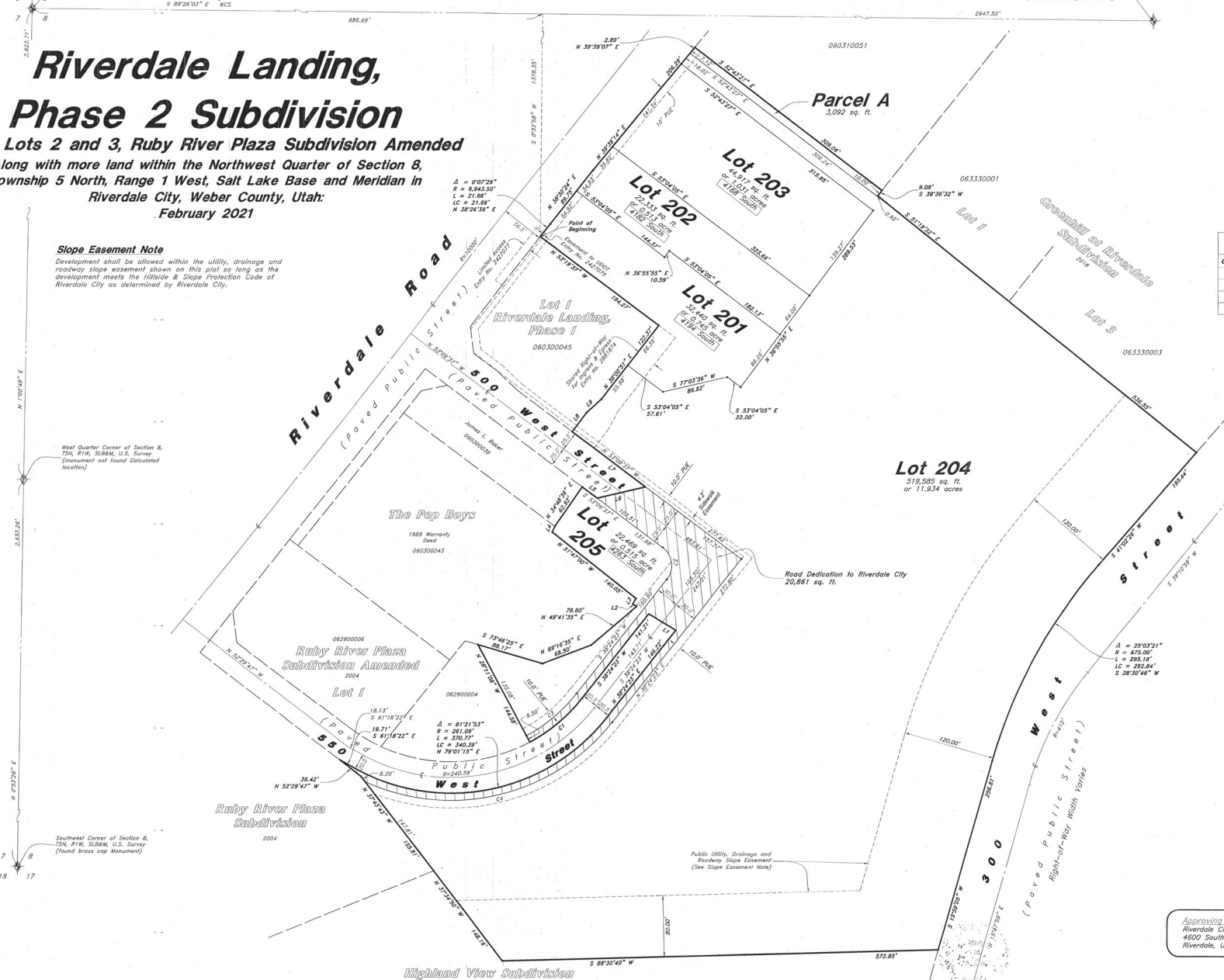
# Riverdale Landing, Phase 2 Subdivision

All of Lots 2 and 3, Ruby River Plaza Subdivision Amended

Along with more land within the Northwest Quarter of Section 8,  
Township 5 North, Range 1 West, Salt Lake Base and Meridian in  
Riverdale City, Weber County, Utah:  
February 2021

## Slope Easement Note

Development shall be allowed within the utility, drainage and roadway slope easement shown on this plat so long as the development meets the Hillside & Slope Protection Code of Riverdale City as determined by Riverdale City.



Scale: 1" = 60'



## Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	23°28'30"	220.09'	80.17'	N 50°04'34" E 89.55'
C2	91°25'36"	29.50'	47.16'	S 72°12'24" E 42.30'
C3	23°28'30"	210.59'	86.28'	S 50°04'34" W 85.68'
C4	76°11'10"	270.59'	360.28'	S 76°18'34" W 334.25'

## Line Table

Line #	Bearing	Length
1.1	N 58°37'48" W	41.31'
1.2	N 58°37'48" W	5.89'
1.3	N 28°47'00" E	8.30'
1.4	N 25°08'28" E	8.29'
1.5	S 53°09'17" E	24.47'
1.6	N 76°50'23" E	65.27'
1.7	N 52°09'37" W	120.35'
1.8	N 36°50'23" E	31.49'
1.9	N 47°50'52" E	26.28'

## Legend

- Property Line
- Easement Line
- Adjunct Line
- Section Corner
- Road to be Dedicated to Riverdale City
- Set 5/8" rebar with plastic cap or nail with brass top stamped "T&M"



Sheet 2 of 2

Weber County

Recorder

FILED FOR RECORD AND  
RECORDED AT 11:22 AM FEB 2021  
BY KENNETH B. LAWRENCE  
WEBER COUNTY RECORDER

Approving Agency  
Riverdale City  
4600 South Weber Drive  
Riverdale, Utah 84405

## Legal Description

All of Lot 204 and Lot 205 of the Riverdale Landing, Phase 2 Subdivision, being a part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian in Riverdale City, Weber County, Utah.



Riverdale Multi-Family Residential Development  
Rezone Application Questionnaire  
2025-08-04

The following questions are requested by the Riverdale City Rezone Application:

*1. Why should the present zoning be changed?*

The City's general plan has this area listed as mixed-use residential. By allowing the rezone of the property to the R-5 zone, the property would be in more compliance with the City's general plan than currently constituted. Due to the location of the property and the topography of the site, a residential use is more viable than another type of use on the same property.

*2. How is the proposed change in harmony with the City General Plan for this area?*

The general plan has this property listed as mixed-use residential. The proposed change is in harmony with the general plan by providing the residential component identified in the general plan.

*3. If the proposed change is not in harmony, what conditions and circumstance have taken place in the general area since the General Plan was adopted to warrant such a change?*

The proposed change is in harmony with the general plan.

*4. How is the change in the public interest as well as the applicant's desire?*

The proposed change will allow for townhomes to be built in the City. Providing additional multi-family housing opportunities and a more affordable housing option as required by the State of Utah. This would allow the public to have access to a variety of housing options, allowing for younger families, individuals and retirees the chance to own a home within City limits.

Thank you,  
E. L. "Jake" Tate III  
Project Manager





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**APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST**

1. The applicant shall submit to the City Recorder the following:
  - a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
  - b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.
  - c. LEGAL DESCRIPTION of the subject property.
  - d. REZONE REQUEST FEE of \$350 as established by resolution of the Riverdale City Council.
  
2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.
  
3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

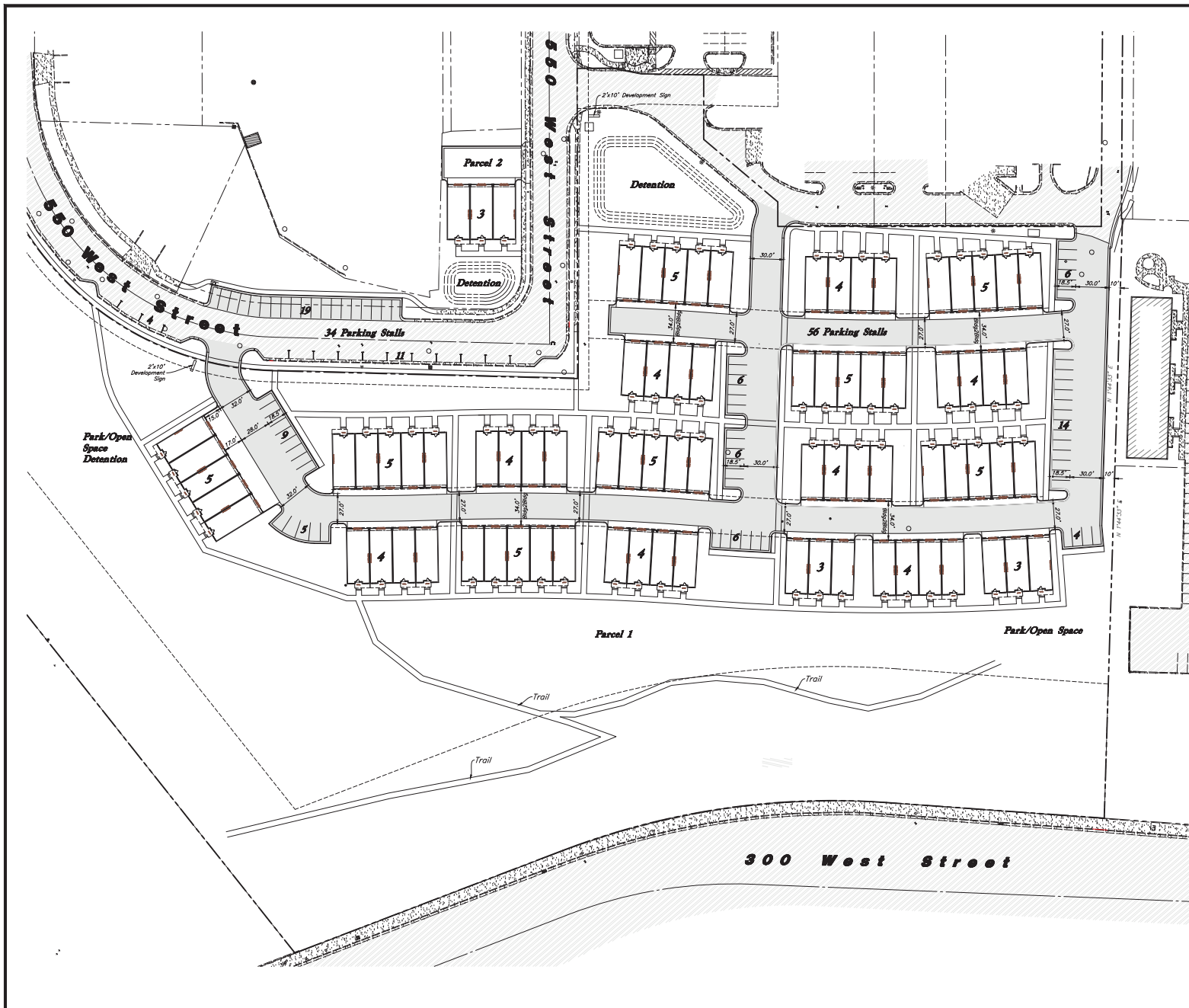
Date: \_\_\_\_\_

Decision: \_\_\_\_\_

City Council consideration of application:

Date: \_\_\_\_\_

Decision: \_\_\_\_\_



**Site Data**  
**Overall Site Area = 542,326 s.f. (12.4 ac.)**  
**Parcel 1 Site Area = 519,858 s.f. (11.9 ac.)**  
**Parcel 2 Site Area = 22,468 s.f. (0.5 ac.)**  
**Total Parking Provided = 252 Stalls**  
**Parking in Townhomes = 162 Stalls**  
**Onsite Surface Parking = 56 Stalls**  
**Offsite Parking = 34 Stalls**  
**Townhomes = 81 Units**

**ATTACHMENT TO STAFF REPORT**

**LHM DEV RIV, LLC ZONING MAP AMENDMENT**

**DEPARTMENT REVIEWS**

Community Development. see Staff Report

Engineering: see attached letter from Todd Freeman, City Engineer

Public Works. Concerns related to current city code regulating the requirements of public roads vs. private roads, the ongoing maintenance of private water systems, HOA viability, and traffic impacts

Building Division. Perimeter fencing will be required

Fire. No additional comments

Legal. No additional comments

20 August 2025

Riverdale City  
4600 South Weber River Drive  
Riverdale, Utah 84405

Attn: Brandon Cooper, Community Development Director/RDA Deputy Executive Director  
Proj: **Larry H. Miller Real Estate - 500 West Multi-family**  
Subj: Application for Rezone

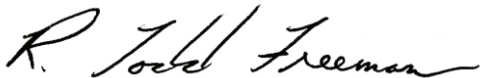
Dear Brandon,

I reviewed the application for the rezone. Based upon the fundamental criteria here are my response/concerns.

1. The proposed amendment appears to be consistent with the goals and objectives of the city's general plan.
2. The proposed amendment to R-5 is harmonious with the existing development. On the north side is the R-5 zone to the south side is the R-1-10 zone to the west is the commercial C-2 and C-3 zone, and the east side is bordered by 300 West.
3. The amendment appears to be consistent with the overlay zones.
4. The proposed amendment will not adversely affect the adjacent property provided that the development will provide sufficient parking and pedestrian access paths to the existing pedestrian paths.
5. The facilities should be adequate with a usage study.
  - a. Culinary water is available on the 500 West extension, and the other developments have extended the 8" waterline for future water expansion.
  - b. Sanitary sewer has been extended into the roadways dedicated to the city.
  - c. Storm Water system has extensions that may be connected for expansion. There may be a requirement for storm water study to ensure the capacity is adequate depending on the amount retained and discharged from the site.

If you have any questions, feel free to contact our office.

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



R. Todd Freeman, S.E., P.E.  
*City Engineer*

Cc. Shawn Douglas, Public Work Director  
Jeff Woody, Building Official



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**Body:** Planning Commission

**Topic:** Riverside Flats Subdivision – 667 W 4400 S  
**Subdivision Plat – Re-Approval**

**Department:** Community Development

**Director:** Brandon Cooper

**Staff/Presenter:** Brandon Cooper

**Contact:** [bcooper@riverdalecity.com](mailto:bcooper@riverdalecity.com)

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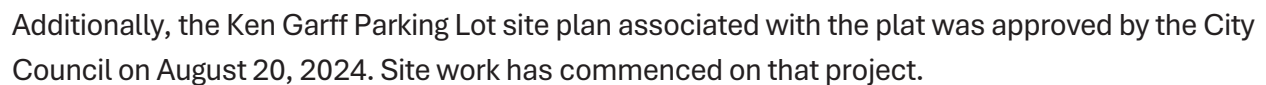
## **Executive Summary**

On August 1, 2023, the Riverdale City Council granted Final Subdivision plat approval to Wright Development Group (developer) for the Riverside Flats Subdivision (plat) located at approximately 667 W. 4400 S. This plat approval was effective until August 1, 2024.

On July 17, 2024, Wright Development requested a 6-month extension to the plat, due to construction cost increases and financing roadblocks due to increased interest rates. The Planning Commission granted a 6-month extension on August 13, 2024, which expires on February 1, 2025.

On January 15, 2025, Forza Development (landowner) requested an additional 6-month extension, citing that Wright Development was no longer acting as developer representative of the project and that more time is needed to resolve the financial impacts to the project. The Planning Commission granted the extension until August 1, 2025. The developer has failed to record the plat prior to the extension deadline, whereupon the final subdivision approval is void and any vested rights thereunder have been lost.

See below for approved plat:



Riverdale City Code **10-21-7.L** states that:

1. *The approval of a final subdivision application shall be effective for a period of one year from the date the final subdivision application is approved by the city council, at the end of which time the final subdivision plat shall have been recorded in the office of the Weber County recorder.*
2. *If the approved final subdivision plat is not recorded within the one year period of date of approval, and the planning commission has not extended the approval of a final subdivision plat, the final subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the planning commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section.* A written request may be submitted to the planning commission prior to expiration of the final subdivision plat for an extension of up to six (6) months. The planning commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees. (Ord. 881, 7-20-2016)

Forza Development has submitted a new application for subdivision plat approval and is requesting a re-approval of the original plat that received an extension from February 1, 2025 to August 1, 2025 (6-months), due to the following reasons:

- Enormous increase in interest rates for financing and construction loans as well as additional financing requirements
- Significant cost increases to basic construction materials, causing the project to undergo additional cost analysis
- Reduction in available liquidity for capital investors to participate in the Project
- Contract negotiations and extensions related to the Garff parking lot

### **Requested Timeline:**

Planning Commission Meeting – August 26, 2025

City Council Meeting – September 2, 2025

## **Potential Actions:**

Following the presentation and discussion of the proposal, the Planning Commission may make:

- 1) a motion recommending **APPROVAL** of the Riverside Flats Subdivision plat pursuant to RCC 10-21-7.L
- 2) a motion recommending **DENIAL** of the Riverside Flats Subdivision plat pursuant to RCC 10-21-7.L
- 3) a motion to **table** the matter to a later date

## **Staff Recommendation**

Based on the previous extensions made by the Planning Commission on behalf of two separate requests by two different groups, it is found that good cause has been shown for the delays in the project. Additionally, there are no major proposed changes to the previously approved plat. Staff recommends that the Planning Commission approve the Riverside Flats Subdivision plat subject to RCC 10-21-7.L.

## **Attachments**

City Council Minutes – January 28, 2025  
Approved Final Plat





# Riverdale City

SD Development, LLC

H&H - 39th Street, LLC

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

## RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL

CASE NO: \_\_\_\_\_ DATE SUBMITTED: July 29, 2025

APPLICANT'S NAME: Chris Hatch / Forza Development

ADDRESS: 2180 South 1300 East, Suite # 290, SLIC, UT 84106

PHONE: 801-918-5128 TAX I.D. No: 06-01-50-030 06-01-50-052  
06-33-40-0002 06-33-40-0001

ADDRESS OF SITE: 691 W. 4400S., 671 W. 4400S. & 667 W. 4400S.

APPLICANT'S INTEREST: Developer

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial subdivision consisting of 2 lots be approved on 296,992 / 6.818 of (number of lots) (sq. ft./acreage) property in the C-3 / R-4 zone in accordance with the attached site plan.

[Signature] manager  
Signature of Applicant

[Signature] manager  
Signature of Property Owner (Grant)  
Grant Properties - Riverdale, LLC

I authorize Chris Hatch / Forza Development to act as my representative in all matters relating to this application.

SD Development, LLC

H&H - 39th Street, LLC

[Signature] manager  
Signature of Property Owner (Grant)  
Grant Properties - Riverdale, LLC

NOTE: A fee will be charged at the time the site plan is submitted for review - \$50 per lot/unit

Fee: \$ \_\_\_\_\_ Date paid: \_\_\_\_\_

Planning Commission set public hearing: Yes ☐ No ☐ Date of Public Hearing: \_\_\_\_\_

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

Date: \_\_\_\_\_ Decision of Commission: \_\_\_\_\_

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

Date: \_\_\_\_\_ Decision of Council: \_\_\_\_\_

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday January 28, 2025 at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Kent Anderson, Chair Celeste Noland, Vice Chair Amy Ann Spiers, Commissioner Wanda Ney, Commissioner Randy Poulsen, Commissioner Colleen Henstra, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Rikard Hermann, Commissioner
Visitors:	

**A. Welcome & Roll Call**

The Planning Commission Work Session began at 5:33 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Hermann, who was excused. Members of the city staff were also present.

**B. Public Comment**

**C. Presentations and Reports**

The work session was used to review potential future concepts. No motions or decisions were considered during this session, which was open to the public.

**D. Consent Items**

**1. Consideration of Meeting Minutes from:**

January 14, 2025 Work Session  
January 14, 2025 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were no changes.

**E. Action Items**

**Consideration to grant an additional six-month extension to August 1, 2025, for subdivision plat approval for Riverside Flats apartments located at approximately 667 W 4400 S, as requested by Forza Development.**

Mr. Cooper noted there has been a change in development management. Commissioners expressed concerns about the time that has already passed, as this began in 2022 and the property was rezoned for the project. There were also concerns about the number of parking spaces, as the ordinance was changed since the original approval.

**F. Consideration to grant an additional six-month extension to August 15, 2025, for subdivision plat approval for Coleman Vu Estates located at approximately 5368 S 1050 W, as requested by Goldcrest Homes.**

Mr. Cooper noted the additional extension was expected due to multiple phases on the project.

**G. Comments**

**H. Adjournment**

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:00 p.m.

Date Approved: 2/25/2025

RIVERSIDE FLATS SUBDIVISION  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
RIVERDALE, WEBER COUNTY, UTAH  
JULY 2023

CENTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 1  
WEST, S.L.B. & M.  
FOUND 3" BRASS CAP ON 2"  
PIPE, FAIR CONDITION, DATED  
1967

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS N88°21'27"W 1468.25 FEET AND SOUTH 584.46 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°21'27"W 785.14 FEET ALONG THE SOUTH RIGHT OF WAY OF 4400 SOUTH STREET; THENCE S01°24'00"W 436.41 FEET ALONG THE EAST RIGHT OF WAY OF 700 WEST STREET; THENCE S88°55'55"E 156.31 FEET; THENCE S01°56'04"W 144.00 FEET TO A NAIL AND WASHER THAT SAME POINT BEING THE NORTHWESTERLY RIGHT OF WAY OF RIVERDALE ROAD; THENCE NORTHEASTERLY ALONG THAT SAME RIGHT OF WAY, ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 6482.30 FEET WITH A CHORD BEARING AND DISTANCE OF N80°30'17"E 672.89 FEET; THENCE ALONG SAID CURVE 673.18 FEET; THENCE N01°54'24"W 54.26 FEET TO A CURVE TO THE RIGHT, THAT SAME CURVE HAVING A RADIUS OF 270.60 FEET WITH A CHORD BEARING AND DISTANCE OF N14°39'05"E 154.27 FEET; THENCE ALONG SAID CURVE 156.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 296792.00 SQFT OR 6.81 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 1070886 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

VICINITY MAP

NOT TO SCALE



Willis D. Long, PLS No. 1070886

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

RIVERSIDE FLATS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE 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 SAID EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY:

ACKNOWLEDGEMENT

APPROVING AGENCY NAME AND ADDRESS  
RIVERDALE CITY  
4600 S. WEBER RIVER DRIVE  
RIVERDALE, UTAH, 84405

CENTRAL WEBER SEWER  
IMPROVEMENT DISTRICT  
EASEMENTS ARE APPROVED AS SHOWN  
HERE ON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

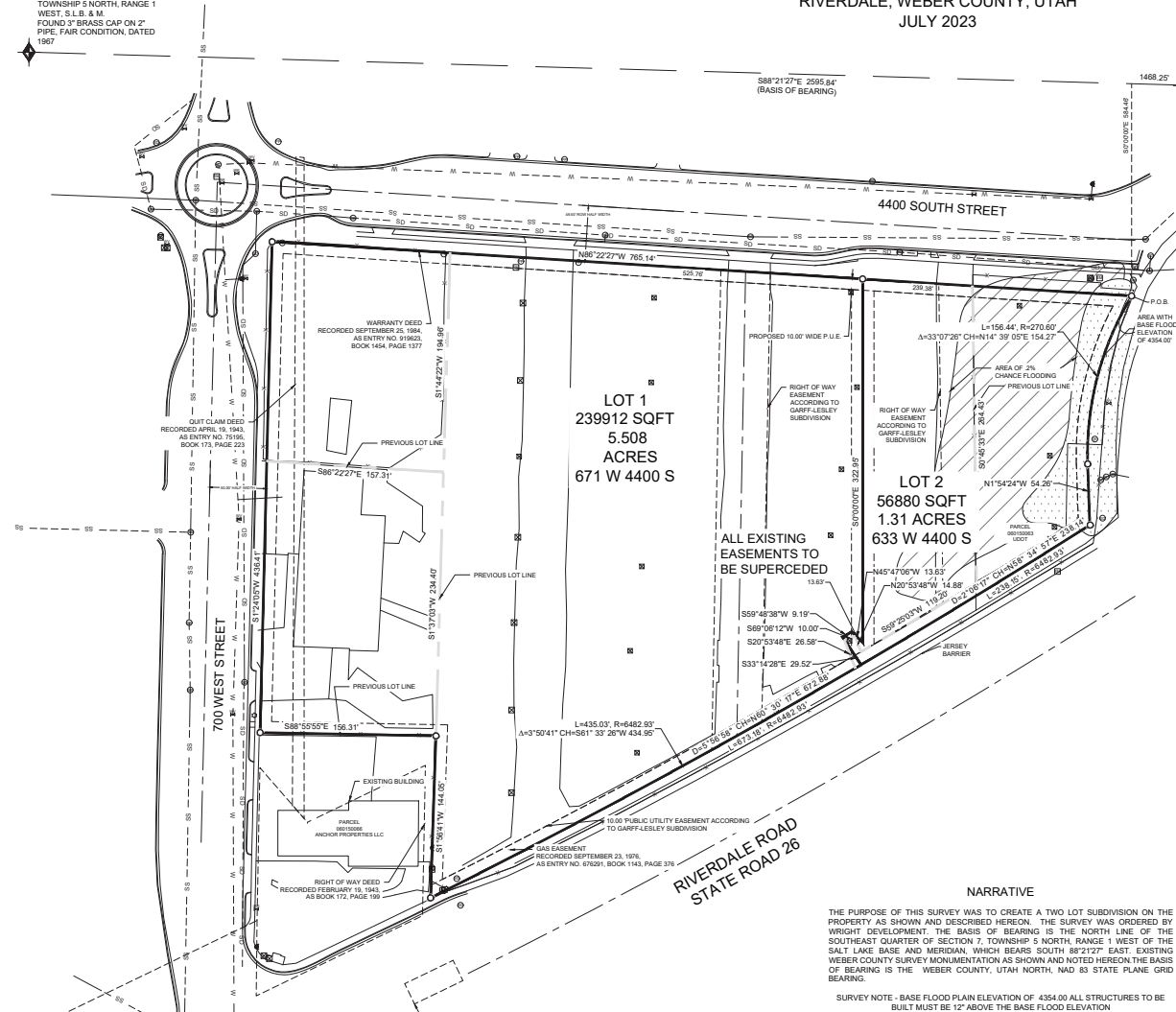
AUTHORIZED REPRESENTATIVE

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by his duty sworn affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WRIGHT DEVELOPMENT. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 88°21'27" EAST, EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SURVEY NOTE - BASE FLOOD PLAIN ELEVATION OF 4354.00 ALL STRUCTURES TO BE BUILT MUST BE 12" ABOVE THE BASE FLOOD ELEVATION

RIVERDALE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

MAYOR, RIVERDALE CITY

ATTEST: \_\_\_\_\_ CITY RECORDER

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONTAINED HEREON COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CITY ENGINEER

RIVERDALE CITY PLANNING COMMISSION

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

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 FAIR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CITY ATTORNEY

ROCKY MOUNTAIN POWER

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AUTHORIZED REPRESENTATIVE

CENTURY LINK

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AUTHORIZED REPRESENTATIVE

DOMINION ENERGY

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AUTHORIZED REPRESENTATIVE

UTOPIA

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AUTHORIZED REPRESENTATIVE

PUBLIC WORKS DEPARTMENT

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AUTHORIZED REPRESENTATIVE

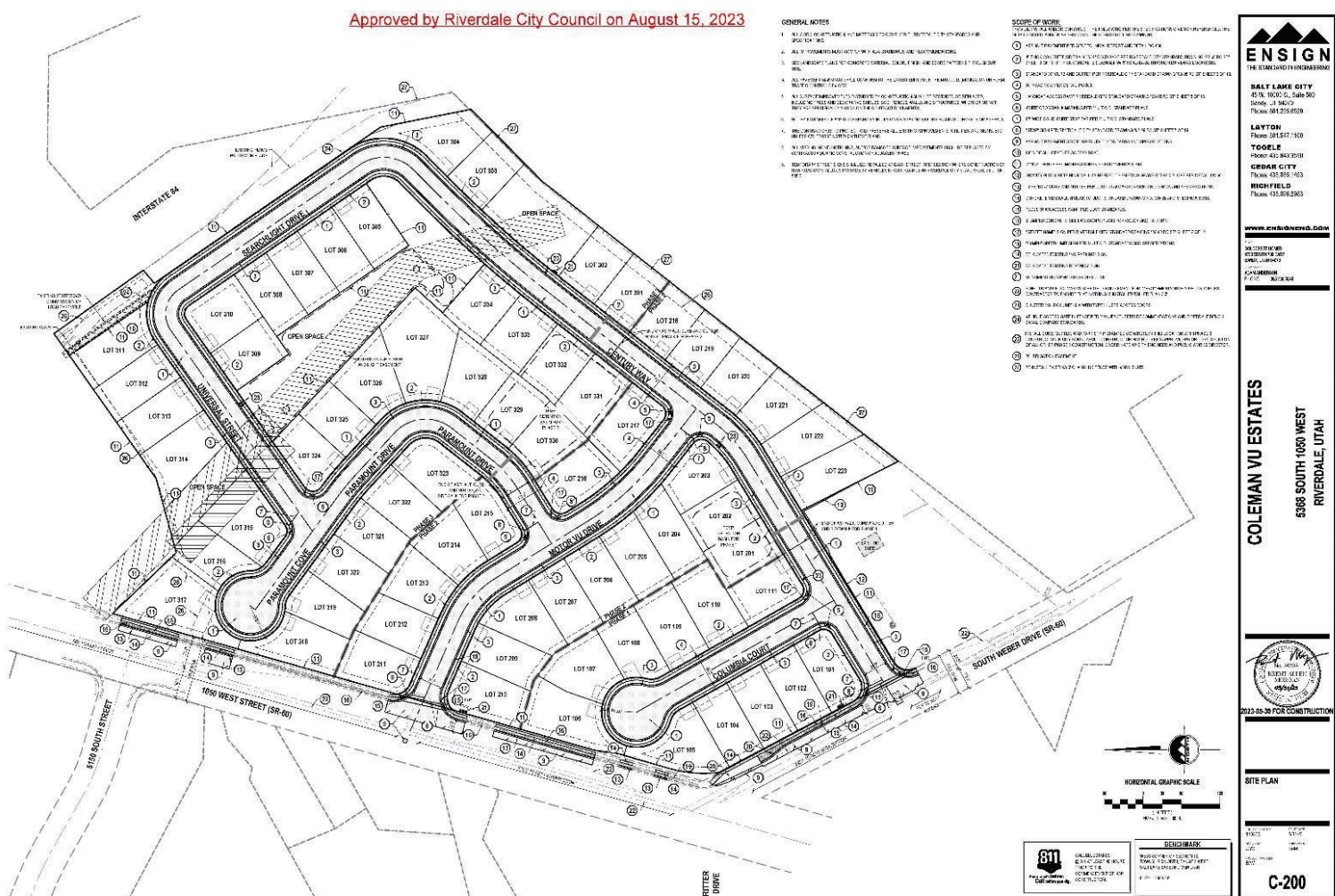
<b>DEVELOPER:</b> WRIGHT DEVELOPMENT GROUP SPENCER WRIGHT 1178 WEST LEGACY CROSSING BLVD CENTERTVILLE, UTAH, 84014 801-773-7339	<b>S1</b> <b>1</b>	<b>COUNTY RECORDER</b>
		ENTRY NO. _____ FEE PAID _____
		FILED FOR AND RECORDED _____
		AT _____ IN BOOK _____ OF OFFICIAL _____
<b>LS</b> <b>LAYTON SURVEYS LLC</b> PROFESSIONAL LAND SURVEYING 1857 N 1000 W STE. 1 801-863-6666 <a href="http://www.laytonsurveys.com">www.laytonsurveys.com</a> CLEARFIELD, UT 84015	RECORDS, PAGE _____ RECORDED _____	
	COUNTY RECORDER	
BY: _____		



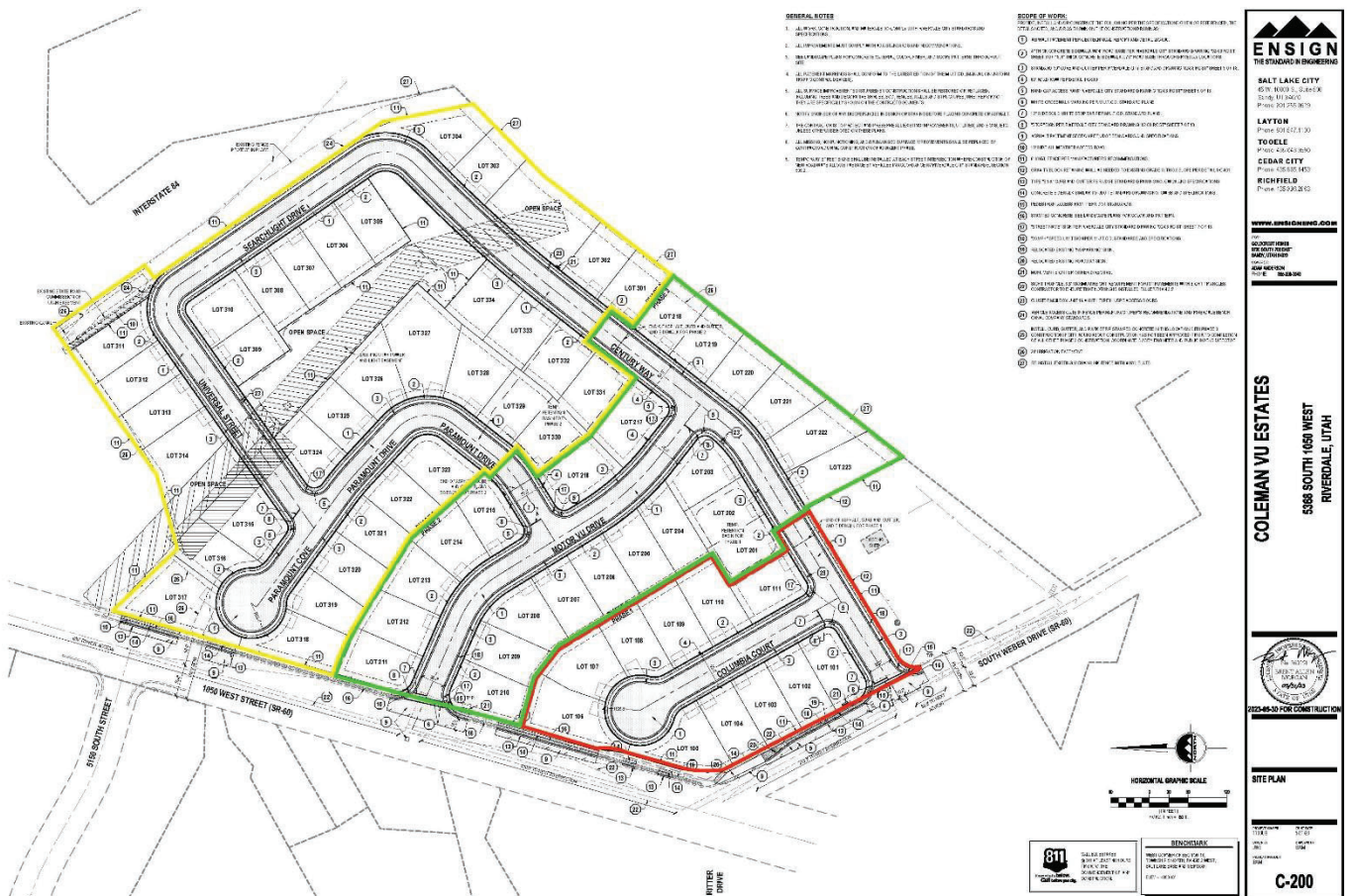
<b>Body:</b>	Planning Commission
<b>Topic:</b>	Coleman Vu Estates – 5368 S. 1050 W. <b>Subdivision Plat Approval Extension Request – PHASE 3</b>
<b>Department:</b>	Community Development
<b>Director:</b>	Brandon Cooper
<b>Staff/Presenter:</b>	Brandon Cooper
<b>Contact:</b>	<a href="mailto:bcooper@riverdalecity.com">bcooper@riverdalecity.com</a>

## Executive Summary

On August 15, 2023, the Riverdale City Council granted Final Subdivision plat approval to Goldcrest Homes for the Coleman Vu Estate project located at 5368 S 1050 W (see below).



Goldcrest Homes has elected to construct the subdivision in phases, as per the original approval (see below for phasing map):



The original plat approval occurred on August 15, 2023. Goldcrest Homes received a six-month extension to February 15, 2025. On January 28, 2025, Goldcrest Homes received a second extension to August 15, 2025. The developer is now requesting a third and final extension to February 15, 2026. Construction on phases 1 and 2 commenced in **July 2024** (outlined in red and green). Construction on phase 3 (outlined in yellow) improvements has commenced with completion anticipated by Winter 2025. Plats for phases 1 and 2 have previously been recorded.



Riverdale City Code **10-21-7(L)** states that:

*1. The approval of a final subdivision application shall be effective for a period of one year from the date the final subdivision application is approved by the city council, at the end of which time the final subdivision plat shall have been recorded in the office of the Weber County recorder.*

*2. If the approved final subdivision plat is not recorded within the one year period of date of approval, and the planning commission has not extended the approval of a final subdivision plat, the final subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the planning commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the planning commission prior to expiration of the final subdivision plat for an extension of up to six (6) months. The planning commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees. (Ord. 881, 7-20-2016)*

Goldcrest Homes is requesting from the Planning Commission an extension of the August 15, 2025 approval to February 15, 2026 (6-months), due to the following reasons:

- Enormous increase in interest rates for financing and construction loans as well as additional financing requirements
- Significant cost increases to basic construction materials, causing the project to undergo additional cost analysis
- Minor design changes to create a more aesthetically pleasing project, while also reducing construction costs
- Reduction in available liquidity for capital investors to participate in the Project
- Contract negotiations and extensions related to the Development Agreement and Water Dedication

**Requested Timeline:**

Planning Commission Meeting – August 26, 2025

## **Potential Actions:**

Following the presentation and discussion of the proposal, the Planning Commission may make (see motion language):

- 1) a motion **granting** an extension to February 15, 2026 pursuant to RCC 10-21-7(L)
- 2) a motion **denying** an extension pursuant to RCC 10-21-7(L) and requiring that a new plat be submitted for approval
- 3) a motion to **table** the matter to a later date

## **Staff Recommendation**

Based on the extension request from Goldcrest Homes, it is found that good cause has been shown for the delays in the project. Additionally, there are no major proposed changes to the previously approved plat. Staff recommends that the Planning Commission approve the request for an extension subject to RCC 10-21-7(L).

## **Attachments**

Developer Request Email  
City Council Minutes – January 28, 2025  
Approved Final Plat  
Phasing Plan

On Wed, Jul 23, 2025 at 12:54 PM Thatiam Falls <[thatiam@goldcresthomes.com](mailto:thatiam@goldcresthomes.com)> wrote:

Good afternoon Brandon,

I hope this email finds you well. Our Phase 3 improvements are progressing steadily. We've now begun the final round of utility connections along 1050 West and are pleased with KAPP's pace and quality of work. As discussed in our last meeting, we'd like to formally submit what we anticipate could be our last entitlement extension request, assuming the remaining improvements continue swiftly and without any issues. Please let me know if you need any additional information or documentation from our end to complete this request. I'm looking forward to working with you through the remainder of this process.

Best regards,  
Thatiam Falls

--

**Thatiam Falls**

Land Acquisitions & Development

Phone | 801.712.5654 | [Thatiam@goldcresthomes.com](mailto:Thatiam@goldcresthomes.com)

9730 South 700 East Suite #100

Sandy, UT 84070

[www.goldcresthomes.com](http://www.goldcresthomes.com)

 Reply  Forward

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, January 28, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

**Present:**

Commissioners:	Kent Anderson, Chair Celeste Noland, Vice Chair Amy Ann Spiers, Commissioner Wanda Ney, Commissioner Randy Poulsen, Commissioner Colleen Henstra, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Rikard Hermann, Commissioner
Visitors:	Thatiam Falls, Mike Steiner

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:00 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Hermann, who was excused. Members of the city staff were also present.

**B. Public Comment**

Commissioner Anderson asked if any members of the public had comments. There were none.

**C. Presentations and Reports**

Mr. Cooper provided updates on upcoming projects and ongoing business developments:

- Revised AFCU Hillside schedule, delayed until February 10.
- AFCU Roundabout also delayed due to a large waterline crossing the road. The roundabout will be concrete instead of asphalt. The rest of the road will not be completed until next year.
- Ken Garff, Panera, Coleman Vu are all making progress.
- Mission BBQ currently moving in.
- There has been interest in the Speedway building.

**D. Consent Items**

1. Consideration of Meeting Minutes from:

January 14, 2025 Work Session  
January 14, 2025 Regular Meeting

Chair Anderson asked if there were any corrections to the minutes. Commissioner Noland moved to approve the consent items. Commissioner Poulsen seconded the motion, which passed unanimously in favor.

**E. Action Items**

1. **Consideration to grant an additional six-month extension to August 1, 2025, for subdivision plat approval for Riverside Flats apartments located at approximately 667 W 4400 S, as requested by Forza Development.**

Mr. Cooper presented background on the project. There has been a change in the development group, and Wright Development will no longer be managing the project. Forza Development is the landowner.

Mr. Steiner Holladay Utah was here during the rezone and partnered with Wright Development. There were delays with Wright, so Forza has taken over. Commissioner Poulsen said he has seen a lot of groups having the same concerns with builders, cost, etc., but they have all started to move. This project has not moved since 2022.

Mr. Steiner shared the concern, which is why they removed Wright Development and took over. They had expected Wright to have the parking lot finished last fall. Mr. Poulsen asked if the finances were at risk, Mr. Steiner said they

have a new equity partner and anticipate starting the parking lot in 30 days and the apartments in the summer of 2025. The new equity partner has also bid to build the parking lot and the buildings.

Mr. Steiner believed if the plat was not extended, the other parcels that were added to the plat could make new plans. Three different landowners are involved.

Commissioner Noland asked what the confidence level with the extension was. Mr. Steiner said he was about 90 to 95 percent. Commissioner Poulsen asked if there were agreements in writing with the financiers. They currently have LOIs and operational agreements, but not a final development agreement yet. The final agreement cannot be completed until they know if they are approved for this extension.

Commissioner Ney asked if the underground old utility infrastructure was removed. Mr. Steiner stated it was removed with demolition.

Commissioner Spiers did not feel confident that the project would be executed. Mr. Steiner expressed frustration with the problems they had with Wright Development, and had not received full information until recently. They were only passive landowners and not involved in the development. They only found out two weeks ago that the plat would expire on February 1. They want to get the project done and keep it long term.

Commissioner Noland noted that many citizens are upset about nothing happening after the rezone and closure of the mobile home park, though she empathized with them in the situation. Commissioner Spiers agreed that it is not a favorable position to be in for the city. Mr. Poulsen asked what the biggest hurdle was at this point, Mr. Steiner responded that it was getting the extension from the city. They need the plat to do the land swap and then they are ready to go.

Commissioner Spiers agreed with Commissioner Poulsen that extending the plat could set a precedent for the future. Mr. Steiner explained that they were not in control of the project until recently.

Commissioner Noland said it was a tough decision. She felt it would be in the best interest of the city, residents, and landowners to grant the extension. However, any further extensions would likely be denied.

**Motion:** Commissioner Noland moved to grant the additional six-month extension to August 1, 2025, for subdivision plat approval for Riverside Flats apartments located at approximately 667 W 4400 S, as requested by Forza Development.

**Second:** Commissioner Ney seconded as she felt they have been working to move it forward.

Vote:

Commissioner Spiers:	No
Commissioner Ney:	Yes
Commissioner Anderson:	Yes
Commissioner Poulsen:	No
Commissioner Noland:	Yes
Commissioner Hermann:	Absent
Commissioner Henstra:	Yes

Motion passed 4 to 2 with one absent.

**2. Consideration to grant an additional six-month extension to August 15, 2025, for subdivision plat approval for Coleman Vu Estates located at approximately 5368 S 1050 W, as requested by Goldcrest Homes.**

Mr. Cooper presented background on the project, noting that the extension was expected due to the multi-phase project on one plat. The work on the first two phases is nearly complete and the extension will allow them to get through Phase III.

Thatiam Falls, resident of Orem, addressed the commission. Phase I and II improvements are complete aside from sidewalks due to weather conditions. Commissioner Henstra appreciated the street names being cinema related for nostalgia. Mr. Cooper said Fieldstone and Alpine Homes are planning to change the name of the subdivision for marketing purposes to Riverside Estates, though the plat will remain the same.

Infrastructure is planned to be completed by Goldcrest before the extension ends. The amenities should be finished as Phase I owners are moving into homes, but before Phase III is built. The amenities are bonded for and included in the development agreement.

**Motion:** Commissioner Henstra moved to grant the additional six-month extension to August 15, 2025, for subdivision plat approval for Coleman Vu Estates located at approximately 5368 S 1050 W, as requested by Goldcrest Homes.

**Second:** Commissioner Spiers

Vote:

Commissioner Henstra:	Yes
Commissioner Poulsen:	Yes
Commissioner Ney:	Yes
Commissioner Anderson:	Yes
Commissioner Hermann:	Absent
Commissioner Spiers:	Yes
Commissioner Noland:	Yes

Motion passes unanimously.

**F. Comments**

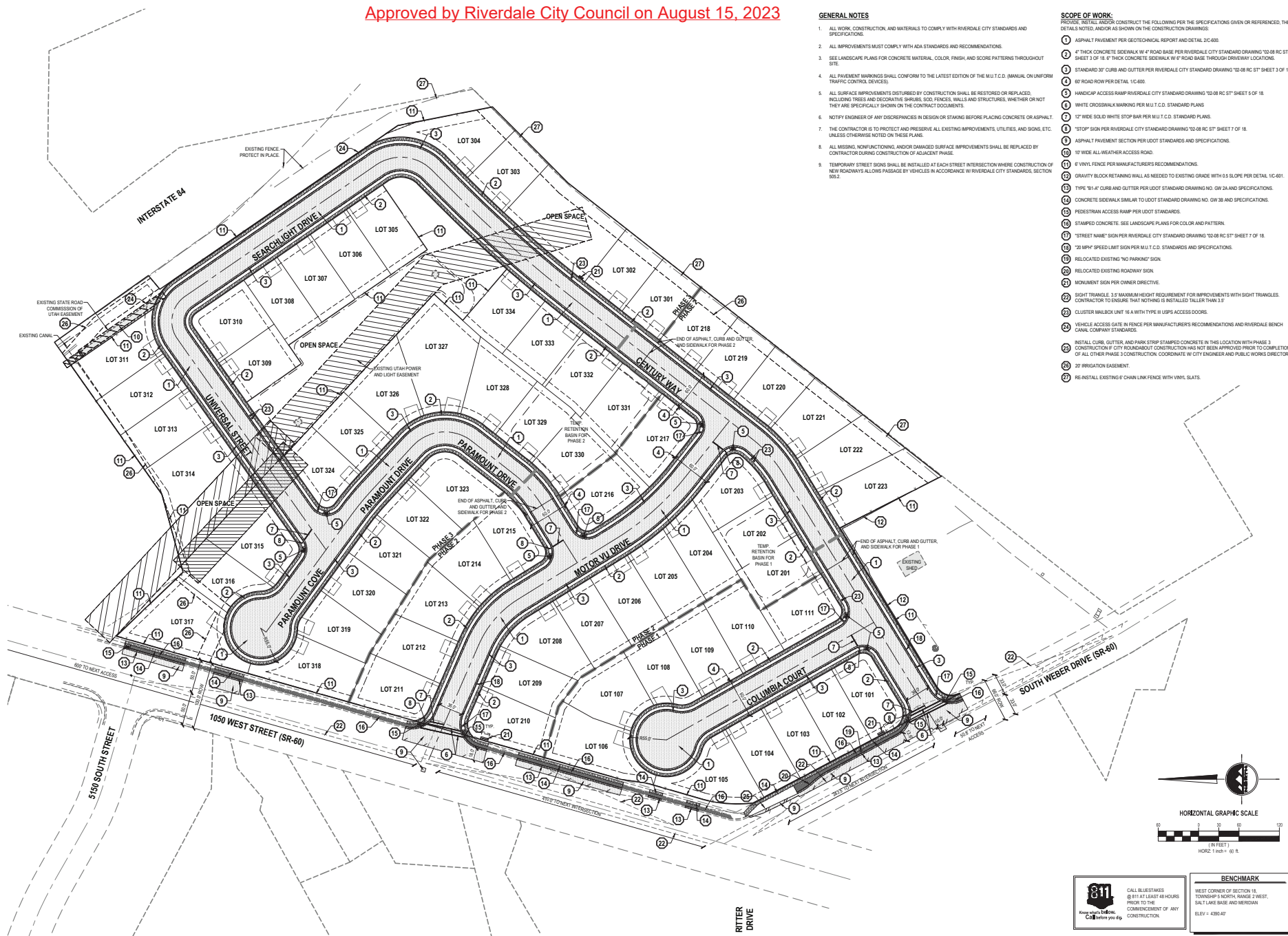
**G. Adjournment**

As there was no further business to discuss, Commissioner Noland moved to adjourn. Commissioner Spiers seconded the motion. All were in favor and the Planning Commission meeting adjourned at 7:20 p.m.

Date Approved: 2/25/2025



Approved by Riverdale City Council on August 15, 2023



#### GENERAL NOTES

1. ALL WORK, CONSTRUCTION, AND MATERIALS TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SPHERES, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL MISSING, NONFUNCTIONING, AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED BY CONTRACTOR DURING CONSTRUCTION OF ADJACENT PHASE.
9. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHERE CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE W/ RIVERDALE CITY STANDARDS, SECTION 505.2.

#### SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCES, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2C-600.
2. 4" THICK CONCRETE SIDEWALK W/ 4" ROAD BASE PER RIVERDALE CITY STANDARD DRAWING "12-08 RC ST" SHEET 3 OF 18. 6" THICK CONCRETE SIDEWALK W/ 6" ROAD BASE THROUGH DRIVEWAY LOCATIONS.
3. STANDARD 3" CURB AND GUTTER PER RIVERDALE CITY STANDARD DRAWING "12-08 RC ST" SHEET 3 OF 18.
4. 60" ROAD ROW PER DETAIL 1C-600.
5. HANDICAP ACCESS RAMP RIVERDALE CITY STANDARD DRAWING "12-08 RC ST" SHEET 5 OF 18.
6. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
7. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
8. "STOP" SIGN PER RIVERDALE CITY STANDARD DRAWING "12-08 RC ST" SHEET 7 OF 18.
9. ASPHALT PAVEMENT SECTION PER UDOT STANDARDS AND SPECIFICATIONS.
10. 12" WIDE ALL-WEATHER ACCESS ROAD.
11. 6" VINYL FENCE PER MANUFACTURER'S RECOMMENDATIONS.
12. GRAVITY BLOCK RETAINING WALL AS NEEDED TO EXISTING GRADE WITH 0.5 SLOPE PER DETAIL 1C-601.
13. TYPE "B1" 4" CURB AND GUTTER PER UDOT STANDARD DRAWING NO. GW 2A AND SPECIFICATIONS.
14. CONCRETE SIDEWALK SIMILAR TO UDOT STANDARD DRAWING NO. GW 3B AND SPECIFICATIONS.
15. PEDESTRIAN ACCESS RAMP PER UDOT STANDARDS.
16. STAMPED CONCRETE. SEE LANDSCAPE PLANS FOR COLOR AND PATTERN.
17. "STREET NAME" SIGN PER RIVERDALE CITY STANDARD DRAWING "12-08 RC ST" SHEET 7 OF 18.
18. "20 MPH" SPEED LIMIT SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
19. RELOCATED EXISTING "NO PARKING" SIGN.
20. RELOCATED EXISTING ROADWAY SIGN.
21. MONUMENT SIGN PER OWNER DIRECTIVE.
22. SIGHT TRIANGLE. 3.5' MAXIMUM HEIGHT REQUIREMENT FOR IMPROVEMENTS WITH SIGHT TRIANGLES. CONTRACTOR TO ENSURE THAT NOTHING IS INSTALLED TALLER THAN 3.5'.
23. CLUSTER MULCH UNIT 16 A WITH TYPE II SUSPENSION DOORS.
24. VEHICLE ACCESS GATE IN FENCE PER MANUFACTURER'S RECOMMENDATIONS AND RIVERDALE BENCH CHAIN COMPANY STANDARDS.
25. INSTALL CURB, GUTTER, AND PARK STOP STAMPED CONCRETE IN THE LOCATION WITH PHASE 3 CONSTRUCTION. CITY TO SUBMIT CONSTRUCTION AND NOT BEAR APPROVED PRIOR TO COMPLETION OF ALL OTHER PHASE 3 CONSTRUCTION. COORDINATE W/ CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
26. 20" IRRIGATION EASEMENT.
27. RE-INSTALL EXISTING 6" CHAIN LINK FENCE WITH VINYL SLATS.



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.9529

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.855.1453

**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
LOCAL STREET HOMES  
9750 SOUTH 700 EAST  
SANDY, UT 84070  
CONTACT:  
ADAM ANDERSON  
PHONE: 801.255.0240

COLEMAN VU ESTATES

5365 SOUTH 1050 WEST  
RIVERDALE, UTAH



2023-05-30 FOR CONSTRUCTION

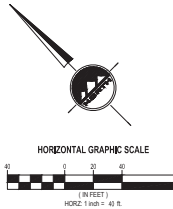
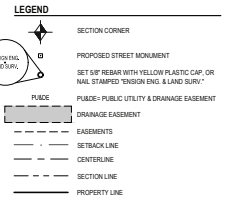
SITE PLAN

PROJECT NUMBER: 113306  
DRAWN BY: JWS  
CHECKED BY: BAM  
DATE: 05/30/23

C-200

# COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,  
AND THE SOUTHEAST QUARTER OF SECTION 13  
TOWNSHIP 5 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
RIVERDALE CITY, WEBER COUNTY, UTAH  
APRIL 2023



## COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST AND THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN RIVERDALE CITY, WEBER COUNTY, UTAH

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_

WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER



**LAYTON**  
215 North 400 West  
Layton UT 84041  
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Fax 801 547 1010  
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**SALT LAKE CITY**  
Phone 801 225 0000  
**TORRILE**  
Phone 801 464 1000  
**CEMEX**  
Phone 801 464 1000  
**CEMEX**  
Phone 801 464 1000

PROJECT NUMBER: 11030  
MANAGER: S. MORGAN  
DRAWN BY: S. LEWIS  
CHECKED BY: T. HILLIAMS  
DATE: 5/11/23

### SHEET 2 OF 2